

**Special Board of Public Works Meeting
Meeting Minutes
June 27, 2019**

A special meeting of the Board of Public Works was held on Thursday, June 27 2019, at 4:30 p.m. in the Auditorium at City Hall, 229 Main Street, Nashua, NH 03060.

Mayor Donchess, Chair, declared the meeting to order at 4:30 p.m. and called the roll.

Members Present:

Mayor James Donchess, Chair
Commissioner Joel Ackerman, Vice Chair
Commissioner Tracy Pappas
Commissioner Kevin S. Moriarty
Commissioner G. Frank Commissioner Teas

Also Present:

Ms. Lisa Fauteux, Director, Division of Public Works
Mr. Tim Cummings, Director of Economic Development
Mr. Andrew Patrician, Assistant Director, Division of Public Works
Alderman Ernest Jette, Aldermanic Liaison
Alderman Richard A. Dowd, Board of Aldermen
Alderman Lori Wilshire, President, Board of Aldermen
Alderman Michael B. O'Brien, Sr., Vice President, Board of Aldermen

Public Comment

Ms. Paula Johnson, Resident of Nashua, Ward 5

Thank you for allowing me to speak. I hope a lot of my questions will be answered at this meeting. At the Town Hall meeting, it didn't seem like you wanted to answer very many questions about what is going on at the landfill. One must continue to ask the important question. I would like to know who is going to be on the committee for the new landfill...the bond to be placed at the landfill. What members of the Board of Public Works or Aldermen, who is going to be on this committee? Do we know at this point in time?

Mayor Donchess

Well, this is technically for your comments and not...but I would be glad to answer that question. We have already formulated the committee some weeks ago and it includes Alderman Dowd, Alderman Wilshire, Alderman O'Brien as well Commissioner's Teas and Moriarty. There has been some discussion, although I have not been a party to it, that the Commissioners assigned to the committee could possibly change, it was up to them.

Ms. Johnson

Seeing as I live in Ward 5 it begs, rational thinking, why wouldn't you have the Alderman from Ward 5 there because that's his area to be on the committee. Who do you have for members from the public from that area? You can answer that later if you don't want to answer it now. That's an important question. Commissioner Ackerman lives right in the neighborhood that I live in which is right off West Hollis Street in Ward 5. It's an important question because here you are thinking about moving the barn from where it is now to a sports complex, which we knew was going to happen eventually when you put the Y there and Stello's started it. You've got Conway Ice who wanted another sheet since I was on the Board which back in 2005. They are pay, I believe, a buck a year for a 99-year lease. That's outrageous and I fought that when I was on the Board. I would not for it because it was not in the best interest of the citizens of the city to not have our land leased at fair market value. At this point in time, to even think about putting the barn in the landfill, which I believe Mayor, you were the one who wrote the ordinance that said it wouldn't go on the land that was purchased outside of the landfill. Now to me, in my opinion, and my thought is that it is kind of circumventing that piece of legislation to stick it in versus outside.

Mayor Donchess

I would disagree with that.

Ms. Johnson

That's okay, you can disagree with whatever you want, I have the floor and I have the microphone. Since you said you can't answer I've got the floor right now. I don't think its funny Commissioner Teas.

Mayor Donchess

Paula, we've only got an hour.

Ms. Johnson

That's okay, you didn't want to answer this on Monday and it's my right as a public citizen to ask these questions and I don't appreciate Mr. Commissioner Teas laughing. This isn't a laughing matter and you should be more professional rather than laughing at a constituent asking questions.

Mayor Donchess

Alright, but I am just saying we only have an hour.

Ms. Johnson

And don't make faces at me either.

Mayor Donchess

Paula, stop interrupting.

Ms. Johnson

It's Mrs. Johnson or former Alderman Johnson.

Mayor Donchess

Stop interrupting please, could you please stop interrupting, just for a minute? We only have an hour.

Ms. Johnson

I'm almost done.

Mayor Donchess

If you've got more than about five minutes could you come back another time?

