

DPW Commission Meeting
Wednesday, June 24, 2015
7:00 p.m. – Police Station Community Room

7:00 PM Approval Items:

Board of Commissioners Minutes Approval: Commissioner Reed moved to accept the minutes from the 5/27/15 DPW Commissioner Meeting, seconded by Commissioner Gardner, Vote: 3-0.

Approval of Sale of Cemetery Lots:

7:05 PM Open Session:

Open for Public Discussion with the Commissioners: Z. Seppala, commented on the large trash cans on Back Beach by the restrooms and the north side of the beach; he said the one by the restroom has been gone for several months. Director Parisi said he would look into this.

T. Arsenian, 95 Granite Street, said on Back Beach stones were put along where the road was cleaned, he said it's a nice touch. Back Beach seawall is on the agenda under capital projects. It was on the last Board of Selectmen agenda; they want the seawall repaired not just what is being repaired by FEMA. There is no overall plan or schedule on how plans are being addressed. In 2003, we were going to have an overview of all the harbors and funding sources, none of that ever happened. He said the police got themselves organized and they got a new police station, the DPW barn is still needed. He questioned how the order of projects is decided in town. Chairman Sena said the town currently has financial constraints; public safety and infrastructure needs take priority. Commissioner Gardner said the CIPC sets the priority; he said Back Beach is already on line for FEMA funds.

8:30 PM New Business:

Pavement Management Program: Presentation by BETA Group, Conrad Ledger, GIS & Asset Management. Pavement Management planning for pavement maintenance; “the right repair at the right time”.

1) Maintenance, Surface Treatment, Structural Repair. Asset Management and Forecasting Tool, it is more cost effective to keep roads in good condition. Proactive vs. reactive: \$520,000 proactive rather than \$1,000,000 with reactive. You will save funds and the roads will always be in decent shape. The roadway network in Rockport is 32.86 miles. Pavement Inspection Form – there is a 0 to 100 rating (worst to best) on each roadway (pot holes, drainage, etc.). With the 0-100 rating, they rate each road and put them in categories. The actions taken are: defer, Crack Seal, Surface Treatment, Mill and Overlay, Reclamation, or Reconstruction. Of the 31.81 paved roadway miles, the average rating is 67.07. Some examples of town roads are: Marmion Way is rated a 15, Hale Street is a 44, Babcock Road is a 70, Story St is an 83, Seagull Street is rated a 96. Existing Conditions Summary: Reconstruction \$489,000, Reclamation \$3M, Rehabilitation is nearly \$3M, Preventive Maintenance \$650,000, Routine Maintenance \$35,000, a total of \$7.2M is really needed now. This is curb to curb, just pavement; no curbing, etc., is included. Repair methods and forecasting. 1) budget requirements, 2) refine repair methods unit costs, 3) prioritization strategies, 4) utility coordination, 5) deterioration rates. Forecasting Model CIP Development 5 years. Cost Benefit Value – top 10 roadways, 7 miles, estimated cost \$1.3M, South St, Granite St, Beach St, Main St, Railroad Ave., Mount Locust Ave., Shetland Road, King Street, Atlantic Ave., Highland Ave. System maintenance moving forward – update data as improvements are completed, monitor and update actual costs, reassess assets periodically, add new subdivisions and newly accepted roads to database. Next steps: 1) determine target funding levels, 2) identify funding sources, 3) three year plan to allow us to coordinate

w/utilities and future development, 4) Additional asset evaluation. T. Arsenian spoke on the percentage of private vs. public roads. He said 37 miles are public in town and 18.6 are private roads.

Chairman Sena spoke about skim coats vs. overlays; he said the state is doing a lot of skim coat. C. Ledger said nobody has sufficient funds to do what is really necessary.

7:15 PM Ongoing Business:

MBTA Electrical Upgrades Project: Board of Selectmen Chairperson Battistelli said DPW Commissioner Gardner has shared his concerns relative to this project. She said we share the concern of access to the field and its history with the scaled down project that we believe is fully funded. The MBTA is planning to do what they plan to do but maybe there is something that can be written into the easements to accommodate the interests of the town. Easements are initiated by the Board of Selectmen and town meeting needs to vote on them. Commissioner Gardner provided a little background on the issue. He said a plan cleaned up the access to Evan's Field, improved parking and some drainage concerns were addressed with some town input. That plan was abandoned by the MBTA due to costs. The MBTA came up with its own plan and is moving forward with it. The concern is that once they do that work (they don't intend to move any tracks), they will have invested in putting the conduits in, but the concern is the track that is in front of Ace Hardware; that track is on Ace Hardware property. The MBTA took an easement from Ace Hardware. People have to walk on Ace Property and in front of the locomotive to get to the field. Selectperson Battistelli said our leverage is the easements. DPW Chairman Sena said they are on an easement on Ace Hardware, we need to check with town counsel. Their easement is to the end of the tie, the 15' easement we'd have to look at what they can and can't do. Selectperson Sheedy asked why not ask Ace Hardware for the easement. Selectperson Wilkinson said we need Town Counsel to review the easement. She said at the meeting in Boston it was hinted that we should be thankful for what we have; they could impose further safety regulations. Commissioner Reed said our own DPW crews cross over to get to the field. He questioned if a roadway could be put in there to walk across; we lose a lot of access if the substation is put in. Selectperson Battistelli said the scaled down plan does not preclude the movement of those tracks if funding is ever available. DPW Commissioner Reed said the only access to that park is Evan's Way for ambulances, etc. Maybe we look at acquiring some property down that end to gain access. He said if we're going to talk to Ace, we need to look at the other end with the private ownership. Selectperson Battistelli said she will go to Legal Counsel regarding easements and language in any easement.

