

# MINUTES

## PUBLIC WORKS COMMITTEE

### FEBRUARY 7, 2022

#### **Attendees:**

Daron Stephens, Engineer

Mike Flynn, City Manager

JoEllen Reed, City Commissioner

Kitty Strode, City Commissioner (phone)

Pat Clark, Public Works Director

Dianna Layne, Deputy City Clerk

Shanda Cecil, Planning Department

#### **NEXT MEETING – Monday, March 7, 9:30 AM, in the Training Room.**

**MINUTES** – Shanda made a motion to approve the January 3, 2022 minutes; JoEllen seconded. Minutes approved.

**2022 CALENDAR** – A calendar of 2022 Public Works Committee meetings was passed out so that everyone could get them on their personal calendars and plan accordingly.

#### **NEW PROJECTS/BUSINESS**

- **Signage in City Parking Lot** – Chad Walker, Main Street Winchester chair, had suggested to the City Commission that the City Parking lot be designated as open to the public after 5:00 p.m. There is already a sign designating the County portion of the parking lot as open to the public. The suggestion was made that Chad revise the signage and make it City/County Parking Lot open to the public 5:00 PM – 6:00 AM.
- **Downtown Lighting Change to LED** – This also was a proposal from Chad Walker to upgrade 38 streetlights on Main Street to LED. The City will see no ROI on switching to LED because we do not own the poles, nor do we want to because it would entail lease agreements with all of the utility companies who place their equipment on the poles. In addition, the City would be responsible for replacing poles when they are damaged. KU owns the poles, and when lights go out, they are automatically replacing them with LED. Currently, none of the lights on Main Street are LED, with the exception of the ornamentals that the City owns. LEDs tend to last longer; however, they do not light the area below the light. They are directional. Daron will meet with Trina at KU to get the exact costs, and in our March meeting, we will make a final decision and make a recommendation to the City Commission. MSW has agreed to pay \$1,000 toward the cost of upgrade to LED.
- **Streetlighting** – Daron received a call from a resident at the intersection of Cook and Pendleton requesting a streetlight. There are some lights that are close, but they are low lumens. On the next Public Works agenda, Daron will recommend adding a light at this intersection.
- **Columbia Gas Installation/Replacement of Lines** – Columbia Gas is upgrading lines between the Dollar General on Maple and Mt. Sterling Road, beginning within the next couple weeks. There was a three-page brochure sent to everyone who lives within the area of construction. They will also hang door hangers on each residence. Mt. Sterling Road will be the last piece they do, and they plan to send a second letter to those residents as they move closer to that time. Two of the affected streets are on the 2022 paving program, so the City will pave those with the paving program. Pat expressed his concern about the street cuts Columbia Gas will be doing on Cherry, Sycamore, Green Alley, Linden, Holly, Pendleton, etc. Daron mentioned that when they open cut across the street, they are supposed to

directionally bore those. The only ones they are going to dig into are the ones that go down the street. Where it makes sense to do a full width patch, then that is what they will do. Pat said if they are 1/3 of the way in the street and they fix those back like a street cut, the repair will washboard. An example of that is Waveland at Lexington Avenue driving north to Forest Avenue. We have had multiple complaints about this after Columbia Gas did the same thing there. John Toy had agreed to correct this, which did not happen. Pat suggested they go out to the center of the street and mill it and then pave it. Pat's concerns are duly noted. WMU does full width paving because of the overall aesthetics of the project. If you do not do full width overlay it doesn't look right. Waveland does look terrible, and Mike will follow up with Columbia Gas on this.

- **Parklet Lighting Upgrades** – The quotes have been submitted. Daron will go on MSW's website and download the DDIF Façade Grant Application and fill out as much of it as he can. Then he will send this to Kitty, who will make sure it gets to D&S Hardware, because they are the entity applying for the grant. The project is going to be approximately \$21,000 to replace the wooden poles with metal and install swing lights. The original project was \$20,000. Harper's building is in bad shape, so Daron did not feel comfortable putting the lights against their building. Shanda will notify Harpers that their building is in dire need of tuck pointing. Mike will let MSW know at tomorrow's meeting that the application will be coming.

