

Town Administrator Report
November 16, 2015

1. Ash Landfill Capacity Analysis:

Call your attention to the 3rd Quarter Facility Inspection Report dated October 28, 2015 in your packet. Please note that as of September 30, 2015, there was approximately 3,546,403 cubic yards of permitted capacity remaining at the Landfill out of a total of disposal capacity of 8,892,168.

2. Projects Update:

Quinebaug Regional Technology Park Bridge, Road and Utilities Construction

- All utility coordination has been complete and issues resolved to have the necessary utilities in place by end of this year.
- Bridge work has essentially caught up to original schedule of being completed by November 30th. Roadway base has been placed and compacted in preparation for binder course pavement. Bridge safety rail installation begun. Stormwater management structures and swales completed.
- Technology Park Drive. Binder course pavement completed. Electrical conduit installation nearing completion. Grading and loaming of shoulders and swales completed. Water main is installed along Tech Park Drive. Water main has been pressure tested. To date, water, sewer and electrical conduits, including internet service lines, have been installed.
- Sewer lift station contract has been signed and notice to proceed issued. Pre-construction meeting was held on 9/16. Steps are being taken to coordinate the completion of the gas main and tying in the lift station. According to contract, contractor has until March to construct lift station. Timing of and completion of construction is problematic if station is not completed by Y's opening. Discussing with engineering firms and contractors possible alternatives (temporary bypass) to allow Y to open. No change.
- Water line installation from the sewer plant to the Tech Park is covered under BETA's Contract 2 through the WPCA's water line replacement project. Notice of Award has been issued to B&W Paving and Landscaping. 60% of the approximately 4,500 linear feet of proposed water main has been installed. The remaining portion of this water line will be installed this month. Activities are being coordinated with construction of Regional YMCA community center to insure that utilities are in place by the time required by the Y.
- Gas Main – Eversource has informed me that weather permitting, they should be able to complete gas main and energize it by the end of last week.
- YMCA has a completion date of mid-February. No change.

Water Line Replacement/Relining Project

- Contract 1 work is completed in Thompson Avenue/Bates Avenue/Groveland area and in the Wilkinson/Bellevue/Prospect/Oak Streets areas. Any

remaining temporary by-pass piping will be removed this month. Final paving will occur in spring 2016.

- Contract 2 bid has been awarded to B&W Paving and Landscaping for \$8,101,905. Contractor is mobilizing on October 5th. A public informational meeting was held on October 1st at the Elementary School cafeteria. Work is continuing to bring expanded water line from Quinebaug Avenue to the Tech Park (60% complete). Work completed by end of November. The remainder of proposed Contract 2 project areas:
 - Arch Street, Arthur Street, Brown Street, Canal Street, Centennial Street, Church Street (Pomfret to Woodstock), Eden Street, Edmond Street, Fenner Street, Florence Street, Frank Street, Furnace Street, George Street, Grove Street, Interval Street, Letters Street, May Street, Mechanics Street, Memorial Terrace, Milton Street, Olney Street, Pomfret Street, Sewer Plant Road, South Main Street, Tatem Street, Vandale Street, Vine Street, Walnut Street, Wood Avenue (Church to Marshall)
- Work will begin at those locations in spring 2016.

Sewer Lift Stations

- Four stations' work has been completed and they are up and running. Pump Station #6 is presently being worked on and other work at various stations is still ongoing. Associated Construction is responsible for the project in the amount of \$2.9 million for rehabilitation/reconstruction of town's ten sewer lift stations.
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Manganese/Iron Treatment Building

- Proposals were received from the two design/construction teams. Tighe & Bond/R.H. White submitted a bid of \$4.388 million and Stantec/Waterline's bid was \$5.7 million. The low bid is almost \$2.4 million over the project's estimated budget and appropriation. Staff and the WPCA is analyzing the bids, current financing, and the WPCA's budget to see if this project can be accomplished within budget and without having to raise the consumers' rates. This project is proposed on a design-build basis. Will keep you informed once WPCA makes a decision.

Putnam High School Project

- Work is progressing in accordance with construction schedule. Contract for gas lines has been approved and gas will be installed in two phases for the 2015 (installed) and 2016 construction seasons. Expecting to receive significant reimbursement funds from State in December to reflect payment for previously categorized ineligible costs. State holding back reimbursement for project based on their categorization of ineligible costs had strained the Town's cash flow situation for the past five months since we took out temporary notes in July. We've had some difficulty with some of the bids, particularly the technology bid.

