



Finance Committee Agenda

City of Newton In City Council

Monday, October 23, 2017

7 PM
Room 211

Items Scheduled for discussion:

- #333-17 Mayor's appointment of Allan S. Cohen to the Board Assessors**
ALLAN S. COHEN, 12 Philmore Road, Newton, appointed to the Board of Assessors to fill the unexpired term of Michael Flynn. Term to expire January 31, 2018. (60 days 12/15/17) [10/06/17 @ 8:47 AM]
- #332-17 Transfer of Homeless Transportation Funds to the School Budget**
HIS HONOR THE MAYOR requesting authorization to appropriate thirty-two thousand two hundred ninety-seven dollars (\$32,297) from general revenue, which the City received from the McKinney-Vento Homeless Assistance Act to the School Department to offset transportation costs. [10/10/17 @ 5:04 PM]
- #217-17 Acceptance of MGL to create a special revenue fund for PEG and Cable funds**
COUNCILOR LAPPIN requesting the acceptance of General Laws Chapter 44, Section 53F¾, which establishes a special revenue fund known as the Public, Educational, and Government (PEG) Access and Cable Related Fund, to reserve cable franchise fees and other cable-related revenues for appropriation to support PEG access services and oversight and renewal of the cable franchise agreement, the fund to begin operation for fiscal year 2019, which begins on July 1, 2018. [06/13/2017 @ 1:41 PM]
- It is the Chair's intent to NAN the following four items:*
- #110-17 Appropriate \$2 million from Free Cash to the Rainy Day Stabilization Fund**
HIS HONOR THE MAYOR requesting authorization to appropriate two million dollars (\$2,000,000) from Free Cash to the Rainy Day Stabilization Fund. [04/12/17 @ 9:37 PM]
- #353-16 Review/Acceptance of the FY 2018 – FY 2022 5-year Financial Forecast**
HIS HONOR THE MAYOR submitting the Fiscal Years 2018 to 2022 5-Year Financial Forecast for City Council review/acceptance. [10/11/16 @ 11:28 AM]

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: ifairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

Referred to Public Safety & Transportation, Public Facilities, and Finance Committees

- #179-17 Request for parking meter pilot(s)**
COUNCILORS ALBRIGHT, KALIS, LAREDO AND LEARY requesting a parking meter pilot or multiple pilots in Fiscal Year 2018 using the latest technology, which allows payment by credit card and other features, such as monitoring meter usage, providing feedback to administrators, information to drivers, and allowing time-based fee adjustment. [05/22/17 @ 9:15 AM]
Public Safety & Transportation voted No Action Necessary 5-0 on 10/18/17
Public Facilities voted No Action Necessary 6-0 on 10/18/17

Referred to Public Facilities and Finance Committees

- #385-16 Discussion about the Community Solar Share Program**
PUBLIC FACILITIES COMMITTEE requesting discussion with the Administration and Public Buildings Department about the Community Solar Share Program, which intends to provide credits resulting from solar power generated at 70 Elliot Street to qualifying low income residents. [10/26/16 @ 4:20 PM]
Public Facilities voted No Action Necessary 6-0 on 10/18/17

Note: It is the Chair's intention to review the following items for end of term action:

Referred to Programs & Service, Public Facilities and Finance Committees

- #178-17 Appropriate \$500,000 for renovations to the Newton Free Library**
HIS HONOR THE MAYOR requesting authorization to appropriate the sum of five hundred thousand dollars (\$500,000) from bonded indebtedness for the purpose of funding renovations at the Newton Free Library to include expansion of the Children's Room and other improvements to the First Floor. [05/30/17 @ 2:38 PM]
Item split into Part A and Part B. Part A – \$75,000 for design and soft costs. Part B - \$425,000 for construction costs; City Council Approved Part A on 06/19/17

Referred to Public Facilities and Finance Committees

- #123-17 Pilot Program for curbside food waste collection**
COUNCILORS SANGIOLO, NORTON, CROSSLEY, LENNON, AUCHINCLOSS, HARNEY, FULLER, ALBRIGHT, LAPPIN, AND LAREDO requesting the City through the Department of Public Works, pilot a curbside food waste collection program. [04/21/17 @ 11:15 AM]