Ms. Johnson

No, I can't, I have a life. I pay taxes and I have a life so my question is you have Alderman Dowd, Alderman Wilshire and Alderman O'Brien who are not part of Ward 5. The other question is a loaded question. I asked for a traffic study, has anything been done in that area because we keep building more and more homes and traffic is getting worse and worse as I discussed on Monday. The other piece of the puzzle is we've got this building on Burke Street that everyone had to have and it's going to cost millions and millions, I think it was something like \$50 million to fix. We have a boondoggle on Burke Street and now you want to build a facility...now we are going to tear down the barn and Conway Ice will probably get the land and not even for fair market value to buy plus three middle schools \$80 million and a Performance Arts Center. Where does it end? We have to justify and prioritize for the taxpayers of this city. It's about time that's what we do. So, you know, if you don't let me finish, it's okay but you know, Mayor, I don't appreciate that you did the same thing to me on Monday, I don't care, I'm a taxpayer.

Ms. Laurie Ortolano, 41 Berkley Street

I'll be brief. I attended the last meeting and I listened to some discussion about a new development going in on Temple Street and the development of that whole area and the Henry Hanger building which has been around forever. Just a couple of thoughts when it comes to roads and traffic. I don't know if there is a traffic study being done but Temple Street, when you go out onto Hollis Street is super busy to get out there and make a left or a right. It's really difficult and I avoid that area because of the traffic and I don't know what impact the new apartments have that are over by where the skatepark was in Hudson. I don't know if we have done traffic studies since that opened and I'm not certain if you are going to do traffic studies for when the units go in where the Corriveau-Routhier is and the Henry Hanger building but that's just a concern I have. When you spoke about those buildings at the last meeting, we talked about the revenue generated, the tax dollars you generate from adding new residential apartments or condo units and that's all well and good but I think there is a cost associated with it as well and I'd like to try and understand what those costs are, be it on the roads, emergency vehicles, public service or

schools. There is some associated cost with taking in that revenue and I think it's nice to understand both sides of it because it all sounds sweet when you say we might get an extra "X" millions of dollars in tax dollars but it is at a cost.

Alderman Jette brought up an interesting issue with the road being cut into before the five-year period and I had not even known about this issue but it was interesting to me because he brought up the fact that these Commissioners are in conflict with that ordinance or resolution, I'm not certain what it is and that we need to try and figure out what to do so they are not voting to support development and tearing up the roads. I don't know if any thought is given for a new construction or development even if they are going to cut in a side if it's before three years then they repave the whole road and if it's after three to five years then there's extra money put into a fund that's paid for by the developer to maintain the road. I just happen to feel that the cost of roads is a real issue on the taxpayers in the city and we are putting really good money into it and there's a lot of need. I think it's a really legitimate need but I don't think it's fair to shift any of the burden of the degradation onto the taxpayer and the only way you can do that is to set a point where if you've got a newly paved road and a developer is cutting into it then it's not just a patch that they are going to do but a section and restore it to full value so none of that risk comes back to the taxpayer. Those are my thoughts.

Administration

A. Discussion: DPW Facility

Commissioner Pappas

Are we merging tonight's two meetings?

Director Fauteux

No there will be two separate meetings, we decided to have the meeting in the Auditorium because we thought room 208 at City Hall was too small.

The Facility Committee has met a couple of times and tossed around some ideas regarding the deplorable conditions of the existing facilities. The Mayor and I discussed that it was really time to bring the committee together with the Board of Public Works and have a discussion on what the next steps should be. I think we are all in agreement that we have a problem in many of our facilities that need to be solved. That's what this meeting is for.

Commissioner Pappas

I don't remember the Board of Public Works as voting on who was going to be on the Committee.

Mayor Donchess

I remember saying "well, who wants to be on the Committee" and we had two volunteers and there was no vote but no one disagreed with the choices.

Commissioner Pappas

But it was done during non-public.

Mayor Donchess

I believe there were two Commissioners who were either not available or did not want to serve on it and that's how we arrived at it.

