

City of Keene
New Hampshire

FINANCE, ORGANIZATION AND PERSONNEL COMMITTEE
MEETING MINUTES

Thursday, February 13, 2020

5:30 PM

Council Chambers B

Members Present:

Thomas F. Powers, Chair
Stephen L. Hooper, Vice-Chair
Terry M. Clark
Michael J. Remy
Raleigh C. Ormerod

Members Not Present:

George S. Hansel, Mayor

Staff Present:

Elizabeth A. Dragon, City Manager
Thomas P. Mullins, City Attorney
Asst. City Manager/IT Director, Rebecca Landry
Merri Howe, Finance Director
Parks, Recreation and Facilities Director
Andrew Bohannon
Asst. City Manager/Human Resources Director, Beth Fox
Aaron Costa, WWTP Operations Manager
Public Works Director, Kurt Blomquist
Asst. Public Works Director, Tom Moran

Councilors Present

Bobby Williams
Gladys Johnsen

Chair Powers called the meeting to order at 5:30 PM.

1) Acceptance of Donations - Trustees of the Keene Public Library

Ken Jue and Judy Putnam representing the Library Trustees addressed the Committee and referred to the donations received towards the Library Renovation Capital Campaign between the period of May 2, 2019 to January 23, 2020. Mr. Jue noted the campaign has reached beyond the \$5,000,000 goal and 99% of what was pledged has been received. He felt this project was an incredible resource for the City.

Chair Powers commended the project and the fund raising efforts. Councilor Hooper stated the community saw that the library was a great resource for the City and hence wanted to contribute towards its success.

Councilor Remy made the following motion, which was seconded by Councilor Clark.

On 5-0 vote, the Finance, Organization and Personnel Committee recommend that the City Council accept donations of \$117,489.26 as listed in the Cambridge Trust from May 2, 2019 –

January 23, 2020 donor list to be deposited into the Library Renovation Temporarily Restricted City Trust as part of the Next Chapter Campaign Drive.

2) Old Gilsum Road Land Acquisition - Boes Property - Conservation Commission

Parks, Recreation and Facilities Director Andy Bohannon addressed the Committee and stated this item is in reference to a report from the Conservation Commission regarding the possible acquisition of property in the Greater Goose Pond forest. This property was used in the past for activities like hunting. He explained the location of this property on the map provided to the committee.

Mr. Bohannon stated this property is located in the heart of the Goose Pond forest and is surrounded by a conservation easement. He stated this is an attractive piece of property for the City to acquire as contemplated by the Greater Goose Pond Stewardship Plan. The item was forwarded to the Conservation Commission, which unanimously voted to move the matter forward and for the Manager to negotiate with Mr. Boes regarding acquisition of the property.

Mr. Bohannon noted Mr. Boes was invited to attend today's meeting.

Councilor Clark made the following motion, which was seconded by Councilor Powers.

On 5-0 vote, the Finance, Organization and Personnel Committee recommends the report from the Conservation Commission be accepted as informational.

3) Goose Pond - Boes Property - Parks, Recreation and Facilities Department

Mr. Bohannon stated this is a follow-up to the prior item requesting approval for the Manager to enter into negotiation with Mr. Boes. Chair Powers stated funding for this purchase would come from the Land Use Change Tax Fund, which is funded by property owners who place their properties in current use. No new tax dollars will be raised to pay for the acquisition.

Councilor Hooper made the following motion, which was seconded by Councilor Ormerod.

On 5-0 vote, the Finance, Organization and Personnel Committee recommends that the City Manager be authorized to do all things necessary to negotiate and execute the acquisition of property owned by Gary Boes, located on tax map # 213-005-000-000 consisting of approximately 6.2 acres in the Greater Goose Pond Forest utilizing the funds from the Land Use Change Tax Fund 90203.

4) Cheshire County Court House - City Manager

City Manager Elizabeth Dragon stated the Court House project was created in 2012 when a task force was created to keep the courthouse in the downtown. At that time, the State was considering moving the courthouse to Jaffrey. She noted the courthouse has been anchor for the downtown and its location provided easy access for the Keene Police Department.

