

CITY OF NEWTON

IN BOARD OF ALDERMEN

FINANCE COMMITTEE REPORT

MONDAY, JUNE 23, 2008

Present: Ald. Coletti (Chair), Lennon, Johnson, Salvucci, Freedman, Parker, and Gentile

Absent: Ald. Schnipper

City Staff: Susan Burstein (Chief Budget Officer), Dave Wilkinson (Comptroller), Cindy Stone (Director of Jackson Homestead), Nicholas Parnell (Commissioner of Public Buildings), David Tannozzini, (Public Buildings Department Engineer), Josh Morse (HVAC with Buildings), Scott Perrin (Newton North High School), Nancy Grissom (Community Preservation Committee), Alice Ingerson (Community Preservation Manager), Jeffrey Sacks and Keith Jones (Community Preservation Committee), Josephine McNeil (Executive Director, Citizens for Affordable Housing in Newton Development Organization "CANDO")

Appointment by HIS HONOR THE MAYOR

#226-08 MARK DERBY, 1540 Commonwealth Avenue, West Newton, appointed as a member of the Horace Cousens Industrial Fund for a term to expire on June 30, 2010. Mr. Derby will be serving the last two years of Procter Houghton's Trustee term. [6-9-08 @ 2:06 PM]

ACTION: **APPROVED 4-0-1 (Ald. Freedman abstaining, Parker and Gentile not voting)**

NOTE: The committee received a letter dated May 30, 2008 from His Honor the Mayor recommending the appointment of Mark Derby as member of the Horace Cousens Industrial Fund.

Mr. Derby appeared before the committee this evening, Mr. Derby introduced himself to the committee stating he is a life long resident of the City and his professional business is also in Newton. Mr. Derby has a friendly and business relationship with Dr. Sofman who is also a member of this committee. Dr. Sofman recommended Mr. Derby to His Honor the Mayor for his appointment. His Honor the Mayor and Mr. Derby have met and discussed the expectations of this appointment.

Mr. Derby is very interested in this fund and considers it a great opportunity to be on this committee.

Ald. Salvucci made the motion for approval; the committee approved this appointment without hesitation.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#81-08(2) HIS HONOR THE MAYOR requesting authorization to appropriate and expend one hundred eighty-five thousand dollars (\$185,000) from bonded indebtedness for the purpose of accepting and reconstructing Bencliffe Circle. [6-8-08 @ 5:12 PM]

PUBLIC FACILITIES APPROVED 6-0 on 6-18-08

ACTION: APPROVED 5-0 (Ald. Gentile and Parker not voting)

NOTE: The Comptroller prepared a "First Call Report" for this item dated June 18, 2008. Dave Wilkinson, Comptroller joined the committee for discussion on this item.

Mr. Wilkinson stated the Board of Aldermen ordered the improvement and assessment of betterments for this project in Board Order #81-08 on April 7, 2008 and this appropriation is a bond authorization. Docket #81-08 provides the up front funding for the completion of the project.

Bencliffe Circle is located in Ward 4/1.

The committee was satisfied with the report provided by Mr. Wilkinson and made the motion for approval.

#227-08 HIS HONOR THE MAYOR requesting authorization to appropriate and expend ten thousand dollars (\$10,000) from the Commonwealth Golf Course Mayor's Golf Day Receipts Reserved for Appropriation fund to the Parks and Recreation Revolving fund for the purpose of funding scholarships for youth attending Parks and Recreation camp programs. [6-10-08 @ 5:12 PM]

ACTION: APPROVED 5-0 (Ald. Gentile and Parker not voting)

NOTE: The Comptroller prepared a "First Call Report" for this item dated June 18, 2008. Dave Wilkinson, Comptroller again joined the committee for discussion on this item.

Mr. Wilkinson stated that a total of \$38,787 in accumulated gold day contributions are currently on deposit in this account.

The committee was satisfied with the report provided by Dave Wilkinson and made the motion for approval.