Commissioner Pappas

I don't remember saying that I wasn't available or didn't want to serve. I understand there are other people on it besides the members of the Board of Public Works and there are other city employees on it. Mayor, you may have forgotten because it's been a few years since the last time you were Mayor but a good portion of being a Vice Chair is that often they are appointed to those committees. I know it was in a non-public session. The facilities themselves were not the purpose of the non-public session and I won't go into the details of what the non-public was because we were kind of stuck and I certainly was surprised that subject came up.

Mayor Donchess

I don't remember that part of it. I'm not even on the committee.

Commissioner Pappas

I would respectfully request that we put the Vice Chair on the committee.

Mayor Donchess

What I do know is that neither at that time nor at any time since has any Commissioner expressed any objection or proposed any other way of proceeding.

Commissioner Pappas

I sent you an e-mail.

Mayor Donchess

This interruption thing in these meetings, we should really wait for someone else to finish. What did not happen is when we discussed as a group who should be on the committee and I basically held it open to whoever wanted to serve. Commissioner Pappas, you did not volunteer and you did not object to the appointments. Okay so now this has come up some months later but it's not like this is the first time that you have raised this.

Commissioner Pappas

This was brought up in non-public and I think that non-public sessions have been abused by this Commission and some people are better on their feet than others and I am not appreciating the smirking. In the past, historically, the Vice Chair has been on the committees and I was really stunned that you were setting a committee up and I can't go into the details because I don't want to violate a non-public but I think that should have been done in public session so I am requesting that now.

Mayor Donchess

At this point the membership of the committee doesn't really matter because we are here to talk about this as a group, I believe. What we would like to do is given the various ways that this could proceed, is to put out an RFQ (Request for Qualifications) to hire a construction manager to advise the Board of Aldermen, the Board of Public Works and whoever else is on the informal committee with an expert opinion as to the cost and the relative benefits and deficits of proceeding either in terms of expanding the current facilities as Commissioner Pappas has written about in the newspaper or of establishing the office building and alternately potentially the so-called "barn" at the landfill. Is that something that any of the Commissioners disagree with?

Commissioner Pappas

There is...I'm sorry, I didn't raise my hand and I was not recognized but there is such a thing as a professional estimator and it's very clear to me that it's the will of the Director and I think the Mayor, that they want everything in one facility. I think it's very easy to tell Superintendents, well come up with a price for what's going to be needed here for the facility and I would say if we want to do an apples to apples study, my suggestion would be to hire a professional estimator and have them meet with the Board of Public Works and say this is what we want to do, we don't want one way or another favored.

Mayor Donchess

Is there a distinction or are you just using different words? When I say construction manager and you say professional estimator are you saying that it should be someone different than what I am saying or a different expertise or are you just using a kind of synonym for the same thing?

Commissioner Pappas

I think there is a such thing as a professional estimator because my fear if it's quite clear what the powers that be want the outcome to be then it will be slanted in a certain fashion. If there is anything we need to do it's to learn from our mistakes. As far as Burke Street went, we were told it was going to cost a certain amount of money to build the facility there. I really hesitated because I thought it really could be a good value at that price but at the end of the day, it wasn't my money. I know you voted for it.

Mayor Donchess

Voted for what, buying Burke Street?

Commissioner Pappas

Correct.

Mayor Donchess

But I was not Mayor at that time.

Commissioner Pappas

I understand that I wasn't either, I was just on this Board. There was significant interest in that facility and we were told a price of between \$10 and \$15 million, that's what we were told without any of justification for that and I don't want that to happen again because when it's the taxpayer's money I treat it like it's my own. In some ways, with my own money, I'd what the heck I'll roll the dice but I don't want us to make the same mistake. The other issue that I had with Burke Street is that neighbors hadn't been consulted and I have to be quite blunt and quite honest in that my feeling has been if even question the one facility sort of scenario you are against the employees or you don't think employees should breathable air or enough toilets and I don't think that's the way it should be viewed, I don't think its fair. The other issue that really concerns me is that the city is not a good neighbor. At Ward 5, I believe Commissioner Ackerman and myself were the only ones that were at that meeting and we do have a paving program and there's grinding going on at night and it's keeping people awake and I've had my own issues where sometimes having the City of Nashua as a neighbor is like having the worst neighbor from hell and I really believe before we dive into this and say we spent this amount of money and why didn't anyone raise any concerns; I think the neighborhood needs to be included and I don't care if you live near a landfill, I don't care if you have a split-level home, I don't care if you have a mobile home, everyone's entitled to a certain level of enjoyment of their homes regardless of what it is. There has not been a full vetting of the issues and the folks who are going to have to live with this day in and out aren't consulted.

