



# Finance Committee Report

## City of Newton In City Council

**Monday, October 15, 2018**

Present: Councilors Gentile (Chair), Ciccone, Norton, Cote, Rice, Noel, Grossman, and Lappin

Also present: Councilors Baker and Laredo

City staff present: Ouida Young (Acting City Solicitor), Barney Heath (Director of Planning & Development), Alice Ingerson (Community Preservation Planner), Peter Sargent (Chair of Community Preservation Committee), Alex Valcarce (Deputy Commissioner of Public Buildings), and Sue Dzikowski (Comptroller)

**#507-18      Reappointment of Jeffrey Silton as a Constable**

HER HONOR THE MAYOR reappointing JEFFREY SILTON, 120 Cherry Street, West Newton as a CONSTABLE for a term of office to expire on October 25, 2021.

**Action:**            **Finance Approved 8-0**

**Note:**            The Chair explained that he did not invite Jeff Silton in to discuss his reappointment, as he is well known to most of the Committee. Mr. Silton has served as a constable for the past 22 years and is the Deputy Chief of the auxiliary police. Mr. Silton submitted all the appropriate documents including a Constable's Bond. The Committee was pleased to reappoint Mr. Silton and unanimously supported a motion to approve the reappointment.

### **Referred to Land Use and Finance Committees**

**#454-18      Appropriate \$3 million in CPA Funds for an affordable rental development**

COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of three million dollars (\$3,000,000) from the Community Preservation Fund to the Planning & Development Department for a grant to the Newton Housing Authority to create Haywood House, a permanently affordable rental development consisting of 55 one-bedroom units for seniors in a new building to be located on John F. Kennedy Circle, as described in the proposals submitted to the Community Preservation Committee in January and June 2018.

**Land Use Approved 7-0 on 10/02/18**

**Action:**            **Finance Approved 8-0**

**Note:**            Chair of the Community Preservation Committee Peter Sargent presented the request to appropriate \$3 million from the Community Preservation Fund to provide a grant through the Planning & Development Department to the Newton Housing Authority to contribute to funding for the creation of 55 units of affordable senior housing. Mr. Sargent confirmed that the CPA voted to approve the recommended \$3 million dollars on July 10, 2018 in lieu of the previously requested \$2.5 million dollars. Mr. Sargent noted that the \$3 million dollars represents 11% of the total development cost. Mr. Sargent provided details on the construction project to create a new building with 55 one-bedroom rental units and a

community center. The units will be restricted to residents at least 62 years old. All units will be permanently income-restricted from 30% of the Area Median Income (AMI) to 99% of the AMI. Four units will be designated to people that have been homeless or are at risk of homelessness. Consultant for Newton Housing Authority (NHA) Chuck Eisenberg explained that NHA applied to the state to allocate 70% of the units to current Newton residents and expects state approval. The Community Preservation Committee recommendation and full proposal for the project was attached to the agenda. The attachments provide details on the project budget and a history of the development of the project.

The Committee members were supportive of the project and the use of Community Preservation Act funds. A motion to approve the appropriation was supported by a vote of eight in favor and none opposed.

### **Referred to Land Use and Finance Committees**

**#169-18** **Appropriate \$2.5 million in CPA Funds for affordable rental housing for seniors**  
COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of two million five hundred thousand dollars (\$2,500,000) from the Community Preservation Fund to the control of the Planning & Development Department for a grant to the Newton Housing Authority to create 42 one-bedroom units of permanently affordable rental housing for seniors in a new, 55-unit development on John F. Kennedy Circle, as described in the Authority's December 2017 proposal to the Community Preservation Commission and subject to the conditions in the Community Preservation Committee's February 2018 funding recommendation to the City Council.

**Land Use Voted No Action Necessary 7-0 on 10/02/18**

**Action:** **Finance Voted No Action Necessary 8-0**

**Note:** As a revised request for \$3 million for the above project was docketed with the City Council, a motion to vote the item no action necessary was made and supported unanimously.

### **Referred to Zoning & Planning and Finance Committees**

**#509-18** **Community Preservation Fund appropriation for services for Webster Woods**  
COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of one hundred thousand dollars (\$100,000) to the control of the Law Department, for professional services related to the protection of open space at 300 Hammond Pond Parkway, as described in the proposal submitted by the Conservation Commission to the Community Preservation Committee in August – September 2018.