## **STORMWATER ISSUES**

- **Integrated Engineering Updates** – Daron will be meeting with Integrated for the updates on three studies (Wall Alley, Holiday/Barlow and North Main). All survey work has been done. Cameras have been run in around Kevin Osburn's house on Maple and a pipe failure was found under the house across the street. It is anticipated that the City will have to remove this from under the house and take it out into the street (a smaller version of what we will be doing at the Family Dollar building at Maple/Broadway).
- **Palmer Engineering Updates** – The City requested Palmer to do a study for Buffalo Trace. After Mike and Daron met with Brian Ward, a study may not be needed. The creek leaves W&R and crosses the road, winds around and then goes back to the Green property. Daron talked with Dwayne Green of the Allen Company about the potential of taking the creek and moving it to the other side of the fence. We will have to secure an easement from his father, Curtis Green, and he will probably ask for something for the fence. Keeping it on Ft. Estill is not the right solution; however, putting it over on Curtis Green may have repercussions for his farming business. The City is in need of guidelines for these types of projects where easements are required from property owners. WMU has an easement compensation policy, and Mike will ask for a copy to give us a starting point. You must give people something for their property. If they feel you are being fair, most people will work with you. Palmer will come up with a design for that site and look at how it is going to affect the farm. At this point, all we have done is let Mr. Green know it is coming and asked him if he would entertain the idea. He said he would. We will need to ask Bill if the City buys an easement on county property, do we have to annex the property into the City.
- **Geronimo Court** – The pipe on Geronimo Court (at the end of Buffalo Trace) was installed directly on bedrock. With the tons of dirt on top of it, the plastic pipe became egg-shaped. The Allen Company has finished this repair, so this one October 7<sup>th</sup> Flood issue can be checked off the list. However, we are eventually going to have to consider what we will do with the rest of the subdivision. Staff has discussed the possibility of doing pipe bursting, which is very expensive. These sewers go through the front yards instead of through the

streets. We need to have someone on site when people put this type of pipe in the ground so we can make sure they are following proper construction protocol.

- **Town Branch Update** – Palmer Engineering is still working on the design of Family Dollar and Cartwright building, as well as demolition plans for the Cartwright building. We do not have a closing date yet. Stephanie Blain was told to make this a priority because we want to be ready to move as soon as we have the closing. The parking lot on the backside of the Cairn is supported by the back wall of the Cartwright building. The engineers will be required to provide a design that will stabilize the parking lot while taking out the support of the parking lot during demolition.

JoEllen asked if we have a picture of all of Town Branch. We have camera footage that Palmer Engineering got from Robinson's around the Cartwright building and Family Dollar as far as we could get – approximately 30' or so at both sections. It is possible to camera it from beginning to end as much as the pipe will allow, so we can do some preplanning. Two firefighters went down into the drain behind Napa and Euroworks to Buckner and took pictures. They said it was in good shape and they could not even find cracks. It is stacked stone walls. Chuck Toy called Mike and said he has a crack in the concrete floor of the Napa building. Mike told him that the storm drain upstream from the building is in decent shape. It is from Napa down that we have problems; this is the focal point. It is a different construction. Ultimately, the City needs a plan to get it out from underneath all downtown structures. Contractors would pump flowable fill into the old pipes to close them up. They are going to do this under Family Dollar. What the City needs to do is purchase a camera and get a camera crew and start mapping all the storm sewer systems and set up a replacement program (Asset management). We do not know what we will find when we do this. You don't know what has been tied into the system over the years, but we could divide the City into quadrants and start somewhere. Stephen Berry helped WMU do this.