The Manager continued that the total cost of the project was 10.6 million dollars. It was funded by tax credits, CDBG funding, a loan from the City for \$1,629,140.00, a bank loan for five million dollars and a loan from MEDC and the county. It has been seven years since the initial investment and the new market tax credits are unwinding, and the county is getting ready to purchase the property.

At this time, the City is looking to complete the purchase, payoff the loan at Century Bank. MEDC is planning to make a lump sum payment to the City to satisfy its obligation under the bond. The City will be released from the project lease as master tenant. The County, the City and MEDC plan to negotiate a joint payment agreement to include the lump sum payment from MEDC and a further cost sharing agreement between the City and the County to jointly pay the remaining principal and interest on the City's bond through the date of final maturity in the total expected amount of \$377,275.00 split between the City and the County.

Jack Dugan of MEDC stated this was a true partnership between many entities and this collaborative effort impressed the State and led to its decision to keep the court house downtown. He commended this state of the art facility.

Councilor Ormerod made the following motion, which was seconded by Councilor Remy.

On 5-0 vote, the Finance, Organization and Personnel Committee recommend that the City Manager be authorized to do all things necessary to negotiate and execute all agreements and other documents required to unwind the New Market Tax Credit financing of the Courthouse Project; to facilitate the purchase of the Courthouse by Cheshire County; and to execute a joint payment agreement among Cheshire County, Monadnock Economic Development Corporation, and the City for the payment of the remaining principal and interest due on the City's General Obligation Courthouse Bonds, Series B, dated May 2, 2013, continuing until the date of maturity of the Bonds expected to be June 30, 2033.

5) Lease of Property Adjacent to Bike Path - 160 Emerald Street - City Manager

Ms. Dragon addressed the committee again and stated Mr. Toby Tousley had approached the City regarding the purchase of City property adjacent to his property and the bike path on Emerald Street. This property was previously part of the Railroad corridor. For a period of time the City was unsure of its ownership. Once it was determined, that the City was the owner, the item was brought to FOP Committee and then referred to the Bicycle Pedestrian Path Advisory Committee. The Committee came back with a recommendation the City not sell the property in case there is a future use for this property, such as a kiosk, parking or other amenities related to the bike path.

The City has since had a conversation with Mr. Tousley regarding leasing some of these spaces. The Council had previously authorized the Manager to negotiate such a lease. The Manager stated she has negotiated a lease with Mr. Tousley for 13 spaces and referred to a map, which identifies the location of these spaces, it also includes an area for snow storage. There are terms in the agreement which calls for Mr. Tousley having the right of first refusal should the City decide to sell this property and there is also one-year termination clause included in the lease should the Council decide there is a need for use of this property prior to the end of the lease

period. This is a five-year lease with a five-year renewal option. The spaces will also be taxable under this lease in addition to lease revenue.

Councilor Remy made the following motion, which was seconded by Councilor Ormerod.

On 5-0 vote, the Finance, Organization and Personnel Committee recommend that the City Manager be authorized to execute a lease with Toby Tousley for the parking area adjacent to 160 Emerald Street.

6) Capital Improvement Program 2021-2027 Water Fund

Public Works Director Kurt Blomquist addressed the Committee first. He noted Public Works has a variety of items they will be discussing tonight. He turned the presentation over to the City Engineer.

PUBLIC WORKS

Page 89 - Arts and Culture Corridor – City Manager Don Lussier stated this is one of those projects driven by external factors – community partners. The Public Works Department looked at what it can do to support this project. The project is in a preliminary state. This project would cause the reconfiguration of Wilson Street as a connection from Emerald Street to Gilbo Avenue. This project would look at replacing 1,600 feet of storm pipes and manholes, 1,000 feet of clay sewers, 450 feet of water main and add about 200 feet of water mains.

Councilor Hooper noted this project seems to be moved up and asked which project is being moved back to accommodate this. Mr. Lussier responded the Main Street reconstruction was scheduled to begin in FY22, and is being moved to FY23.