3. Collective Bargaining Process. Hoping to report that final contract with all required attachments (health policy plans) has been accomplished and agreement signed before tonight's meeting. Terms will be retroactive back to July 1, 2015.

4. WPCA. WPCA receive town meeting approval to proceed to final negotiations with United Water, possible approval at their November meeting, and with a start-up of December 1, 2015. Initial contract period will be for ten years. Various attorneys including Town Attorney and Bond Counsel are reviewing.
5. Conversion of Owen Tarr Park and Sabin Street/Woodstock Avenue properties. Working with Public Facilities Study Committee to meet the requirements of the state to find a substitute property of equal or better value to replace the passive, open space land off Sabin Street. A proposed conversion of these lands would have to follow the procedures established by state statute and would require that replacement property of equivalent usefulness must be acquired as that being converted. Any proposal would still be subject to approval by the DEEP Commissioner. Based on town meeting approval of an appropriation for engineering and design work on the Sabin Street property, low bidder, Messier Associates, have begun work to determine the field needs on Sabin Street and construction of a bridge to site. A meeting was held with Peter Newth, Bob Messier and our town planner to review possible donation of land from the Newths to the town to propose the necessary substitute land to the state to replace the land taken out of open space dedication on Sabin Street. Messier is preparing a survey incorporating the town-owned land and the land proposed to be donated by Peter Newth. The land proposed for substitution of the Sabin Street property totals approximately 27 to 28 acres. Proposals from 17 architectural firms for design and engineering of Town Hall/Library complex were received on November 6th. Facilities Study Committee will review and develop a short-list of firms and from that they will make a recommendation to the Selectmen.
6. Armory. A tentative agreement has been reached with NOW, Northeast Opportunities for Wellness, and the Town to develop the armory under a design/build/finance/operate and maintain agreement with NOW. A draft agreement has been finished and submitted to Town Attorney and I'm working with him to develop a final draft. Town officials have been consulted on our space needs for the building to include office and storage space for Recreation Department, office and storage space (voting machines) for the Registrars of Voters, and space for our Veterans' Liaison. Common space shared by the Town will include a multipurpose activity hall (gym), multipurpose room/classroom, and a kitchen. A generator will be installed so that building can be used as a shelter if needed. Term of agreement will be for 25 years. A tentative diagram has been previously provided for your information. No change.
7. 6-8 Prospect Street. Lien has been placed against property for town's cost in demolishing the structure.
8. Sidewalk Reconstruction. Sidewalk reconstruction project has begun with the following streets or portions of streets started and/or finished: Battey Street, Church Street, and Kennedy Drive. Work has progressed to Main Street with brick pavers being removed and decorative stamped concrete being installed instead.
9. High Speed Broadband Fiber Installation. One of the firm's under state contract is investigating cost of bringing fiber to Tech Park from the backbone line. Began discussion with Town's IT consultant on bringing high speed fiber installation to certain locations in town for economic development reasons, particularly to our Tech Park. Discussion will be framed as a town policy decision and not just for the sake of installing technology. Possible

ways to manage installation could be as a public utility much like our water and sewer utilities. Some key questions to move this question forward are:

- a. What's Putnam's policy?
- b. Who are the champions to move this forward?
- c. Who are community partners?
- d. Who are the telecommunication carriers serving Putnam?
- e. Identify key players and their roles?

10. Bond Anticipation Notes dated July 1, 2016. Total financing maturing July 1, 2016 totals \$24,030,000 with \$8.6 million for the water line project; \$100,000 for the manganese treatment project; \$2.565 million for the sewer lift stations; \$900,000 for the Tech Park; \$440,000 taxable notes for the gas line extension; and \$11,425,000 for the high school project. Placement occurred on November 3rd and our tax-free notes have coupon rate of 1.25% and a yield of .60% with a maturity date of July 1, 2016. This is a very good rate considering that we don't yet have a credit rating. We'll get a credit rating when we permanent finance the high school project. Cash flow is still continues to be a problem for the Town until issues are resolved with receiving our project reimbursement from the state.