- **111 Belmont** – Water is coming from Cornerstone Christian Church, jumping the curb and running across this yard. Daron talked with Brian Ward about the potential of installing a catch basin to supplement the one that is at the other end of this property close to the alley. In addition, the City will get 15-20 feet of curb installed too. This is not associated with the October 7<sup>th</sup> Flood.

## **PROJECT UPDATES**

- **FY22 Concrete Services Update** – We have finished two large sections of sidewalk on Alabama and Buckner and are starting today on some smaller sections. The contractor will be moving downtown or to another sidewalk customer on Calloway. All state highway curbs are complete. There is only 8' on Mt. Sterling Road that is not done from what was originally proposed.
- **Bulbouts** – We were not aware, but we were awarded the permit for the bulbouts. Daron will wait closer to the opening of the asphalt plants to begin this project.
- **Main & Broadway Handicapped Ramp** – This project is being put on hold until we get a better direction on Town Branch. If it makes sense to do it while we have everything torn up for the Cartwright building, that is what we will do.
- **Farmers Market** – This project is looking very good. Waiting on brick masons to do the veneer at the bottom of the pillars. Then they will do the gutters, downspouts, and lighting and that will wrap up the structure. We received quotes for repair of the roof and building on top of the silos and the section of sidewalk from Depot Street to the Rapha building. Allen Construction has been authorized to do the sidewalk. They will take the jog out of the

sidewalk, take it down to 6", and put ramps in for the two crosswalks. It is more than Southern Contractors would have charged but the concrete work will all look the same.

- **222 Cook Avenue** – This is the Public Works lot. Approximately 95% of the clearing of the land is complete. We are waiting for the fencing company (Interstate Fence, Inc. out of Mt. Sterling). The Purchasing office will be in contact with them to establish a construction start date. There will be gates off Cook Avenue and off Goldie Avenue. They are getting some engineering done and testing of the soil. Brian Ward recommended pouring a concrete floor and putting the asphalt on top of that to keep the asphalt from bowing in the middle. His concern is setting 1,200 tons of salt on that asphalt. It would push down and bow the asphalt and then you get in there to load salt and your bucket will begin sticking and start chunking the floor. Palmer Engineering doesn't typically do business or residential foundations. He was going to talk with David Deitz and then get back with us. We have to lay the foundation of the stem walls before the company who manufactures the building will bid on it.
- **Jett Drive Storm Sewer** – Allen Company is in a holding pattern. They have acquired all the pipe for the job but are awaiting delivery of the structures. They are on schedule to be delivered the week of February 21<sup>st</sup>. Once Allen starts, the project should take approximately 2-3 weeks.
- **112 Georgia Street** – There is ponding in the gutter line, and Public Works has looked at this. Daron has pictures and he will send them to Pat. When weather permits, we will place some dirt. Dianna will get back with Jenny Abney at the Allen Company about this.
- **Lloyd Stanfield Lot on Jefferson Street** – Lloyd Stanfield contacted Commissioner Chenault about an issue he is having on Jefferson Street. The section of road at the end of Jefferson that used to connect to Depot Street was closed many years ago. Mr. Stanfield wants the road opened back up or wants it cleaned up. There is a homeless encampment in the area and Mr. Stanfield has watched the homeless come onto his lot. They are vandalizing and stealing from cars that are dropped off at his shop. The City Clerk is doing some research to determine when this road was closed, and Daron will find out who actually owns the land. Police are aware of the problem. Upon determination of ownership, the landowner needs to clean up the land. Opening this section of road back up is unlikely, because you would have to have permission from CSX and from RJ Corman.

#### **GENERAL COMMENTS:**

- **Robert Shearer Lot on Winn Avenue** – Shanda is still looking for a grant to do this project.
- **24 Hughes Avenue** – This house is going to be demolished. Dianna is working on the title search for the property.

**ADJOURN** – Dianna made a motion to adjourn; JoEllen seconded. Meeting was adjourned.

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Daron Stephens, Chair

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Dianna Layne, Deputy City Clerk