Councilor Clark asked what layout is being looked at. Mr. Lussier stated staff looked at the footprint being considered for the Arts and Culture Corridor and looked at the utilities in this area. The water main between Wilson Street and Gilbo Avenue are between 1900 – 1920, the sewer pipes are between 1890 to 1930, and staff took some estimates based on this.

Councilor Ormerod referred to the sidewalk repair cost for \$68,000 and asked for clarification on this expense. Mr. Lussier stated this amount is not based on a specific project scope. When the sidewalk program first stated it was budgeted at \$50,000 but then money has been added to that amount based on inflation. The sidewalk and curbing program provide funds to go along with the road rehab program – to fix sidewalks in neighborhoods where work is already happening. However, if roadwork is being done but there is no improvements needed to be done to those sidewalks; work on those sidewalks will not be undertaken. In FY21, the plan is to use funds for Federal Street and Lamson Street.

Mr. Blomquist stated that at the present time there are certain funds identified for the Arts Corridor. When work is being done on Gilbo Avenue if the sidewalk in that area needs to be addressed it will be worked on. What the city does not have in the budget is a line item just to address sidewalks. If this is something, the council wants to do, the fiscal policies will need to be changed and funds will need to be raised. Ms. Dragon noted the Arts Corridor funding it just to

address the work for the Arts Corridor. Whereas the Sidewalk Maintenance is an ongoing program, the city uses to match projects where road work is being done. She further stated projects come into the CIP and they do move through the process but each year when she prepares the CIP and the Operating Budget, both of those items need to come in within the Fiscal Policies, which is tied to the cost of the living index. For this CIP it is 3.75% - there is a fixed number the Manager has to work with.

Page 90 - Downtown Reconstruction and Infrastructure – Mr. Blomquist stated this project is somewhat connected to the Arts Corridor project (Gilbo Avenue to Railroad Street) – this project focuses on Central Square to Main/Marlboro/Winchester Street. This is an infrastructure project. One of the challenges is how to have access to the downtown and how to schedule events in the downtown – the difficulty of closing down downtown.

He went on to say \$210,000 has been appropriated by the Council. As the Arts Corridor project comes to fruition, with the monies being set aside for design to use some of that money for base planning and stated he is recommending a traffic analysis to figure out how people get in and out of the downtown. The numbers for the near future for utilities are pretty firm. Mr. Blomquist stated this would not resemble what happened with downtown in 1988 when Main Street was ripped up from Main Street to Water Street and noted he was not sure how the businesses survived at that time but in today's environment that would not be possible. Work will need to be completed in phases.

Councilor Remy stated his concern with this project are the businesses on Main Street, especially the restaurants that have significantly grown.

Chair Powers pointed out for projects such as this, when monies come out of capital reserve, on the bottom of the page it is noted which fund the monies are coming out of.

Councilor Hooper asked whether there would be funds from any other sources other than from capital reserve. The Manager stated staff is looking at the Build America Grant – the first two applications the city has completed has been very compelling but no funding has been dispersed anywhere in the country for the preliminary design for a project. Staff is hopeful they would be successful as they move into construction.

Mr. Lussier noted to pages starting from 91 which talk about the consolidated infrastructure report – these are not new programs but a way to explain the different projects happening in the various neighborhoods.

Page 97 – Road Preservation and Rehabilitation Program – Mr. Lussier stated the City owns 121 miles of paved road. He indicated this program includes a broad spectrum of pavement maintenance. There is nothing in the program that would be considered a full reconstruction because this kind of work is cost prohibitive. However, various other treatments are being used; these are lower cost treatments and can extend the total life cycle cost. In the near term there is not much that is going to change with the road rehab program – he referred to page 21 – Washington Street was moved from preservation to minor rehab. Staff felt because of the

condition of the road just sealing it will not be as cost effective and are proposing a thin overlay. This work would be similar to what was done on Court Street a few years.

The other change is on Chapman Road and Concord Road – this work is being pushed out a year to FY22 to do a more than just milling – what is being proposed is reclamation; grinding up the road, mixing it with the underlying gravel and adding a new layer of asphalt.