Mayor Donchess

I will get to Mr. Cummings who has some news on Burke Street and we have a Commissioner who would like to make a comment or ask a question.

(Commissioner Pappas) in terms of that, do you think we leave the facilities at Greeley Park? Do you think we should consolidate those or do you think we should leave those there permanently?

Commissioner Pappas

I would like to know how much...

Mayor Donchess

They have been there for 100 years so do you think we should leave them there permanently or do you think we should consolidate them somewhere else?

Commissioner Pappas

I don't know if anyone else has some views on this but, clearly, I don't think that people ought to be able to have to deal with the 100-year-old facilities. I do think, as far as traffic goes, and as far

as just having an area, another plowing area close to an...I'm not suggesting that we should keep the same facilities at Greeley Park. I'm not an engineer, I don't know. My guess is...

Mayor Donchess

I just saw the article in the newspaper and I didn't know, if arguing against consolidation you were saying we should keep what we have in Greeley Park or not, I was just curious.

Commissioner Pappas

I'm talking generally throughout...I don't know why picked Greeley Park.

Mayor Donchess

Because we live right next to it. I'm just curious, as a neighbor, you mentioned neighbors, as a neighbor, what your thoughts were.

Commissioner Pappas

As a neighbor, clearly they are horrible looking facilities and maybe they can be fixed and maybe they can't but should they be fixed and be able to look decent, yes, because I am not here as a neighbor of Greeley Park, I am here to represent the city at large and I am concerned about the folks in Ward 5 that live near the landfill. I am not suggesting that the folks who have to work at Greeley Park have to deal with those facilities. I don't know what kind of facilities there would have to be but I am saying get it out of my neighborhood and put it in someone else's if that's what you are suggesting. I am here as a public official and not as a neighbor.

Commissioner Teas

I happen to agree 100% with what Commissioner Pappas just said. I think we ought to have a third-party review everything through an RFQ that is perhaps agreed upon here at this Board so it's not slanted one way or another, that we get non-biased third-party information on the condition of our facilities and potential remedies to such as I had outlined in my presentation of last month and is memorialized on page 25 of our package in the minutes that we intend to exhaust all resources and be sure we report the facts and engage in a robust discussion when we have those facts. So, lest anybody think that we've made a decision to go to the landfill or made a decision to fix properties or go to Burke Street, that is not the case. It is our intention, as we have discussed at the group level, we want to gather facts. I have to agree with Commissioner Pappas that a third-party person gathering those facts is probably right and I think that is what the Mayor was suggesting.

Mayor Donchess

That is what I suggested. I think we should hear from Tim Cummings.

Commissioner Pappas

Are you on the committee?

Mr. Tim Cummings, Director of Economic Development

Yes.

I just wanted to echo the comments made actually by the Mayor and by Commissioner Teas and just emphasize the point that professional cost estimators are great to have but there is no better professional cost estimator than one that belongs to a construction management firm that ultimately enters into the contract and knows the market the best. It would behoove you to actually work with a construction management firm as opposed to a third-party cost estimator which while can be wonderful to have but, often times they are not as close to the market as a construction management firm which actually procures subs. That's one of the reasons why I think actually going with a construction manager makes the most sense and having the third-party data to evaluate is the best way to move forward with an informed decision.

Mayor Donchess

Is there a motion on this subject?