Plowing Private Roads: It was stated that Board of Selectmen Chair Battistelli, DPW Commissioner Reed, and Selectperson Sheedy took a tour of the private roads. DPW Chairman Sena suggested we should develop all new criteria and start fresh. Selectperson Sheedy said we should have an objective standard and be definitive. Selectperson Wilkinson said the length of the road and number of houses on the road seems to work well and it has to be a laid out road. If we take the list (about 50% are being plowed) and apply the criteria, less than 1/2 would be taken off. We would need other criteria to be sure if it's logistically possible for the DPW to plow. Commissioner Gardner said they need someplace to put the snow; do we mean to exclude roads where there is no room for the snow. Selectperson Wilkinson said how about if the resident at the end signs a waiver to allow the DPW to put snow there. It was decided that we need to consult with D. Greel to determine what is practical. DPW Commissioner Chairman Sena said we will need to consider future buildable lots in the criteria. It was decided that a few Selectboard members will meet with D. Greel to review the roads, then bring the concerning roads back to another meeting. Selectperson Wilkinson said we will have public hearings when the decisions are made so people can make arrangements for plowing.

Green Community Update: Commissioner Reed said he is putting something on the Rockport page to get volunteers for this initiative; it is on the Board of Selectmen agenda for 7/14/15; invitations went out to the Planning Board, School Supt, and the Chief of Police.

Sediment Transport Study Next Steps: The June 8, 2015 presentation by Applied Coastal was discussed. Commissioner Reed said we need to put a plan together with the intent of going forward. We need to understand the permitting issues, the costs, etc. Then we will eventually need to go to Town Meeting to see how residents feel about moving forward. We need to know what it is going to take to do this, including the costs. Director Parisi said if we go the full nourishment and seawall repair and do it all we need to look at the costs. We can look at grant funding as well for seawalls. Selectperson Battistelli said we need to meet with regulatory people to review the various options revealed in the study. Selectperson Sheedy said other communities, Winthrop, Marshfield and Revere have gone this route. T. Olson said meeting with CZM is a good idea and with an engineer as well to bring ideas and comprehend what CZM is saying and what the design criteria and limitations might be. Director Parisi said there are funds available for a few meetings with an engineer/consultant to develop plans going forward.

DPW Facility Improvements: Director Parisi said the recommendation is to replace the DPW barn. We need to move forward and get that on a schedule. Asst. Town Administrator, M. Vieira, said the building study report recommended that as well. Director Parisi said we've had some preliminary designs on a replacement building; we need to look into funding and finalize the design.

Selectboard Chairperson Battistelli said she'd like to add an item to tonight's agenda. Selectperson Wilkinson moved to add a vote on undersea divers, seconded by Selectperson Lucas, Vote: 5-0.

Selectperson Wilkinson moved that permission is hereby granted to Undersea Divers, 42 Water Street, Beverly, for conducting scuba diving on June 27 and June 28, 2015 from 7am to 12pm on Back Beach, the number of people is ten, seconded by Selectperson Lucas, Vote: 5-0.

DPW Director Parisi stated that the Board may want to designate someone to approve these because the turnaround time is tight and we can't wait always wait for the next Board of Selectmen meeting.

Selectperson Murphy said he spoke to the Chief of Police and the chief is going to have his officers patrol the beaches and divers.

9:10 PM Ongoing Capital Projects

Back Beach Seawall: there was a lot of discussion on this at a Board of Selectmen meeting. We are still waiting for FEMA approval; there is a limited amount of work that can be done on the damaged section and mitigation funds to do other things. There aren't sufficient funds to do the whole wall.

Pigeon Cove Seawall: The permitting process is near completion, preliminary plans are getting drafted for bid. FEMA is working on the worksheet currently. This should go out to bid; we don't need the worksheet for that. We're hearing that the part of the project where we connect the harbor seawall to the land seawall probably won't be funded by FEMA. The town would need to fund 100% for the gap between the seawalls. DPW Commissioner Reed said we need to keep this on the agenda.

8:25 PM Other Issues of Discussion

Building Study update: DPW Commissioner Gardner said we had a desire to conduct an inventory of all town buildings, condition of building, systems, utilization, ownership, etc. What we should be doing to establish maintenance schedules, etc., ensuring the efficiency of our use of the buildings. He said we spoke to the Building Study Committee, they weren't interested. We have been waiting for the results of the Building Study. We had been asked to project out what our maintenance costs were going to be. M. Vieira said we were given first draft of the document, J. Parisi, M. Vieira and L. Sanders reviewed it. They met with the consultant, they had a lot of raw data and the end product was not what we were looking for. We sent them back to bring another version back; the next version is expected within two weeks. M. Vieira said it will provide the current status of the buildings (raw data); we gave them a lot of thoughts on how we were going to use the study.

Tickler List

Cell tower lease funds
Green Communities/Energy efficiency
Sewer use regulations
Transfer Station Redesign
DPW Facility
Paving Plan
FaceBook Discussion (Commissioner Reed)
Update on the worksheet of Special projects (Chairman Sena)
Goals & Objectives (Commissioner Gardner)

Next Meetings: Wed., 7/15/15, 7pm at Police Station

9:00 PM Commissioner Gardner moved to adjourn, seconded by Commissioner Reed, Vote: 3-0.