Referred to Land Use and Finance Committees

- #122-17 Discussion on fees for Special Permits**
COUNCILOR COTE requesting a discussion with the Planning & Development Department regarding the fees charged for Special Permits and what the actual costs are for issuing Special Permits. [04-18-17 @ 12:32 PM]

Referred to Public Facilities and Finance Committees

- #91-17** **Licensing agreement for wireless carriers to install equipment on city poles**
COUNCILORS CROSSLEY, ALBRIGHT AND LAPPIN requesting a discussion with the administration regarding possible licensing agreements with wireless carriers, and to create a policy and to develop and adopt a uniform license agreement for wireless carriers to install wireless communication devices on city-owned poles in the public way. [03/27/17 @ 4:44 PM]

Referred to Public Facilities and Finance Committees

- #6-17** **Request to establish filing fee for wireless attachments in the public way**
COUNCILORS CROSSLEY, ALBRIGHT, LAPPIN AND GENTILE requesting the establishment of a filing fee from petitioners seeking to attach wireless communications devices to existing or proposed structures in the public way. [12/23/2016 @ 8:37 AM]
Public Facilities Approved 6-0 and referred the item to Finance

Referred to Zoning & Planning and Finance Committees

- #444-16** **Amendment add fines for certain violations of the Accessory Apartment Ord.**
COUNCILOR BAKER AND COMMISSIONER OF INSPECTIONAL SERVICES proposing an amendment to Chapter 20 of the City of Newton Revised Ordinances to allow non-criminal ticketing of certain violations of the Accessory Apartment Ordinance. [12/16/16 @ 1:40 PM]

Referred to Land Use, Programs & Services and Finance Committees

- #256-16** **Request to extend notification area of notice for special permit petitions**
COUNCILORS COTE, NORTON, HARNEY, BLAZER, BROUSAL-GLASER, AND LEARY requesting an amendment to the City Council Rules, Article X; Section 6 – Additional Notification Requirements, to include that the area of notice for special permit petitions be expanded beyond the abutters to abutters within 300' required by Massachusetts General Law Chapter 40A to also include property owners within 600' of the subject property. This notification will apply to all classes of building except for residential 1 and 2-family units that will remain 1 or 2-family units after receiving a special permit. Only abutters to abutters within 300' will be entitled to the rights conferred by Massachusetts General Law Chapter 40A. [07/01/16 @2:09 PM]
- #209-16** **Discussion of expenditures related to the Complete Streets Grant**
COUNCILOR FULLER requesting discussion regarding expenditures related to the Complete Streets grant with representatives of the Department of Public Works. [05/26/16 @ 1:11 PM]
- #112-16** **Appropriation of mitigation funds for pedestrian and traffic improvements**
HIS HONOR THE MAYOR requesting authorization to appropriate and expend the following Mitigation Funds:

A. Village Café at 719 Washington Street	\$2,500
B. 258 Nevada Street at Linwood Street	\$1,500
C. Cherry Street at Washington Street	\$2,000
D. O’Hara’s Restaurant, Newton Highlands	\$2,500
E. Rox Diner Parking & Pedestrian Improvements	\$2,500
G. Canton Circle LLC, 714-724 Beacon Street	\$10,000

#40-16

Request to accept MGL 149 Sec 148C related to earned sick time for employees

COUNCILOR SANGIOLO requesting that City of Newton formally accept and/or take all necessary steps to accept Massachusetts General Law Chapter 149, Section 148C, in order to qualify full-time, part-time, seasonal, and temporary employees coverage under the earned sick time regulation, 940 CMR 33, as approved by the voters of Massachusetts in the 2014 Election as Ballot Question 4 – Earned Sick Time for Employees. [01/19/16 @ 2:35 PM]

Referred to Public Facilities and Finance Committees

#223-15

Discussion on the process of licensing the use of city buildings

ALD. LAREDO requesting a discussion of the process of licensing the current and future use of city building, including: (a) how licensees may request the use of city buildings; (b) the process for determining which licensees will get the use of city buildings; (c) how the fees for the use of city buildings are set; and (d) how the current process compares to the process for permitting the use of school buildings. [08/13/15 @ 11:20 AM]

#190-15

Discussion of policy to record all meetings and post meeting materials online

ALD. SANGIOLO requesting a discussion with the Executive Department relative to creating a policy to require audio recordings of all meetings of boards and commissions and requiring them to be posted to the City’s website, as well as posting of all documentation that is reviewed by boards and commissions and/or by their designated City staff member.