MOTION: Commissioner Moriarty made a motion to pursue a construction manager who would employ a cost estimator look at our existing facilities and cost of renovating or rehabilitating the existing facilities or to look at new construction.

Discussion:

Commissioner Pappas

I have spoken with someone who has dealt with this sort of item and they are people who have spent their own money and I do think that I would prefer a professional estimator. I thought that is what we were talking about before. I think that is different than a construction manager and I also believe that they should meet with the Board of Public Works beforehand. A construction manager was already dealt with...someone on the committee or the powers that be that want the new facility. I would disagree with that.

Mayor Donchess

I think the way this would proceed if the motion to pass is that we would hire a construction management firm with a professional cost estimator. We would issue an RFQ, meaning we would put it out to the public that any construction manager who met the qualifications that we have articulated could respond and then the Board of Public Works and perhaps a couple of members of the Board of Aldermen, whose support is ultimately needed, would interview these applicants and then decide which is the most qualified and which we would want to engage.

Commissioner Pappas

Would that include the entire Board of Public Works?

Mayor Donchess

Correct.

Commissioner Pappas

Okay, thank you.

Mayor Donchess

I think in the end we would need a Board vote in order to proceed. I would have no problem with including the entire Board of Public Works.

Are there any other questions or discussion?

Commissioner Ackerman

Obviously, the committee has done some fact-finding and I don't think during the course of one hour we are going to find out all of the facts, other than the fact that the pictures speak for themselves, the facilities definitely need some refurbishing or replacement. When we send out the RFQ to the public domain will any contract manufacturer with estimators have access to it?

Mayor Donchess

Correct, Mr. Cummings can describe it but this is a very routine kind of thing for the city. For example, today we are interviewing engineering firms to do...and I was not directly involved...but interviewing engineering firms who would assist with respect to some of the riverfront improvements that could go forward. We put out the RFQ to the public, it's posted in some public fashion and you usually get a number of applicants. Sometimes you do a pre-submission meeting.

Mr. Cummings

It's essentially what the Mayor just outlined. We would do a meeting that not only addressed the statutory requirements but we would go above by making sure the RFQ was widely available to all interested parties, including making sure they were part of online submission processes as well as being published in the general circulation of newspapers and also put up in a few places within the city. Once that is advertised we would then set a date for a pre-submission meeting where we would meet with all of the potential firms submitting a proposal and go over the scope to make sure they all understood what the city was looking for as a deliverable in their proposal and we would be available to answer questions. All questions which were asked would be made available to everyone after the fact and then we would receive the proposals, set up a Screening Committee and interview the firms and make a selection and then advance it to the appropriate group of bodies, whether it's the Board of Public Works and ultimately the Board of Aldermen.

Commissioner Ackerman

Just so there won't be any prejudice, we are not going to influence the RFQ in any way relative to thinking of putting a building in Ward 5 at the landfill, correct? We will just leave it as...

Mr. Cummings

An evaluation of current facilities.

Commissioner Ackerman

Current facilities that the city owns or something new. I too was at the Ward 5 Town Hall last week and I was pleasantly surprised how outspoken the group was relative to what is happening around the landfill. I had no idea.

Alderman Dowd

It's much along the lines of what we are doing right now with the middle school project. We are evaluating whether it makes sense from a cost standpoint, a lifecycle cost standpoint and an educational standpoint to renovate the school or build a new school. A construction manager will go in and give you the cost of both options and all of the facts associated with both options and then you can make a much sounder decision. As the Chairman of the Budget Committee as well as a member of the Board of Aldermen, if you are coming to us for a bond we are certainly would like that kind of analysis.

Commissioner Pappas

Really from what's been reported, it sounds like the decision always already been made. I guess my question/comment would be for our facilities, because this is very different than a school, it sounds like the school has already been given away and as far as the school goes, the other schools do have better, for example, there are no fields at Elm Street so I can see where that might not be sufficient for a school. What I would like to have done in this analysis if we say we want a cafeteria, we need this, we need that, part of what I am afraid is being lost on our facilities...I mean clearly,, we don't want a place with rats in it, clearly there should be more than one toilet in the place. There's one area where the office building is probably too close to where a road is but that said, the difference between a school and a facility like this...short of an office building, most people are supposed to be out in the field working most of the time and I really don't want that fact to be lost on what we come up with for what we need for construction. That has been something that has been really nagging at me since we've talked about the facilities. Clearly when you look at a place like Elm Street Middle School and it's right in the middle of the city and there's no fields and not enough parking.

