

CITY OF NEWTON
IN BOARD OF ALDERMEN
FINANCE COMMITTEE REPORT
MONDAY, MARCH 24, 2003

Present: Ald. Coletti (Chair), Gerst, Bullwinkle, Stewart, Parker and Schnipper

Absent: Ald. Ciccone and Lipof

Also Present: Ald. Lipsitt and Linsky; Nick Parnell (Public Buildings Commissioner), David Wilkinson (Comptroller), Lou Taverna (DPW Utilities Director), Jennifer Goldson (Preservation Planner, Planning Dept.), Jeffrey Sacks (Community Preservation Committee), Doug Dickson (Community Preservation Committee)

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#144-03 HIS HONOR THE MAYOR requesting an appropriation in the amount of \$27,987 from Budget Reserve for the purpose of removing the carpet in the City Clerk/Clerk of the Board office and replacing it with linoleum flooring.

**PUBLIC FACILITIES APPROVED 6-0-1 (MANSFIELD
ABSTAINING; GERST NOT VOTING) ON 3-19-03**

ACTION: **APPROVED 4-0-1 (STEWART ABSTAINING; PARKER NOT
VOTING)**

NOTE: Nick Parnell, Public Buildings Commissioner, was present this evening. He presented a letter dated March 13th from the Mayor indicating that, because of air quality issues caused by mold in the existing carpet, it is in the best interest of those working in the department to remove the carpeting and replace it with a sheet linoleum flooring. For this purpose, a breakdown of the cost was provided that indicates that this project will entail removing all equipment and furniture from the office (at the cost of approximately \$5,432) and miscellaneous labor for carpet removal and preparing the floor surface for covering and installing the sheet linoleum (at the cost of approximately \$21,222). That would leave \$1,333 for contingency on this project.

The Committee understood the need to perform this project because of the health issues brought forward by several staff members in the department. With that understanding, the Committee voted 4-0-1, with Ald. Stewart abstaining, and Ald. Parker not voting, to approve this request.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#145-03 **HIS HONOR THE MAYOR** requesting an appropriation in the amount of \$67,808 from Water Surplus for the purpose of funding the purchase of a Hydraulic Model for the city's water distribution system.

PUBLIC FACILITIES APPROVED 8-0 ON 3-19-03

ACTION: **APPROVED 5-0-1 (PARKER ABSTAINING)**

NOTE: Lou Taverna, Director of Utilities, was present this evening. He presented a letter dated March 7th indicating that this request entails the MWRA contracting with Weston and Sampson Engineers to develop a model as they have an existing contractor carry out this work. The negotiated cost for this work is \$54,808. The City will also purchase some software (H2ONET) directly from the vendor, for \$13,000 to be used for the study. This software will remain as property of the City after the project is completed.

Mr. Taverna indicated that there are four benefits to this project: 1) it will improve the job that the City is doing in cleaning/lining/replacement of water mains (they are currently using a 1991 engineering report which has been somewhat ineffective), 2) it will assist the City in the preparation of the water system security analysis and emergency action plan, 3) it will help the City develop scenarios of the affects of water main breaks, bioflow capabilities and deficiencies (especially in the event of water contamination), and 4) it will assist the City in evaluating the impact of major commercial developments on the water distribution system.

With all of these benefits in mind, the Committee heard the presentation given by Mr. Taverna and, without debate, voted 5-0-1, with Ald. Parker abstaining, to approve this request.

