



Public Facilities Committee Report

City of Newton In City Council

Wednesday, June 21, 2017

Present: Councilors Crossley (Chair), Albright, Laredo, Lappin, Danberg

City staff present: DPW Director of Utilities Ted Jerdee, DPW Director of Operations Shane Mark, Associate City Engineer John Daghljan

#195-17 Verizon petition for grant of location at Dedham Street

VERIZON NEW ENGLAND, INC. petitioning for a grant of location to relocate Pole T.86/E86 on Dedham Street at the intersection of Dedham Street/Brookline Street/Carlson Avenue to provide service. (Ward 8) [06/06/17 @ 2:59 PM]

Action: Public Facilities Approved 5-0.

Note: EC Energetic Permit Representative Ross Bilodeau presented the petition to relocate utility pole T86/E86 from the intersection at Dedham Street, Brookline Street and Carlson Avenue. The request to relocate the pole is in response to the City's plan to reconstruct the intersection for safety improvements.

The Public Hearing was opened.

Mirkatuli, Athar, 778 Dedham Street, questioned whether she will have access to her driveway during the construction.

DPW Director of Operations Shane Mark confirmed that while there may be times that driveway use is interrupted, the City will ensure that homeowners are notified and that the work is carefully coordinated. With no one else wishing to speak, the public hearing was closed. Councilor Lappin motioned to approve the item which carried unanimously.

Referred to Public Facilities and Finance Committees

#199-17 Appropriate \$338,397 for undergrounding utilities for Austin St Redevelopment

HIS HONOR THE MAYOR requesting authorization to appropriate and expend three hundred thirty-eight thousand three hundred ninety-seven dollars (\$338,397) from previously declared Overlay Surplus to cover the costs associated with Eversource undergrounding utilities associated with the Austin Street Parking Lot Redevelopment Parking Lot. [06/12/17 @ 5:15 PM]

Action: Public Facilities Approved 5-0

Note: Associate City Engineer John Daghljan presented the request to appropriate \$338,397 from overlay surplus to fund the cost of undergrounding utilities on Austin Street. Mr.

Daghlian confirmed that the three existing poles on Austin Street will be removed between Walnut Street and Star Market. He noted that the pole that services Rockland Bank will be replaced.

Committee members questioned whether all utilities will be undergrounded as part of this request. Mr. Daghlian stated that this request is for Eversource, but noted that Verizon has underground equipment and RCN and Comcast will be submitting separate petitions. It was noted that RCN and Comcast are funding the cost of undergrounding their equipment because it is their policy to pass the expense of undergrounding onto the ratepayers. It was noted that the City must agree to pass the cost of undergrounding Eversource equipment onto ratepayers. Committee members agreed that an item should be docketed to discuss funding options for burying utilities.

Committee members expressed gratitude for Councilor Albright's efforts to move the work at Austin Street forward. Councilor Albright moved approval of the item which carried unanimously.

Referred to Public Facilities and Finance Committees

#200-17 \$875,000 to fund the Accelerated Roads Program

HIS HONOR THE MAYOR requesting authorization to appropriate and expend three hundred seventy five thousand dollars (\$375,000) from previously declared Overlay Surplus and transfer a total of five hundred thousand dollars (\$500,000) from the below accounts for the 2017Pavement Program: [06/12/17 @ 5:15 PM]

Public Works Full-time Salaries..... \$300,000

Public Works Street Department – Health Insurance..... \$200,000

Action: **Public Facilities Approved 4-0-1 (Lappin abstaining)**

Note: Mr. Mark presented the request to appropriate \$875,000 to fund a portion of the Roads Program. Mr. Mark noted that the funds will cover additional costs of overlaying and ongoing preventative maintenance. He confirmed that DPW will be ready to provide a more detailed overview of roadway projects and maintenance in July.

A Committee member noted that the remaining funds in the salary and health insurance accounts seem high. Mr. Mark stated that it is possible that the amount of remaining funds are due to attrition and that Public Works traditionally has a high turnover rate. It was noted that during this budget season, DPW had fifteen vacancies compared with thirty vacancies during the 2016 budget season.

Committee members questioned the impact on Free Cash of using the funds. It was requested that Mr. Mark provide an overview of the appropriations for the Roads program for the Finance Committee. The Chair noted that the administration has a long term strategy for funding the roads program. Councilor Albright moved approval of the item which carried 4-0-1 with an abstention from Councilor Lappin.

#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]

Action: Public Facilities Held 5-0

Note: DPW Director of Utilities Ted Jerdee presented the proposed change to Sec. 29-80 of the ordinances as highlighted below.

Sec. 29-80. Sewer use charge.