Mayor Donchess

Alright, the Director...are you through?

Commissioner Pappas

Go ahead.

Mayor Donchess

You stopped so I apologize.

Commissioner Pappas

I stopped because you were talking.

Mayor Donchess

I'm just lining up the order of speakers, that's all I was doing. Have you concluded?

Commissioner Pappas

I'm done.

Director Fauteux

I have been the Director for eight years. I have watched our employees work in frankly unbearable conditions and horrible conditions. The pictures are over here. Most of our people are out in the field, that's not true. The City Engineer many days cannot come to work because he's so sick because of that building. We tried to fix the air quality in that building and we couldn't. Parks & Recreation has one toilet for men and the building is horrible. They don't even have meeting space. The Street Department doesn't have enough room to be able to have a break. There are men and women having break out in the garage because they don't have a place. To say that I have in any way suggested that "just put everything you want in a building" is just absolutely not true. It would be very easy for me to just bury my head in the sand and say you know what, my office is fine but it's not okay for these people to be working in the conditions that they are working and the staff that is sitting here has spent an enormous amount of hours talking about this and talking about what can be done and talking about how we can make it just a little bit better for our staff. They don't have locker facilities and there are no locker facilities for women at the landfill. The administrative assistant has mice in her office every year. There's a picture of the environmental engineer's office and there's barely enough room for a desk and there are two people that are living in what amounts to a closet. Something needs to be done. I am not suggesting that we have to have a new facility, all I am suggesting is that we have safe and clean offices for our staff, they deserve that and that's what I am advocating for, nothing more and nothing less. I practice what I preach. The furniture that I have in my office is my own, my chair came from the landfill when I was there. It was something Staples dropped off; Andy Patrician can attest to that as can Jeff. My heart is in the right place here and I want everybody to know that. I care about these people and I want them to have decent conditions and not a Taj Mahal. I've never advocated for that and the people sitting around this table will tell you that.

Alderman Dowd

First of all, I would never compare a school with (inaudible) for construction building as far as the entity itself. The similarity is that you want to do an engineering study and by the way, the decision on the middle school has not been finalized. I've said since day one until I have a document in my hand that shows which way we should go from a cost standpoint on a \$60 to \$80 million project, that I can give to the taxpayers and say this is why we are going this way, the final decision won't be made. We have an architect doing it right now. They are evaluating all three existing middle schools and the new site. All of that data will be presented in public hearings and at some point, the Joint Special School Building Committee will make the decision as to what way

we go and then the Board of Aldermen will have to approve the bonding which is similar to what would have to happen here. If you have an evaluation done by professionals who would look at the current facilities versus a new facility and look at the cost and the cost over the next twenty years and then you make a decision. On the surface, I would agree with Director Fauteux. The three of us have had an opportunity to visit all of the facilities and quite frankly, I am shocked that we are having our people work in those kinds of conditions. A couple of other minor points are at Greeley Park if you take that facility out of Greeley Park, the Parks & Recreation there will have to be a small building left there for the summers for the mowers because they mow every single day but the basic bulk of it would leave. All of their trucks are stored outside and the cost standpoint from the Board of Aldermen is when you have million dollar vehicles or in those cases, maybe less than that, if you lose a few years off their life because they're outside in the elements, that impacts the city and it impacts taxes so that's another thing to look at when you are looking at this project. Another thing on the Burke Street property; the reason we approved it at the Board of Aldermen level was because the Wastewater Treatment Plant needed to isolate a piece of property for future growth, which by the way has been done and it's been sub-divided, the city owns that additional land and now we have it. If we allowed somebody else to buy that property and they developed the entire property it would have cost us at least twice as much to get that land and we would have only been buying a little piece. There's a lot more to Burke Street than has been put forward. You need to have somebody come in and take a look at your current facilities and if it makes common sense to spend millions of dollars to fix them when they are that old and in that shape as opposed to building a single facility, wherever that is, that houses the entire department. Just the coordination alone and having the vehicles inside saves millions of dollars but you want somebody to document that in an engineering analysis and you can give it to the taxpayer's and say "this is why we are going this way."