Referred to Zoning & Planning, Land Use and Finance Committees

#104-15

Qualification of affordable units developed at Comm Ave, Pearl St, and Eddy St

ALD. JOHNSON, LAREDO, AND GENTILE requesting a report from the Planning Department re how many of the affordable units developed at Commonwealth Avenue, Pearl Street, and Eddy Street qualify for inclusion on the State’s Subsidized Housing Inventory List; if a property is not on the list, what can be done to make it eligible. [04/09/15 @ 12:00 PM]

Zoning & Planning voted No Action Necessary 7-0 on 04/12/17

Referred to Land Use and Finance Committees

#49-14

Implementation of technology to monitor compliance with special permits

LAND USE COMMITTEE requesting discussion with the Chief Financial Officer and the Chief Information Officer regarding the critical need to implement technology which enables the development, management and use of shared, searchable, mobile-accessed (both read and write) database which contains parcel-based information that can be accessed by all city departments (including Planning, Inspectional Services (ISD), Assessing, Engineering, Fire, Police, Health), the Board of Aldermen and the community. This technology must support the work of ISD and other departments in both the office and the field to more effectively and efficiently monitor and enforce compliance with approved special permits and other related Board Orders. [02/10/14 @ 6:47 PM]

Items not scheduled for discussion:

Referred To Public Facilities and Finance Committees

#320-17

Request to construct fence around Rumford Avenue solar site

COUNCILORS SANGIOLO, HARNEY AND GENTILE requesting that His Honor the Mayor take the necessary steps to construct a 9½' chain link fence with ivy around the exterior of the Rumford Avenue solar site. [09/29/17 @ 2:18 PM]

Public Facilities on 10/18/17

Referred to Public Facilities and Finance Committees

#171-17

Ordinance Amendment Sec 29-80 Sewer Use Charge

HIS HONOR THE MAYOR requesting an amendment to Section 29-80 Sewer Use Charge of the City of Newton Ordinances by adding the following sentence at the end of Paragraph (a): Notwithstanding the foregoing, seasonal water takers not eligible for an outdoor meter under said Section 29-24, shall pay a charge for the use of sewerage works in proportion to water consumption. [05/30/17@ 3:21 PM]

Referred to Public Safety; Prog. & Serv., Zoning & Planning; and Finance Committees

#140-14 (2)

Amend ordinances to add licensing requirements and criteria for lodging houses

ZONING & PLANNING COMMITTEE requesting to amend Chapter 17, City of Newton Ordinances, to establish licensing requirements and criteria for lodging houses.

Respectfully submitted;

Leonard J. Gentile, Chair



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

#333-17
Telephone
(617) 796-1100
Facsimile
(617) 796-1113
TDD/TTY
(617) 796-1089
E-mail
swarren@newtonma.gov


Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Ladies and Gentlemen:

I hereby appoint Allan S. Cohen of 12 Philmore Road, Newton to the Board of Assessors to fill an unexpired term ending February 1, 2018 and to fill a three-year term commencing on February 1, 2018 and expiring on February 1, 2021.

Thank you for your attention to this matter.

Very truly yours,



Setti D. Warren
Mayor

RECEIVED
Newton City Clerk
2017 OCT -6 AM 8:47
David A. Olson, CMC
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

ALLAN S. COHEN

12 Philmore Road, Newton, MA 02458
617-755-5713
acvalue@aol.com

ASSESSOR'S DESIGNATION

Massachusetts Association of Assessing Officers (MAAO), Accredited Assessor, Certificate No. 771

LICENSE DESIGNATION

Certified General Real Estate Appraiser, Commonwealth of Massachusetts, License No. 5423

EXPERIENCE

Assistant Assessor, Commercial and Investment Real Estate

Newton, MA

City of Newton

1994 – Present

- Inspect an estimated 2,000 commercial, industrial, multi-family, investment, institutional, and tax-exempt properties located within the City.
- Collect, verify, and enter data (for Vision and Excel databases) pertinent to assessments, including sales verification and rental data. Prepare and/or review spreadsheets for internal and Department of Revenue uses.
- Initiate and manage a mechanism to track appellate tax board decisions, including names of participants, communities, and outcomes.
- Author appraisal reports and provide testimony at Appellate Tax Board hearings.

