
CONSTRUCTION PROJECTS COMMITTEE
MONDAY, NOVEMBER 20, 2006, 2006
NASHUA HIGH SCHOOL NORTH LECTURE HALL
6:00 PM

A meeting of the Construction Projects Committee was held at Nashua High North on **Monday, November 20, 2006**. Alderman McCarthy called the meeting to order at **6:06 p.m.**

Present: Alderman McCarthy, Alderman Tabacsko, Mr. Dowd, Mr. Kelley, Mrs. Shaw, Mrs. Kwan

Also Present: Alderman Cookson, Alderman Deane, Mr. Mealey, Mr. Smith, Paul Hayner (Hayner Swanson)
Members of Public (Abutters)

Update on Lincoln Brook

Paul Hayner

Originally presented four options, now there is a fifth alternative to address drainage problem around Lincoln Brook from the Nashua River to Pine Hill Road. Briefly reviewed options for new members.

Recommended Option 2: Protect the high school from a 10-year event. Replace culverts year storm... Replace 2-24 inch culverts under Sanborn with 48-inch pipe. This was estimated at \$91,000 in 2001. Increase flow down stream -- \$100,000 to 150,000 now. Cost estimates do not include fill (\$50,000) or easements. This is a compromise option.

There is a No-Build option. Fields have drained well so far. Can also add pumps to quicken the pace for the fields to drain.

Alderman Deane

Asked for explanation of conservation concern about silt going into the river.

Paul Hayner

Think the concern is somewhat misplaced. Haven't noticed any significant amount of silt.

Mrs. Kwan

If we do nothing at all, what is the life span of the fields?

Paul Hayner

The life expectancy is hard to say. Would guess that it would cost about \$300,000 or so to replace. Before I would replace it, I think I would put the pump in.

Mr. Dennis, 15 Huron Drive

Have been putting up with this nonsense for 4-5 years. Higher tax rates, and we're getting screwed. Seems so involved, year after year after year. Put a lot of time and money into my yard. The school created this problem and they should fix it. Not going to lose any of my property. We come and talk about this every year. It's just the City... nothing ever gets done.

Mr. McVaughan, 6 Connata Drive

Showed pictures of before and after flow into neighborhood. These meetings have been held on a regular basis year after year after year. Have a certified letter from 1998, 2000, 2001 and e-mails from Mayor Street, and various Aldermen... all saying we're going to do something. You also have to fix the discharge from the streets to totally fix this problem.

Alderman McCarthy

What would you like us to do?

Mr. McVaughan

The crux of the problem is that it's 2-folded. You've got water draining off of the streets into a proposed fix that doesn't take into account the water coming in off the streets. Fixing that problem also has to entail doing something with the water coming off the streets, because it's only going to undercut this fix... no matter where it is in time.

Welcomed Mr. Hayner to come to property and see the damage during/after a rainstorm.

Mr. Douglas, 35 Cheyenne Drive

On receiving end of all water coming down from the water shed. If it floods my property, it's going to take out my septic system come into my home. Would prefer the no-build alternative.

Joel Berokazik

All the "fixes" were undone after the first big storm.

Mr. Dennis

We have the same issues we had 20, 30 years ago. The City does not maintain its culverts. If you don't maintain the Brook, none of these problems are going to go away. For some reason, the City will just not fix it.

Paul McVaughan

Looking for the easiest solution, not a big dig situation. Would like to know what type of damage would be repaired or replaced, and not at my expense. The gully is very close to the back of my property, which could be ruined. The gully has not been maintained. Who do we call when we have a problem? Will someone come out and take care of dangerous debris situations when we call? A lot of these issues would go away if things were maintained.

Keith Freedman, 17 Huron Drive

The flow doesn't bother my property that much... does get some erosion. Is there anyone we can really call? What can be done when a tree is going to fall? Is there anyone here who can say who would send a crew out?

Alderman McCarthy

You would have to talk to Public Works about that. It may very well be the owner's responsibility.

Alderman (?)

I had a constituent earlier this year who had a tree fall in a wetlands area. There was code enforcement that came after him, because he went in and cleaned out the tree that had fallen and damaged part of his home. I don't think calling Public Works is an appropriate answer.

Alderman McCarthy

It's not essentially our responsibility to take care that water. We're not required to take in water from a brook that dumps it. If the private element had continued on that site, it probably would have done what was suggested and raised that bank so the stream didn't flow into the site anymore. That would have resulted, as has been pointed out, in substantial flooding downstream. The reason we've been sitting and looking at the situation for the past 2 years is that we want to try and find something that solves the problem for everyone.

Alderman Cookson

Appreciate neighbors coming to this meeting to discuss Lincoln Brook. How long has this presentation been scheduled for this agenda?

Alderman McCarthy

We arranged at our last meeting a month ago to have this presentation.

Alderman Cookson

I knew this committee was meeting and wanted this brought up, so I called people to be here. Is the High School Building Committee responsible for this? And if they are, I'd like to have something done with this. Is the School responsible for providing a solution to these neighbors and improving the down flow effect of the flow? I find it

astounding that these neighbors wouldn't even have been invited here without my calls, when you knew damn well that this was going to be presented this evening.