Commissioner Teas

I wanted to reiterate again that no decision based on the committee structure has been made and to Commissioner Ackerman, you raised a point earlier that one item we did discuss that I know you had brought up at one meeting was to potentially have a second-floor at the Street Department and that was part of a robust discussion and after analyzing all of these different opportunities we thought it would be in the best interest to have a third-party who understands this, what Alderman Dowd just said, and memorialize it for us and help us. I don't know where the idea of we've made a decision or we are going to build at the landfill came from. Certainly, it was a discussion point but, no decision has been made.

Alderman O'Brien

This is nothing new. I have a long history with the city. I spent 35 years working for the city as a firefighter. I've lived in some appalling conditions, the old Lake Street Station, the shades were blowing, the Modine heater came on and didn't shut off until sometime in April or May and why should we live like that? After my first night of staying there, I told my wife "how many extra blankets do we have" because I froze. Our city employees are the most valuable people, they are the ones that make the city tick and we need to give them the proper tools. Every building that the city builds has a life expectancy to it, whether it be a fire station or a school, etc. and if you look at Elm Street, it has gone past its life expectancy. It appears now that the public works garage has gone past its life expectancy. On the tour, I saw drains that were clogged from years of use. There are new systems, we had those systems in the fire department where the truck comes back

from a run and there is snow and ice that drains off. Are we talking about a heated floor that will melt that and give longevity to the truck? Are the trucks being cleaned? If you are delivering salt or brine that truck is already in jeopardy so it would behoove the city to get that truck washed as quickly as possible. It is not healthy for the people who work in those facilities that have mice. The Crown Hill station was built in 1928 and went past its life expectancy. Unfortunately, as Chairman of the Committee on Infrastructure, I see a lot. I see up north at one of our sewer treatment plants, we are down to one turbine at one of our main interceptors. I hope it doesn't fail because we should have two and if it fails then we are going to have some issues. The thing is over many years did we go over proper maintenance or money to repair and how could we. If we had a vehicle like a spending cap, really what money could go into the infrastructure to try and repair some of this infrastructure. Now we are robbing Peter to pay Paul. We are in an era right now where we are looking not to think about our past but the future. For example, when you build a fire station you don't build it for today, you build it for the needs of tomorrow. So when we build the station it might have some bells and whistles but all of these things...the industry changes and you have to look at the needs of what the public works of the future are going to need and this is where we are going to need the professional help and put out an RFP to get the architects to come and then knowing exactly what a proper facility are going to need for the future. How would the taxpayer benefit? The taxpayer will benefit because we have an infrastructure that is healthy and will have longevity and if we smarten up and do our proper preventative maintenance they should last. I truly support this project and I think it's time to really put it on the table to really debate it and bring it forward. We need to start looking at the costs and then we can make an informed decision on exactly what we need. I think a lot of this conversation is in the incipient stage and I realize that but moving forward we have to come up with something that's got to be beneficial to the taxpayers of this city. I look at my job as an Alderman, I'm not going to be here forever but on the short wheel of the cycle of electability. The thing is that my job is to be a good custodian to the city and to make sure after my tenure with this particular city that I am leaving the city in a little bit of a better place and we have good facilities so that we can provide the best in service to the community. In summary, my two cents are basically that this is pitiful. I'm not blaming anybody but it's time to change it and do it right.

Alderman Wilshire

I think everyone has already spoken quite eloquently but I think the conditions in some of these properties are deplorable and we should not have people working in these conditions. What should the Board of Public Works do, in my opinion, would be to provide decent, safe and sanitary working conditions for their employees.