Independent Real Estate Appraiser & Contractor

Newton, MA

Towns of Framingham and Wayland's Assessing Departments;
City of Quincy Assessing Department; Town of Weston's Housing Authority;
Boston Housing Authority; and additional clients inside Route 128.

1988 – Present

- Consultant to local communities and authorities regarding property values, market analysis, and data collection.
- Conducted and presented two quinquennial rent studies for U.S. Department of Housing and Urban Development for the town of Weston to facilitate the determination of market rent for residential town-owned properties.
- Provided City of Boston and its Housing Authority appraisals of municipally-owned land.
- Independent contractor for multiple appraisal offices in the Greater Boston area appraising a vast mix of properties, including apartment buildings, commercial and retail buildings, easements, light industrial buildings, and a broad mix of other properties.

Real Estate Development and Property Manager

Greater Boston

Held Massachusetts licenses for real estate sales and brokerage

1980 – 1994

- Developed, managed, rented, and sold real estate including residential condominiums, apartments, new construction, mixed-use buildings, and office buildings.

EXPERT TESTIMONY

- Successfully represented City of Newton at the Massachusetts Appellate Tax Board (ATB) in valuation cases where the appellants were among nationally known department store operators, local office building owners, retail property owners, and apartment complex owners.
- Represented Town of Wayland at the ATB in two valuation cases resulting in wins for the town's assessors.
- Represented property owners in Massachusetts Family & Probate Court divorce settlement proceedings including valuation of real property and partial interests in commercial and residential properties in Suffolk, Middlesex, Essex, Norfolk, and Plymouth counties.

SELECT SPEAKING ENGAGEMENTS & ARTICLES

- Contributing Writer; New England Real Estate Journal, writing quarterly articles pertinent to assessing and appraising industry topics. 2015-Present
- Massachusetts Board of Real Estate Appraisers, Panelist discussing the role of the assessor and career opportunities in assessment administration, April 2010.
- Appraisal Institute (AI), MA-RI Chapter, Panelist, *A Review of the Assessment Appeal Process*, September 2010; joint meeting of the AI and MAAO.
- Boston University, Commercial Lease Analysis course 2007 - 2012, guest speaker, "Real Estate Taxes, Impact Upon Landlord and Tenants."

AFFILIATIONS

Massachusetts Association of Assessing Officers
Massachusetts Board of Real Estate Appraisers (MBREA), Board of Trustees 2007-2012
MBREA Government Relations Committee, Chair 2009-Present
Appraisal Institute, Massachusetts-Rhode Island Chapter, Associate Member

EDUCATION

Boston University, Center for Professional Education
Certificate in Real Estate Finance, 2005
Certificate in Commercial Real Estate, 2004

Boston College, Bachelor of Arts, 1984

AWARDS

2014 Massachusetts Board of Real Estate Appraiser's President's Award



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

#332-17
Telephone
(617) 796-1100
Facsimile
(617) 796-1113
TDD/TTY
(617) 796-1089
E-mail
swarren@newtonma.gov

October 10, 2017

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Ladies and Gentlemen:

I write to request that your Honorable Council docket for consideration a request to move the state reimbursement of \$32,297 that came from the McKinney-Vento Homeless Assistance Act from general revenue account #0130101-433018 to the School Department to offset transportation costs. Please see accompanying letter from Liam Hurley, Assistant Superintendent/Chief Financial and Administrative Officer.

Thank you for your consideration of this matter.

Very truly yours,

Setti D. Warren
Mayor

RECEIVED
Newton City Clerk
2017 OCT 10 PM 5:04
David A. Olson, CMC
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE



Office of Business, Finance and Planning
100 Walnut Street
Newtonville, MA 02460
617-559-9025

RECEIVED
Newton City Clerk
2017 OCT -6 AM 11:32
David A. Olson, City Clerk
Newton, MA 02459

TO: School Committee
FROM: Liam Hurley, Assistant Superintendent / Chief Financial and Administrative Officer
DATE: October 2, 2017
RE: Vote to Accept McKinney-Vento State Reimbursement for Homeless Students

This is to ask the School Committee to approve a request of the City Council and the Finance Committee to vote to appropriate the state reimbursement of \$32,297 for McKinney Vento Homeless Student Transportation to the School Department. Current receipts are housed in general revenue account # 0130101-433018. Appropriating these funds to the School Department will allow for the district to directly offset a portion of the cost of bus transportation in FY 18.