CHAIRMAN'S NOTE: *The Committee was then joined by Jeff Sacks (Chairman of the Community Preservation Committee), Ald. Linsky (Vice-Chair of the Ad Hoc Community Preservation Committee, President Lipsitt, and Jennifer Goldson (Community Preservation Planner). The remainder of the meeting was spent reviewing the Community Preservation Projects listed below. Many of these items are accompanied by a substantial report that was prepared by Ald. Sangiolo, Chair of the Ad Hoc Community Preservation Committee. It is not the intention of the Chair to get into deep details on each of these items, due to the fact that backup information was quite detailed, as well as the Ad Hoc Committee Report's details. It is the understanding of the Chair that many of these items will, in fact, be placed on SECOND CALL on April 7th, therefore, it is anticipated that a more formal Committee report will be provided at that time. Please refer to attachments that were affixed to this evening's agenda*

**REFERRED TO AD HOC COMMUNITY PRESERVATION AND FINANCE
COMMITTEES**

#122-03 COMMUNITY PRESERVATION COMMITTEE recommending that the sum of \$850,000 be appropriated from the Community Preservation Fund for the purposes of funding a deferred loan for the creation of Nanantum Village Place, to be located at 241 Watertown Street.

**AD HOC COMM. PRES. APPROVED 5-0-1 (SANGIOLO
ABSTAINING) ON 3/13/03**

ACTION: APPROVED 6-0

NOTE: The Committee discussed the proposal for a loan that will be given to CASCAP realty, Inc. This appropriation will be used to support the creation of 35 units of housing for elderly (62 years of age or older) residents who have incomes 50% below the median income. The funding is being requested to close the financing gap on this project in order to initiate the closing of a \$3.16 million dollar grant from HUD to assist in the construction of this project.

The Committee reviewed the information provided in support of this item and why this item was selected by the Community Preservation Committee for appropriation at this time. The Committee looked at the recommendations made by the CPA Committee that indicated that at least 34 units on this property should be used for low income housing for elderly for at least 80 years. The work on this project shall commence no later than December 31, 2003 and shall be completed no later than December 31, 2005. Any portion of this grant not used for purposes stated within the scope of the project shall be returned to the City of Newton preservation fund.

After review of the draft Board Order, the Committee voted 6-0 to approve this item.

**REFERRED TO AD HOC COMMUNITY PRESERVATION AND FINANCE
COMMITTEES**

#123-03 COMMUNITY PRESERVATION COMMITTEE recommending that the sum of \$200,000 be appropriated from the Community Preservation Fund for the purpose of funding the Cambria Road Rental Project grant for the creation of two permanently affordable housing rental units at 18-20 Cambria Road.

**AD HOC COMM. PRES. APPROVED 4-0-1 (SANGIOLO
ABSTAINING; LAPPIN NOT VOTING) ON 3/13/03**

ACTION: APPROVED 6-0

NOTE: The Committee reviewed this item as recommended by the Community Preservation Committee. The project description is that \$200,000 be put towards the acquisition of a 2-family dwelling on Cambria Road in West Newton. The Community Preservation funds will be used in conjunction with additional funding to reduce the loan secured from Auburndale Cooperative Bank from \$400,000 down to \$175,000. In

addition, the City has provided \$200,000 in Community Development Block Grant funding for this acquisition. The applicant has closed on the purchase of this property.

The two dwelling units will be protected under a permanent affordability restriction and will be rented to families with Section 8 certificates.

After reviewing the details of this item and the draft Board Order, voted 6-0 to approve this request.

REFERRED TO AD HOC COMMUNITY PRESERVATION AND FINANCE COMMITTEES

#124-03 COMMUNITY PRESERVATION COMMITTEE recommending that the sum of \$378,000 be appropriated from the Community Preservation Fund for the purpose of funding housing assistance for three market-rate units at 90 Christina Street.

AD HOC COMM. PRES. APPROVED 3-0-2 (SANGIOLO, LINSKY ABSTAINING; LAPPIN NOT VOTING) ON 3/13/03

ACTION: APPROVED 2-1-4 (COLETTI, LIPSITT IN FAVOR; PARKER OPPOSED; GERST, BULLWINKLE, STEWART, SCHNIFFER ABSTAINING)

NOTE: Josephine McNeil (from CAN-DO) was present this evening. They are requesting that this money be used to run down the purchase price of three market rate units in the two new duplexes being built at 90 Christina Street. This would bring the estimated sale price down from \$425,000 to \$300,000. The funds would be granted as a deferred loan to the buyer of each of the three units. These units are being constructed as part of a larger Comprehensive Permit project which includes the rehabilitation of an existing building with five residential units.