#188-08 HIS HONOR THE MAYOR requesting authorization to appropriate and expend eighteen thousand nine hundred dollars (\$18,900) from Free Cash for preparing the design and specifications for the exterior painting and roof replacement for the Jackson Homestead in preparation for its bicentennial celebration in 2009. [May 13, 2008 @ 5:12 PM]

ACTION: APPROVED 4-0-1 (Ald. Salvucci abstaining, Gentile and Parker not voting)

NOTE: An amended letter dated June 20, 2008 from His Honor the Mayor was submitted to the committee requesting this appropriation be taken from Capital Stabilization Fund rather than the Free Cash fund originally appropriated.

Cindy Stone and Nick Parnell joined the committee for this discussion. Ms. Stone described the ongoing issues with the building needs. Ms. Stone stated the roof has been leaking causing the paintings inside to be ruined.

Mr. Parnell stated this \$18,900.00 is for the design and specifications for the exterior painting and roof replacement, this money does include the cost of the work. The estimate to complete the painting and roof replacement work would cost approximately \$180,000, 00, which would include stripping the roof, new boards, gutter, and support systems, and ice barriers. If any alterations are to be made to the museum Mr. Parnell will bring this to the attention of the Historic Commission.

Mr. Parnell was asked to provide the Public Facilities Committee with the paperwork from the design for their next meeting.

The committee made a motion for approval.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#144-08 **HIS HONOR THE MAYOR** requesting bond authorization of two million thirty-one thousand dollars (\$2,031,000) for the costs related to energy savings improvements to be undertaken by NORESKO, an Energy Services Company, at the F.A. Day Middle School; said savings are designed to generate savings sufficient to offset the cost of the project. [4-08-08 @ 5:31 PM]

PUBLIC FACILITIES APPROVED 6-0 on 4-23-08

ACTION: APPROVED 6-0 (Ald. Gentile not voting)

NOTE: A letter dated April 1, 2008 from His Honor the Mayor was submitted to the committee requesting this appropriation.

Nick Parnell, David Tannozzini, Susan Burstein, Josh Morse joined the committee for discussion on this item.

Susan Burstein stated the project would be funded through bonding and not a municipal loan.

The decision of the City is to borrow the money for this project. The City will purchase the necessary equipment from NORESKO and will not be leasing the equipment.

The City will take sixteen years to payback the money for purchasing this equipment. If it is based on a higher cost of energy, the City may be able to pay back the bond sooner. Bonds will be sold and will not exceed fifteen years in duration.

The City is proposing to audit an additional one-million square feet in other locations to find their air conditioning needs. One significant improvement will be to install programmable

thermostats.

The current air conditioning units at the F.A. Day School are twenty five year old units and are not efficient.

Ald. Parker made the motion for approval. The committee would like to have a different draft board order written before its July 14, 2008 Board of Aldermen meeting reflecting that the City will be buying the equipment from NORESKO and will not be leasing it. The bond authorization shall not to exceed fifteen years.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#228-08 THE SCHOOL DEPARTMENT requesting authorization to settle from Window Services, Inc. a claim in the amount of twenty thousand seven hundred fifty-two dollars (\$20,752) for repairs to 154 windows at 3 different school locations (Countryside School, Franklin School, and the Education Center) in September and October of 2007. Funding source to be School Account # 98550690-52407 [6-10-08 @ 4:42 PM]

PUBLIC FACILITIES APPROVED 3-1 (Salvucci opposed, Lennon and Gentile not voting) on 6-18-08

ACTION: MOTION TO APPROVE FAILED TO CARRY 2-2-3 (Salvucci, Johnson opposed; Parker, Freedman, Gentile abstaining)

NOTE: A letter from Nick Parnell, Public Buildings Commissioner dated June 17, 2008, was provided to the committee indicating the School Department is requesting this authorization to pay Window Services, Inc. out of the school building maintenance account.

Mr. Parnell and Mr. Wilkinson again joined the discussion on this item. Mr. Parnell stated that the School Department contacted a vendor to repair windows at three different school locations. The vendor completed the work satisfactorily but without written authorization from the City, a purchase order was never completed therefore, Window Services, Inc. have not been paid.

Purchasing Department brought this to the Comptroller's attention that a purchase order was not completed and the Purchasing Department would not pay the vendor for services completed.