Mr. Lussier added with the road rehab program there is sufficient funding in FY21 set aside to do a conditions assessment of the entire road network, this is something that is being planned for every four years to evaluate the preservation program.

Page 98-99 - Bridge Rehabilitation Program – Mr. Lussier stated this program is aspirational in nature. The City is responsible for 43 bridges of which 33 are road bridges and ten are bicycle/pedestrian bridges. Of the 33 bridges, 11 are on the State’s red list, which means these bridges are structurally deficient or functionally obsolete. Four of the 11 have a concrete plan in place; Bids were open this week for the Roxbury Street Bridge – construction will begin later this summer. The Island Street Bridge is part of the Winchester Street rehab program – will start this year and continue into calendar year 2021. George Street is on the State’s ten-year plan, construction will begin in FY24. Winchester Street over Ash Swamp Brook is included in the State Bypass Program.

NHDOT pays for 80% of the cost and the city pays for 20%. There is no guaranty the State will fund a bridge for Keene every three years. Mr. Blomquist added before the city can request design construction money, the city has to demonstrate it has its portion of the 20% (necessary to get into the program).

Page 100 - Curb Repair and Rehabilitation Program

Page 101 - Sidewalk Repair and Rehabilitation Program - Mr. Lussier stated this is an item that has been discussed, the funding is the same across the years. The funding is used to supplement the road program to address sidewalk and curbing issues on streets that are being worked on.

Chair Powers clarified however, if there is an area that needs to be addressed it would be done through the operating budget. Mr. Blomquist agreed.

Page 102 – 103 - Lower Winchester Street Rehabilitation Project – Mr. Blomquist stated this is an ambitious project; center turn lanes, sidewalks, upgraded green infrastructure, etc. This is an 80/20 split with the State. Councilor Clark asked which portion of this road is going to be widened. Mr. Blomquist stated the city was not planning to do much widening – the city feels speeds in this area does not have to be more than 30 mph. He added there is also the potential for property acquisition because of this work.

Page 104 -105 – Traffic Signal Replacement Program – Mr. Blomquist stated the city owns eight traffic signals and four flashing signals. Most of the city’s signals are over 25 years old and technology is obsolete. He noted there is some interim work required for some of these signals this fiscal year and staff is working with the Manager’s office on this. The first set has to do with the downtown.

Page 106 – Beaver Brook Flood Mitigation - \$150,000 was appropriated to complete a hydrology study. The city is working with the Army Corp of Engineers on this project to determine if there was a federal interest. During this process the city's project did not seem like it would qualify for federal assistance and the Army Corp of Engineers have suggested a State Assistance Program; this program is broader and has the potential of looking at other issues. The Manager's office has authorized staff to close out the first program and enter into this program. Unfortunately, the city's project manager has been deployed to Puerto Rico but is expected to be back in about three months.

Page 107 – 108 – Flood Management Projects – The flood management projects are those projects where additional capacity is being added. In the near term, the big project in FY21 is Roxbury Street – the 36-inch diameter brick pipe is going to be replaced with a five-foot diameter concrete pipe.

Page 109 – Storm Water Sport Repairs – This is where small isolated items are addressed. These are items identified through the drain-cleaning program. Beginning last year the drain-cleaning program was moved from the CIP to the operating budget

Page 110 – Storm Water Management System Analysis - This item is to plan future flood improvement projects – provides better number for bigger projects.

Councilor Ormerod asked where the remediation work is shown in the budget. Mr. Lussier stated it is those first two programs that was discussed - it is mostly the flood improvement projects.

Page 111 – 112 – Drainage Pipe Lining – Mr. Lussier stated the city has approximately 20 miles of corrugated drainage pipes and noted these pipes are made from thin metal. He stated these pipes are at the end of their life, which is causing sinkholes in certain areas. This program is looking at those corrugated pipes and use a liner system but not all 20 miles could be lined because of the condition of some of those pipes. The lining will give these pipes another 50 years of life. Pipes that cannot be lined will be replaced.