Mr. Andy Patrician, Assistant Director, Division of Public Works

Commissioner Teas just commented on the Street Department. We were able to go into the archives and find some plans from back in the 70s' from the Street Department. The only area of that building that could have a second-floor would be the office space which is only about 9,000 square feet and that wouldn't even be enough for administration let alone engineering who needs space for plans and stuff like that. If you drive through that facility you will see that we have things tucked away everywhere, there is no parking and we have manhole covers sitting everywhere. There's just no room and we are overbuilt in that area. With that being said I would like to say I've been with the city for 32 years and I started at the Parks & Recreation Department and that should have been torn down back in 1987. It has just gone downhill from there. We were painting

playground equipment upstairs in those areas with no ventilation and no safety. I remember the days when there was only one bathroom. We worked on vehicles on dirt floors and then I transferred to the Solid Waste Department and it was the same thing. I was a heavy equipment operator there and that big, heavy equipment we used to park in the four bays of the garage and there is no concrete in there. We would have to lay underneath the equipment to work on it; to grease it and maintain it. I lived that dream too and I've lived it for the past 32 years and it would be really nice to see our employees get a nice place.

Commissioner Pappas

I appreciate the passion but I think to simply ask questions and to be blasted is inappropriate and as I said, I've not disagreed that we should certainly have done a better job at maintenance but I feel the same passion for the people who have to live near the landfill and who are already dealing with being kept up at night from the operations there. I think the city being a good neighbor is important and I think that kind of spreading around where the truck traffic is located is very important.

Alderman Jette

Since I'm the Alderman from Ward 5 I would like to say that when I first became an Alderman I took a tour with Commissioner Moriarty and the Director and I saw the conditions that our employees are working in and in my opinion, there is no question that we need to improve that. I think the motion that is before you to have a qualified person or company look at the facilities and see whether they can be improved and what it would cost to improve the existing facilities and compare that to what it would cost to build a new facility, whether that new facility would be located in one location or several locations, I think is the right way to proceed. I would just ask that they not compare improving the existing facilities to building a new facility at the landfill but that the landfill be one option. Ward 5 already hosts all of the Department of Public Works except for Parks & Recreation which is in Greeley Park and of course Wastewater.

Mayor Donchess

Ward 5 has the Police Department as well.

Alderman Jette

We also have a lot of good things in Ward 5. We have Mine Falls Park, the Southwest Conservation area and a lot of other facilities. I'm not saying that if it turns out that the landfill is the best location for this, so be it, I only ask that the residents who live around that area have be aware of what we are thinking about and have an opportunity to express their opinions and point out different problems which they might perceive so we can work that into the plan and take it into consideration. I know there has been a discussion about the present condition of the buildings for some time but I think this particular effort probably started...it was probably an oversight and it was probably unfortunate but it started during a closed meeting. Since it was closed I wasn't there and the committee appointments were made at that closed meeting and I think you've corrected that by having this meeting today and I think it's come out in the open a couple of different times so I think we are getting on track with this and I think as long as we keep it transparent and make the best decision we can...if it ends up being one facility it's going to be in somebody's

neighborhood, whether it's Ward 5 or some other place. I think we need to be transparent about it and give the people who may be hosting this thing the opportunity to have some input.

Mayor Donchess

The motion on which there appears to be a consensus is to hire a construction manager who employs a cost estimator to advise the city regarding the direction to be taken as expressed in a motion made by Commissioner Moriarty and we would, of course, follow the normal procedure, the RFQ, the interview, etc. before voting on who to retain. If there is no other discussion on that motion, all those in favor of the motion?

Commissioner Ackerman

Do we have any idea of what the estimated cost would be?

Mayor Donchess

No, we don't.

MOTION CARRIED: Unanimously

Commissioner Comments

There were no Commissioner comments.

Adjournment

Commissioner Teas made a motion to adjourn.

MOTION CARRIED: Unanimously

Meeting adjourned at 5:30 p.m.