The City did not conform to Chapter 30B which constitute the state bidding laws.

Mr. Wilkinson stated we are reporting a liability on June 30, 2008 but the vendor cannot be paid until it is voted on. The committee stated the vendor would be paid when the funds are certified by the Comptroller's office, twenty days after the July 14, 2008, Board of Aldermen meeting, if approved.

The committee made a motion to approve which failed to carry.

REFERRED TO PROG& SERV, PUB.FACILITIES & FINANCE COMMITTEES

#192-08 HIS HONOR THE MAYOR requesting authorization to appropriate and expend \$5,069,783 from the following sources for the purpose of installing new fields and track at Newton South High School:

(A) Capital Stabilization Fund.....\$1,851,783

(B) Bonded Indebtedness.....\$3,218,000

(C) and to establish an appropriate vehicle into which \$500,000 may be transferred from the Capital Stabilization Fund to support the annual maintenance of these fields.

[05-13-08 @ 5:02 PM]

PROGRAMS & SERVICES APPROVED 5-0-2 (Merill, Sangiolo abstaining) on 5-21-08

PUBLIC FACILITIES APPROVED 5-0-1 (Albright abstaining) on 5-21-08

ACTION: **(A) APPROVED at \$300,000 6-1-0 (Ald. Salvucci opposed)**
(B) HELD at \$1,551,783 6-1-0 (Ald. Salvucci opposed)

NOTE: Ald. Coletti stated in regards to (C) the money will remain in capital stabilization fund and will not be enacted on until special legislation is moved through the committee process and approved by the legislator to create the fund. This will not happen until the beginning of the New Year because the legislation is going out of session and will not reconvene until that time.

Ted Tye and Susan Burstein joined the committee tonight for discussion on this item.

Ald. Coletti read the cost estimates for Newton South High School fields, which will cost approximately the following:

Baseball field and natural grass at a cost of \$649,109.00.

Softball field and natural grass with a competition outfield at a cost of \$381,475.00.

Competition field of synthetic turf at a cost of \$1,245,619.00.

Football field that will be enlarged and will be synthetic turf at a cost of \$1,091,048.00.

New track that will be enlarged for reconstruction at a cost of \$822,654.00.

In addition, there is a contingency included at 15% that is \$628,486.00.

The soft cost for the design and permitting of the fields at a cost of \$251,394.00.

Total estimate from Gale is approximately \$5,069,783.00.

The committee asked Susan Burstein if this contract will go out to bid or if it will be awarded to Gale Associates and when the bonds will be sold. Susan Burstein stated that the bonds will be sold in March 2009 and the project does not have to go out to bid. This project can be awarded to Gale Associates.

Ald. Parker asked if the matching funds have been collected. Ted Tye stated the money has not been completely raised. Newton Youth Soccer, Newton Girls Soccer, and Baseball leagues all have committed to \$100,000.00 each. The Baseball league would pay over a period of ten years. Mr. Tye stated that the City could receive a discount available through U.S. Soccer which allows the City to buy the turf material at approximately \$200,000.00.

Ald. Parker made the suggestion of perhaps auctioning the naming rites and the selling of each of the four fields.

Ald. Parker moved the motion for approval (A) at \$300,000.00 from Capital Stabilization for the design work to be completed. Ald. Coletti stated with the understanding of a design plan be presented to the committee before December 2008 for the approval to sell bonds in March, 2009 and be able to start this project in Summer of 2009. (B) was held at \$1,551,783.00.

Ald. Coletti will speak with Lou Taverna, City Engineer to ask the approximate cost for the drainage of the fields.

REFERRED TO COMMUNITY PRESERVATION & FINANCE COMMITTEES

#193-08 THE COMMUNITY PRESERVATION COMMITTEE recommending that the sum of \$40,000 (including \$750 for legal costs) be appropriated from the FY08 Community Preservation historic resources and general reserves, to determine the feasibility of restoring the historic 1880s pond in Farlow Park. [05-12-08 @ 10:07 AM]

COMMUNITY PRESERVATION APPROVED 6-0 on 5-27-08

ACTION: APPROVED 7-0

NOTE: Keith Jones joined the committee for this discussion. Mr. Jones stated this project has been under discussion for three years. Community Preservation Committee (CPC) approved a preliminary investigation into whether or not the CPC can find water at Farlow Park or the use of a restoration of a pond and secondarily for irrigation purposes for a playground that is next to the Underwood School.