**Zoning & Planning Approved 6-0 on 10/10/18**

**Action:** **Finance Approved 8-0**

**Note:** Community Preservation Committee Peter Sargent joined the Committee. He explained that the CPC met on September 13<sup>th</sup> and recommended approval of a request to appropriate \$100,000 of Community Preservation Act funds to the Law Department to hire consultants to develop a strategy

and estimated costs for protecting the wooded portion of land at 300 Hammond Pond Parkway. The land was sold to Boston College from Mishkan Tefila in 2015. The City is trying to preserve the triangle of wooded land in the rear. If this portion of the property is developed, it would split the entire Webster Woods area in two pieces. There is currently no legal conservation protection on the land.

Councilor Baker provided the history of the Webster Woods area. He explained that this parcel used to be part of Webster Conservation Area. The original land was given by the Webster family to the state and this parcel was carved out and sold to the Temple in the mid-50s. The City retained some rights and then acquired more land to the north; the DCR owns land to the south and this parcel separates the two. Unless this acquisition goes forward, as explained, it will split the land. It is one of the quietest places in Newton even though its near Route 9 and other activity. He commended the staff and citizens for the work that went into putting this proposal together.

Committee Members were supportive of protecting this area and believe that the request is an appropriate use of Community Preservation Act funds. A motion to approve the request was made and supported unanimously.

### **Referred to Public Facilities and Finance Committees**

#### **#494-18 \$500,000 bond authorization for air conditioning units at Carr School**

HER HONOR THE MAYOR requesting authorization to appropriate five hundred thousand dollars (\$500,000) from bonded indebtedness to fund the installation of air conditioning units at the Carr School.

**Public Facilities Approved 6-0-1 (Gentile abstaining) on 10/03/18**

**Action: Finance Approved 8-0**

**Note:** Deputy Commissioner Alex Valcarce presented the request to bond \$500,000 to fund the installation of air conditioning units at the Carr School. It was noted that the proposed work includes ductless split systems for 21 classrooms. The cost per unit is \$20,000 and the request includes funds for design and construction administration. The project is expected to be bid over the winter and the installation to occur over the summer. The City is opting to install the ductless split system, as there is limited space in the attic for mechanicals. A ducted system would require a roof cut as well as additional duct work throughout the school. Ductless systems have become more reliable and have better warranties, making them a better option than a duct system for this project.

Mr. Valcarce noted that wherever possible, condensers would be located on flat roofs, not on the ground. He confirmed that at least a couple of condensers would be located on the roof at 225 Nevada Street. The condensers will generate noise but there is an existing acoustical barrier that will reduce the noise. The Public Buildings Department met with abutters regarding the project and assured them that additional acoustical equipment could be installed to further reduce noise, if necessary.

Mr. Valcarce reviewed the costs of the project and explained that the high prevailing wage rates for the project contribute to the cost. Project Manager Bill Ferguson is working with Eversource

to identify possible opportunities for energy savings. A motion to approve the appropriation was made and the Committee unanimously voted to in favor of the motion.

**Referred to Public Facilities and Finance Committees**

**#511-18      Appropriate \$800,000 to replace the roof at Crafts Street Garage**

HER HONOR THE MAYOR requesting authorization to appropriate eight hundred thousand dollars (\$800,000) from bonded indebtedness for the purpose of funding the replacement of the roof at the Crafts Street Garage.

**Public Facilities Approved 6-0 (Kelley not Voting) on 10/03/18**

**Action:      Finance Approved 8-0**

**Note:** Deputy Commissioner of Public Buildings presented the request to appropriate \$800,000 to replace the roof at the Crafts Street Garage. The project is included in the CIP. The existing roof is 32 years old and has over 200 patches due to leak repairs. The average life expectancy for a roof is between 20-25 years. The Deputy Commissioner reviewed the estimated budget for the membrane roof, a 5% contingency, and allowances for masonry and flashing.

Mr. Valcarce explained that there is \$52,000 included for design as the City will be using a different roofing system. Additionally, the Public Buildings Department must confirm that the roof has no structural issues. It was noted that the "design and CA funds" is funding for design as well as Construction Administration, which includes engineering design, construction drawings and specifications. Bid documents will be prepared for both hot applied and cold applied membrane roofs.

The project will go out to bid in the winter with the intent to complete the work in the spring. Committee members expressed no concerns regarding the request. A Committee member moved approval, which carried unanimously.

The Committee adjourned at 7:42 PM.

Respectfully submitted,

Leonard J. Gentile, Chair