Page 113 – Salt Shed Replacement – Mr. Duncan Watson was the next speaker. He indicated this item is for replacing the salt shed located at 560 Main Street. The city has an agreement to use the existing salt shed for a couple more years. The anticipated new location is on Rose Lane pending setback and geo technical work. The new salt shed would be operational prior to 2022.

Councilor Remy asked why the city got rid of the property that had the salt shed if there is going to be an expense now of \$430,000. Mr. Dragon stated this property had been under conversation for development for several years. Initially the plan was the entire property was going to be developed but the city could not come with a project that would accomplish that and provide Public Works with the space they needed. A buyer came forward to develop the front portion; the city allowed him to subdivide the parcel but unfortunately, the salt shed is located on that parcel. It was felt this project was bringing in tax revenue, new jobs and that the benefit of the development was worth the movement of the salt shed. The Manager indicated she is allocating funds from the sale of the property to offset the cost of relocating the salt shed. The age of the

salt shed was looked at – it was built in 1996. It was an overall picture of economic development, bringing more businesses to the community and if there was still a way to operate the salt shed, the council felt the move was beneficial. Chair Powers noted this site is also hampered because a small portion of it consists hazardous material and council felt the sale was beneficial to the community.

SEWER FUND

Asst. Public Works Director Tom Moran read the following for the record:

The City's water and sewer assets are valued at more than \$200 million and the capital improvement plan is an investment to keeping them reliable, compliant with regulations, and producing good quality water. We have more than 200 miles of water and sewer main, and thousands of fire hydrants, valves, and manholes – together they make up the veins and arteries of our water system and, even though you cannot see them, they require maintenance. They run from the reservoir and wells, throughout the City, and eventually make it to the Ashuelot River. With this, there are not only pipes in the ground but treatment facilities, water and wastewater pump stations, wells and water tanks and other supporting facilities.

Over the past 10 years, Keene has made an investment in water and sewer infrastructure, and the results are impressive. We are wasting less water through leaking water mains, treating less clean water that infiltrates through leaking sewer mains, seeing fewer sewer blockages, have higher quality drinking water and wastewater discharge, and use fewer kilowatts of electricity. We have more operational water valves so we are able to not disrupt water service to fewer customers when we have a water main break, and are able to self-diagnose sewer operational issues with our sewer camera. We have done this while still keeping the water affordable.

No one likes to pay bills, and people especially seem offended by paying water and sewer bills. But Keene's water is very affordable. In fact, the monthly cost is comparable to many household's electric, cell phone, and cable and internet bills.

It works out that the cost of your water is about a penny per gallon. This is notable because Keene's wastewater system has higher capital and operating costs than many communities because we have stricter limits because we discharge into a small receiving stream.

Keene's water system is regulated by state and federal drinking water regulations and the sewer system is regulated by an EPA permit that dictates how much flow, how many pollutants, how we maintain capacity and perform maintenance and where the discharge can be. The City's permits are very tight with the possibility of getting tighter with a new permit coming at any time.

The projects we will talk about tonight all support the capacity of the water systems, their reliability or their quality. We are looking forward to answering your questions as we go over each project.

Page 152 – Martell Court Upgrade Phase 2 – Mr. Moran stated this is original generator from 1985 when Martell Court first came online. He stated the proposed project would cover replacement of a 630 KW generator along with the transformer. He noted the Martell Court is a

huge asset to the city and indicated if the city was to ever experience a large power outage, we have to have this generator running. The project will be funded through capital reserves. Chair Powers noted this project is funded through an enterprise fund – revenue comes from grants, aid, and water and sewer rates.

Councilor Hooper asked how staff looks for the best item for the price. Mr. Moran stated it is done through engineering and will be going out to bid.

Councilor Ormerod stated he was looking for the risk score likelihood and severity risk score and asked whether this is something staff could provide to be able to prioritize projects. Mr. Blomquist stressed the importance of this project to the community. He noted if this pump station fails, there will be no way to move sewage to the pump station – he stated for the wastewater section this would be his number one project. He added it is also an EPA requirement to have an emergency generator. Aaron Costa, Operations Manager, added that by not having a functional generator, there could be wastewater backing up into businesses like Agway and Norms in addition to Ashuelot River. He further stated by not having an emergency generator the city will be in violation of its discharge permit. Councilor Ormerod stated he was pleased to see a high priority item being funded out of capital reserve, which tells him staff has been planning for this item for a while.