Ald. Coletti read the cost estimates for the restoration of the pond in Farlow Park, which will cost approximately the following:

Well investigation/Groundwater testing estimated cost is \$13,000.00.

Testing of original out flow system to Eldredge Street sewer estimated cost is \$5,000.00.

Inspection and redesign of pond basin estimated cost is \$5,000.00.

Design of pumping and irrigation system, including study of safety issues and long-term operations and maintenance plan for the pond, which dedicated funding sources estimated cost is \$16,250.00.

Law Department estimated cost is \$750.00.

Total estimate cost for the restoration of the pond in Farlow Park is approximately \$40,000.00.

Ald. Lennon said this application has been revised to fit the requirements and concerns of the CPC, the CCP and the Parks and Recreation Department. He felt the Friends of Farlow Park have worked very hard, were very accommodating, and raised an impressive amount of money from the surrounding community. He supported this item.

Ald. Lennon made motion for approval; the committee approved without hesitation.

REFERRED TO CMTE. ON COMM. PRES. AND FINANCE COMMITTEE

#383-07 THE COMMUNITY PRESERVATION COMMITTEE recommending that the sum of \$498,500 be appropriated from the FY08 Community Preservation Fund's community housing and general reserves for development and associated legal costs of a community housing project proposed at 29 Coyne Road, Waban, by CAN-DO (Citizens for Affordable Housing in Newton Development Organization). [11-13-07 @ 5:09 PM]

NOTE: This item was amended to \$576,000 for a three-unit community housing project.

CMTE.ON COMM.PRES. APPROVED 3-1-2 (Yates opposed; Ciccone, Parker abstaining) on 5-27-08

ACTION: HELD 7-0

NOTE: Jeffrey Sacks and Josephine McNeil joined the committee for discussion this evening.

Jeffrey Sacks reported to the committee that the project has received its comprehensive permit. The plan is to improve and make repairs to an existing single family, and to add a two family modular style home, similar to what was built on Chestnut Street. These units will remain rental properties through Section 8. The program will be subsidized through the Federal government.

Josephine McNeil reported that CANDO and the neighbors have met. Neighbors raised concerns and stated this project should not be completed. The project was initiated when the previous homeowners came to CANDO in 2004 expressing their interest to selling their home to them at the assessed value to be used for affordable housing.

Michael Lepie, 422 Chestnut Street, abutter to 29 Coyne Rd. expressed concern that the drainage issues were not being sufficiently addressed to protect his property. He showed several topographical maps that he felt showed the water flow in the area to be problematic with this new construction. Mr. Lepie is also concerned about the parking, only five spaces will be available for three units, and because the driveway is narrow, residents would park on the street. The extra vehicles and pollution will change the neighborhood.

Josephine McNeil commented that CANDO's engineer was going to re-design the system per the recommendation of the City engineer. The City engineer will have to approve the new design before a permit is issued.

Ald. Parker stated he wanted the standard to be beyond what the code was so that they could be sure the abutters were not affected by drainage problems.

Ald. Salvucci recommended that a revised plan of the proposed leaching galleys and dry well drainage system be submitted for review and approval of the City Engineer before issuing a permit.

Some committee members shared concerns. They were not convinced that the drainage plan for this site is sufficient. Members stated that abutters should not have to deal with any kind of water problem on their property, housing being built in their backyards, significant changes in changing the neighborhoods just to have affordable housing. Members are concerned that there should be affordable housing but perhaps do a better job in finding locations that would not impact on the neighbors.

Ald. Salvucci made the motion to hold this item until the City engineer can review and accept the plan, the committee to make a site visit, and for the committee to meet with the neighbors.

Ald. Coletti and Salvucci will meet with Lou Taverna, City Engineer in regards to the engineer and drainage aspects.

The committee adjourned at approximately 11:05 pm.

Respectfully Submitted,

Paul E. Coletti, Chairman