The funding request will convert all of the market rate units to community housing for moderate income households. To qualify for this subsidy, the buyer must be a full time employee of the City of Newton with a household income at or below 100% of the median income level. This seemed to be an important criteria and the Committee had a significant amount of discussion about the use of this property for City of Newton employees.

The Chair is certain that this item will be placed on SECOND CALL on April 7th.

After reviewing this information, the Committee voted 1-1-4, with Ald. Coletti voting in favor, Ald. Parker opposed, and Ald. Gerst, Bullwinkle, Stewart and Schnipper abstaining. Since Pres. Lipsitt was present this evening, according to the rules, she was able to vote to break the tie. President Lipsitt voted in favor of this item, which changed the vote to 2-1-4.

REFERRED TO AD HOC COMMUNITY PRESERVATION AND FINANCE COMMITTEES

#126-03 **COMMUNITY PRESERVATION COMMITTEE** recommending that the sum of \$245,000 be appropriated from the Community Preservation Fund for the purpose of funding the purchase of a conservation restriction on the remaining developable portion of parcel #650004, located on ELGIN STREET.

AD HOC COMM. PRES. APPROVED 5-0-1 (SANGIOLO ABSTAINING) ON 3/13/03

ACTION: APPROVED 4-0-2 (PARKER, SCHNIPPER ABSTAINING)

NOTE: The applicant for this project is the Newton Conservators and the Newton Conservation Commission. This proposal includes reconfiguring the existing lot on Elgin Street (30,514 sq.ft. of land) adjacent to the Cullen Conservation Area in Newton Center. A 1,000 square foot portion of this parcel is proposed to be subtracted from the existing lot and transferred to the abutter. The balance of this lot will be used to expand the existing Conservation Restriction on the property.

Doug Dickson was also present for this discussion. He indicated that the relative benefits of the project include the fact that the development rights have already been reduced from the original two buildable lots to one buildable lot (with the second having the Conservation Restriction). In addition, the owner granted an option to purchase for the Newton Conservators for the bargain sale price of \$235,000 (the actual value of the land is estimated at over \$415,000).

The Conservation Commission and the Community Preservation Committee believe that preventing development of this land would be in the best interest of the Conservation area. The City will receive an option to purchase the title to the Conservation property for \$1 for a period terminating on December 31, 2006. The City will receive a permanent Conservation Restriction for any portion of the grant not used. Any portion of the grant not used for the acquisition of this Conservation easement shall be returned to the Community Preservation fund.

Upon review of this item and the proposed Board Order, the Committee voted 4-0-2, with Ald. Parker and Schnipper abstaining, to approve this item.

**REFERRED TO AD HOC COMMUNITY PRESERVATION AND FINANCE
COMMITTEES**

#127-03 COMMUNITY PRESERVATION COMMITTEE recommending that the sum of \$74,250 be appropriated from the Community Preservation Fund for the purpose of funding costs for the Flowed Meadow Improvement Project.

**AD HOC COMM. PRES. APPROVED 4-0-2 (SANGIOLO, LINSKY
ABSTAINING) ON 3/13/03**

ACTION: APPROVED 6-0

NOTE: The purpose of this project is to create a new and improved access to both the unimproved portion of Auburndale Park and the new Flowed Meadow Conservation Area. The project includes new pathways, signs, benches, and the closure of a former pathway to protect wetland resources. This is an important project in the Flowed Meadow section of Auburndale. The Parks and Recreation and Conservation Commissions recommended that this project move forward at this time.

The Committee had no objection to this proposal. After reviewing the draft Board Order, the Committee voted 6-0 to approve this item.

All other items were held. The Committee adjourned at approximately 10:00 p.m.

Respectfully Submitted,

Paul E. Coletti, Chair