The McKinney-Vento Homeless Assistance Act, reauthorized in December 2001 as part of the Federal No Child Left Behind Act, ensures educational right and protections for children and youth experiencing homelessness. The Massachusetts Educational Plan provides services aimed at preventing homeless children from experiencing further instability in their lives by minimizing their moves from school to school.

CC: Susan Dzikowski, Comptroller
Maureen Lemeiux, Chief of Staff/Chief Financial Officer
David Olson City Clerk



WARD		#332-17
I	Ellen Gibson	
II	Margret Albright	
III	Angela Pitter-Wright, Vice-Chair	
IV	Diana Fisher Gomberg	
V	Steven Siegel	
VI	Ruth Goldman, Chair	
VII	Matthew Hills	
VIII	Margie Ross Decter	

NEWTON SCHOOL COMMITTEE

MEMO

To: Liam Hurley
From: Lisa Mazzola, Secretary, Newton School Committee
Re: School Committee
Date: October 2, 2017

On October 2, 2017 the School Committee voted to accept the McKinney-Vento State Reimbursement for Homeless Students as follows:

Motion is made to approve a request of the City Council and the Finance Committee to vote to appropriate the state reimbursement of \$32,297 for McKinney-Vento Homeless Student Transportation to the School Department.

A motion was made (Fisher Gomberg), seconded (Ross Decter) and approved 8-0 (absent Mayor Warren) to approve McKinney-Vento reimbursement funds in the amount of \$32,297.

CITY OF NEWTON

DOCKET REQUEST FORM

DEADLINE NOTICE: Council Rules require items to be docketed with the Clerk of the Council NO LATER THAN 7:45 P.M. ON THE MONDAY PRIOR TO A FULL COUNCIL MEETING.

To: Clerk of the City Council

Date: 06-13-17

From (Docketer): Councilor Lappin

Address:

Phone:

E-mail:

Additional sponsors:

1. Please docket the following item (it will be edited for length if necessary):

Requesting the acceptance of General Laws Chapter 44, Section 53F3/4, which establishes a special revenue fund known as the PEG Access and Cable Related Fund, to reserve cable franchise fees and other cable-related revenues for appropriation to support PEG access services and oversight and renewal of the cable franchise agreement, the fund to begin operation for fiscal year _____, which begins on July 1, _____

2. The purpose and intended outcome of this item is:

- Fact-finding & discussion, Appropriation, transfer, Expenditure, or bond authorization, Special permit, site plan approval, Zone change (public hearing required), Ordinance change, Resolution, License or renewal, Appointment confirmation, Other: MGL Acceptance

RECEIVED Newton City Clerk 2017 JUN 13 PM 1:41 David A. Olson, OMC Newton, MA 02459

3. I recommend that this item be assigned to the following committees:

- Programs & Services, Zoning & Planning, Public Facilities, Finance, Public Safety, Land Use, Real Property, Special Committee, No Opinion

4. This item should be taken up in committee:

Immediately (Emergency only, please). Please state nature of emergency:

- As soon as possible, preferably within a month, In due course, at discretion of Committee Chair, When certain materials are made available, as noted in 7 & 8 on reverse, Following public hearing

Part I ADMINISTRATION OF THE GOVERNMENT

Title VII CITIES, TOWNS AND DISTRICTS

Chapter 44 MUNICIPAL FINANCE

Section PEG ACCESS AND CABLE RELATED FUND
53F3/4

Section 53F3/4. Notwithstanding section 53 or any other general or special law to the contrary, a municipality that accepts this section may establish in the treasury a separate revenue account to be known as the PEG Access and Cable Related Fund, into which may be deposited funds received in connection with a franchise agreement between a cable operator and the municipality. Monies in the fund shall only be appropriated for cable-related purposes consistent with the franchise agreement, including, but not limited to: (i) support of public, educational or governmental access cable television services; (ii) monitor compliance of the cable operator with the franchise agreement; or (iii) prepare for renewal of the franchise license.