Page 153 – Martell Route Roof Replacement – Mr. Moran stated this roof is 35 years old and staff has been trying to get the most out of it. FY23 is the time staff has decided it will be time to replace this roof.

Page 154 – 155 – Sewer Improvements - Mr. Lussier stated in FY21 the sewer main that runs behind Colony Court is going to be replaced – this is a line that has been an issue in the past. In FY22 the first of a two-phase approach will begin and the inspection in FY24. There will be some rehabilitation as necessary based on the inspection. Councilor Remy asked why in FY21 this is a debt-funded project but in future years, it is not. The Finance Director stated it is because of the amount and as time goes on the capital reserve is built up.

Councilor Hooper asked with the sewer pipes whether it could also be lined or whether it needs to be replaced completely. Mr. Lussier stated lining is always their first option.

Page 156 – Sewer Structural Repair/Lining – Mr. Lussier stated the city did an inspection of its sewer lines in 2010 which generated isolated defects and conditions of the pipes. All the small sections of repairs have been addressed. This project is predominantly a lining project on the interceptors.

Page 157 – Sewer Manhole Lining – This program is to line all the brick manholes. Even though the bricks last a long time the mortar used deteriorate very fast because of the acidic environment. The manholes will be lined with an epoxy liner.

Page 158 – Lower Winchester St. Reconstruct – Discussed earlier – will line about 3,900 feet of sewer mains.

Page 159 – WWTP Access Road Repaving – Mr. Lussier stated the road that runs from the airport to the treatment plant – dates back to 1985. There is cracking and potholes that need to be addressed.

Page 160 – Sludge Pump Replacement – Mr. Costa stated this equipment is original to the plant, there are six pumps, three convey sludge, two convey scum and one is where the RV Discharge Station is located. When they are replaced, it will be with more energy efficient equipment.

Councilor Clark asked how much of the 1985 equipment has not been replaced. Mr. Costa stated over the last ten years close to 12 million dollars has been spent at the WWTP doing various upgrades – there is still some equipment that dates back to 1985 but a rather large dent has been put on the older equipment.

Page 161 – Duct Insulation Replacement – Project is to redo insulation on ductwork.

Page 163 – WWTP Laboratory Renovation – Mr. Costa stated the laboratory came online in 1985. He noted the city has done well with the analytical equipment, but the infrastructure is original to the plant. Money for this project will come from unspent funds of the Phase 2 WWTP Upgrade – Sludge Dewatering Upgrade.

Page 164 – Sludge Drier – This is a new project – WWTP is supposed to treat six million gallons of wastewater every day. The city's daily flow is about three million gallons. This site produces cleaned treated produce as well as a waste product. In 2015/2016 more efficient Presses were replaced and this caused the solids to go from 18% to 27% (reduced the wet tons the city has to haul out). The city produces about 90 wet tons every week that is trucked off to Rochester where it is mixed with garbage and buried. Mr. Costa explained what this drier would do is to take sludge which is currently 27% solids and dry it to about 95% solid reducing tonnage produce at the facility from 4,500 tons to 1,500 tons.

The city has a contract with Waste Management for disposing – the city currently pays \$83 per ton and every October the price goes up by approximately 3%. Landfills do not want this product as their capacity is diminishing which could eventually cause a great price increase. He noted even though this is an expensive piece of equipment it will eventually pay back through cost saving.

Councilor Giacomo stated he calculates the cost savings to be about \$600,000 per year and asked what staff expects the energy cost for the drier was going to be. Mr. Costa stated those types of costs will be determined by the feasibility study. He added there are different models that are available and the best option for energy savings are ones operated by propane or natural gas. However, because of the city's initiative for 100% renewal energy by 2030 they are looking at manufacturers who produce electrical units – staff is also looking at solar options.