Alderman McCarthy

The intention was to have Mr. Hayner come in and present solution recommendations. It wasn't intended to get more public input. We have had their input over and over again and are keenly aware of the situation. This committee and the JSSBC have no responsibility whatsoever to take care of the problems down the stream of that site. In fact, we have no authority to do so. We have authority to take care of the issues that are brought up on the site itself and to protect the building. In the process of doing that we had undertaken, several years ago, to see whether a solution was possible which also addressed the needs of the neighbors.... which had been completely ignored by the normal process of doing public works improvements as long as I know of. We have been trying to find a way to address everything.

Alderman Cookson

If the school has no responsibility to it, and we find out that whatever solution is implemented makes it worse for the residents along Lincoln Brook, would the City be responsible for providing a solution at that point?

Alderman McCarthy

If we're going to fix it, we're going to fix it in a way that's reasonable for everybody. My inclination is not to spend on it if we don't have to. Frankly, after seeing everything, it's very difficult to spend another \$5 million out of the bond on addressing the issue that is not that bad on the site that the bond was built. Essentially it is a Public Works issue that will have to be addressed as such.

Alderman Deane

If this is a Public Works issue, how is it going to be funded?

Alderman McCarthy

What is down stream is a Public Works issue. I don't know how it's going to be funded. That's not a responsibility of this committee. It was our intent to address a neglected Public Works issue at the same time as the storm water issue on the site if we could do so. It doesn't appear that is in the best interest of spending the money in the bond. My previous position is in fact to move most of that money out to pay for the boilers in the other schools. That is closer in purpose for the bond we went for than doing Public Works work. We're between a rock and a hard place. We have at least one member who says do absolutely nothing... or do something that will in fact destroy the property of one of the other abutters. The question is what can we do? So far, we have actually have found a fair balance. We've raised the dike a little, which helps. I think we ought to do some work on the culverts themselves and do some maintenance on the swale. Beyond that, it's not clear that we can make anything substantially better for anybody without doing some tremendous that is invasive. If we do work in the culverts, they will be without trees for the next 25 years and I don't think anybody wants to do that. I'm not sure there's a reasonable solution that's better than doing something fairly minimal.

Alderman Deane

Totally agree with doing something fairly minimal.

Mr. Dowd

As I understand it, that flooding happened in that area because we had 2 pipes running into Sanborn... one of them is jammed with nothing running through it, the other is partially jammed. We don't know the condition of that pipe... it could be broken. The flooding we've had to date is caused with one of the pipes not being opened enough to allow the water to flow through. If we're going to have to dig up those pipes, what should we do about Sanborn?

Mr. Hayner

The pipes were cleaned out at one time by Public Works. The last time I looked at them, one was clear and the other was 1/3 full.

Alderman McCarthy

Having seen what we've seen about the fields, and knowing that restoring them if the infiltration system comes close to \$400,000... we're spending enough money to do that 4 times which is probably centuries worth of maintenance

up front. If we're going to do that as a solution to the brook problem, that's fine. I have trouble justifying that as a solution on the high school bond to deal with it as a school issue.

Mrs. Shaw

Is there any way we could do part of it out of the bond money and part of the City budget? To me, it just seems like a joint problem. Some of it is about the fields, but some of it is about the neighbors.

Alderman Deane

Haven't we already bonded the money? Don't we already own half the money?

Alderman McCarthy

We have money that is set aside from the bond for the construction of high schools. We can do one of three things. We can pay that back against the bond that it came out of; we can use it to do the storm water work; or we can transfer it for another purpose... the one proposed is to replace boilers at 3 of our other schools.

Alderman Deane

If I were on this committee, I would like to get a cost on cleaning out the culverts, getting some rock on the erosion areas, maintenance, getting some of the silt buildup that's blocking half the pipe. (Paul Hayner estimated that at about \$25,000). It suffices what the neighbors are looking for, doesn't cause disruption and keeps the rest of the existing natural area in tact.

Alderman Tabasco

Want to make sure that we also ensure that maintenance will be maintained.

Alderman McCarthy

It sounds like we want to look at the lowest cost option. Would like to get some good estimates on this option. If we don't get the permits, the option would be to leave it alone.

Other

Mr. Smith

Summarized 3 security bids for 9 security cameras installed at each high school. Interstate Electric has the lowest of the 3 bids and they were the electrical contractor for the North School. Reviewed alternates.

ALDERMAN TOBASKO MOVED TO AWARD BID TO INTERSTATE ELECTRIC FOR THE BASE BID OF \$41,943 TO INSTALL 9 SECURITY CAMERAS IN EACH HIGH SCHOOL AND ALTERNATES 11A, 12A AND 13A FOR A TOTAL OF \$55,652.

SO VOTED.

Alderman McCarthy

Would like an updated copy of the financials... assuming that we allow \$100,000 for the storm water project, what's left of the bond?

Mrs. Shaw moved to adjourn. **So voted at 8:125 p.m.**

Submitted by Jacki Waters