WATER FUND

Page 178 – Black Brook Storage Tanks – Mr. Costa stated the city owns and operates six tanks, two of which are located at Upper Roxbury Road and the others are distributed throughout the city. Some of the tanks are as new as 1996 and some are as old as 1924.

Black Brook Storage Tank was constructed in 1996 out of precast concrete, and has a 380,000-gallon capacity. It was refurbished in 2018. Tanks are inspected every three years, during the last inspection concrete sprawling was noticed in the interior. The plan is to drain it, rehabilitate the tank, and move the electrical work above ground.

Page 179 – Chapman Water Tank Repairs – The tank is similar to Black Brook but at half its volume. This was constructed in 1993. This tank will get the same work as with Black Brook.

Page 180 – 1.5 MG Storage Tank Repairs - This tank is located at the water treatment facility. It is a poured concrete tank, constructed in 1924. Mr. Costa referred to the area where water ponds on top of this tank and there is six inch of top soil on top of this tank. It was recommended by inspection that an impermeable membrane be located on top of this tank to preserve it. The above-mentioned tanks are going to be bundled together for design – one large project versus three small projects to take advantage of cost savings.

Page 181 – 3 MG Storage Tank Repairs – Mr. Costa stated this will be a separate contract, it is a welded steel tank constructed in 1962. The coding is at its end of its useful life. It is a large tank 35 feet tall and 105 feet in diameter. The contractors who looked at the tank feel it could be rehabilitated; it is structurally in good condition. FY22 has design work. The exterior has lead, which needs to be abated. Labor would be at 21 million dollars, construction oversight by an engineer will be it \$104,000 – rehabilitation would give the tank another 30 years. Mr. Costa noted this tank provides water and fire pressure for the entire City of Keene.

Councilor Remy asked why this project would not be funded out of the surplus in the water fund.

Ms. Howe stated the surplus in the water fund has been used for the other tank and when the city goes out to debt it tries for the shortest period possible for less impact on water and sewer rates.

Page 182-183 – Water Distribution Improvements – FY 21 project on Roxbury Street to replace the Water Main from Main Street to Beaver Brook. FY22 design for the Main Street projects.

Page 184 – Water Main Cleaning and Lining – Mr. Lussier stated in the near term there is no specific projects identified. FY 23 is the project to line the Meadow Road water main.

Page 185 – Water Utility Work – Bridges – Nothing scheduled until FY24.

Page 186 – Water Valve Replacement – Funding is to replace between 10 to 12 water main valves.

Page 187 – WTF Pavement Replacement – This was built in 1993 – patching and crack repair has been done but it is time now to replace this pavement.

Page 188 – Well Field Upgrades – Mr. Costa stated the city’s water supply is also supplemented by four groundwater wells. These wells have been in service since the 60’s and 70’s – corrosion control was installed in the 80’s. In FY20, \$75,000 is being proposed to perform an in depth evaluation to see if these wells could be rehabilitated or a new well should to be constructed at one of the locations. In FY24, \$410,000 is being proposed for design of a new well (structural, electrical, permitting and geo technical work goes into this design).

Page 189 – WTF Filter Media and Underdrain Replacement - Three filter units treat three million gallons of water each day. The filter media has never been replaced. First filter will be replaced this year and the other two every other year after that.

Page 190 – Emergency Generators – Mr. Moran stated this is to purchase three generators. 100KW Generator for Chapman Road water booster station (permanent fixture). 200 KW Generator for Court Street wells (a grant for this generator is being looked at). 30 KW Generator for various pump stations. Councilor Ormerod asked why the generator purchase is not being spread out over the years. Mr. Moran stated he understands the Councilor’s point. Ms. Dragon added if there is a large project in one year, a few smaller ones would be grouped in another year – to keep the bottom number stable from year to year.

Page 191 – Instrumentation Upgrade WTF – On going capital project to replace the instrumentation at the water treatment facility. This replaces carbon units in FY 25. This is also for regulatory purposes.

There being no further business, Chair Powers adjourned the meeting at 8:15 PM.

Respectfully submitted by,
Krishni Pahl, Minute Taker