(a) Estates whose building sewers discharge directly or indirectly into public sewers of the city, shall pay a charge for the use of sewage works in proportion to water consumption except that a charge for the use sewage works shall not be made for water consumption registered on or attributable to outdoor meters installed at residential properties in accordance with section 29-24 of this chapter. 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 sewage works in proportion to water consumption.

Mr. Jerdee explained that clarification was determined necessary after Lakewood Tennis Club questioned why they were subject to a sewer use charge, when they do not discharge into the City sewers. Mr. Jerdee noted that there are approximately 40 properties (including adopt-a-space islands with fountains, Newton North, Lakewood Tennis Club) in the City that have no sewer service, but stated that it has been the City's policy to assess a sewer use fee. Committee members discussed whether the amended text in the ordinance is necessary and questioned whether the existing language exempts properties that do not discharge into the sewer system. It was noted that because these properties are not zoned residential, they cannot be charged irrigation meter rates.

Committee members were in agreement that properties who are not discharging into the sewer system because they have no sewer connection, should not be assessed a sewer use fee, (similar to those properties having septic systems) but noted that individual properties should not be singled out for exemption. Committee members requested that Mr. Jerdee provide a list of the properties affected by the ordinance amendment. Committee members also requested that the Law Department review Sec. 29-80 and provide an explanation of the interpretation detailing why the ordinance is necessary. Councilor Laredo motioned to hold the item which carried unanimously.

Referred to Public Facilities and Finance Committees**#384-16 Appropriate \$71,000 to build an observation deck on the greenway**

HIS HONOR THE MAYOR requesting authorization to appropriate and expend seventy-one thousand dollars (\$71,000) from Free Cash for the purpose of

construction of an observation deck on the greenway walking corridor. [10/31/16 @ 2:05 PM]

Action: **Public Facilities Voted No Action Necessary 5-0**

Note: In December 2016, the Committee reviewed plans that corresponded to a request for \$71,000 to fund the construction of an observation deck on the greenway. Due to the incorporation of the bridge, the plans and associated costs were greater than anticipated and the Committee held the request. The Chair noted that although the site is fenced off and unsightly, it would be unwise to include the bridge in the plans, as its condition is unknown.

Mr. Mark noted that the initial plans were completed by a bridge design group, whose focus was on bridge structure when designing the project. He noted that the department is aware that the plans were more extensive than anticipated and are working towards a new design. Mr. Mark did not have an estimate of time for completion, but confirmed that DPW will file a new item. Councilor Danberg moved no action necessary on the item which carried unanimously.

Referred to Programs & Services and Public Facilities Committees

#27-16 **Updates from the Administration on the renovations at the Aquinas site**
PROGRAMS & SERVICES AND PUBLIC FACILITIES COMMITTEES requesting that the School Department and/or Executive Department provide updates on removal of asbestos and other toxic materials that were identified at the Aquinas site, the scope and timing of window replacement in particular, and renovations that may be necessary to facilitate short and long-term plans for uses and operations at the site. [01/10/16 @ 1:14 PM]

Action: **Public Facilities Held 5-0**

Note: The Chair referred to the memo provided from the licensed site professional via Public Buildings, and noted that because the site cannot be closed until the completion of each phase. She noted that the portions of the site that pertain to the preschool and window remediation are complete. Pending MSBA approval of the plan for Lincoln Eliot, the site investigation will continue. It was noted that there is a permanent deed restriction requiring long term monitoring of the site. Councilors Danberg motioned to hold the item which carried unanimously.

Referred to Programs & Services, Public Facilities, PS&T and Finance Committees

#59-17 **Appropriate \$350,000 for construction of a Parks & Recreation/Police building**
HIS HONOR THE MAYOR requesting authorization to appropriate three hundred fifty thousand dollars (\$350,000) from Overlay Surplus for the purpose of funding the construction of a new combined Parks & Recreation and Police Department facility to be located at the Elliot Street DPW yard. [02-17-17 @ 9:29 AM]

Action: **Public Facilities Voted No Action Necessary 5-0**

Note: The Chair noted that DPW, Public Buildings and Parks & Recreation are working to create a space utilization plan and solution that does not require the purchase of a \$350,000 pre-

engineered building. She noted that there will be a site visit to discuss possible options. Councilor Laredo motioned no action necessary which carried unanimously.

#206-16 Resolution requesting the administration hire a composting expert
COUNCILOR LEARY requesting a Resolution to the Mayor requesting that he consider hiring a composting expert: either a consultant, a composting operator, or the Mass DEP to review the Rumford Avenue Composting site. [05/31/16 @ 4:52 PM]
Action: Public Facilities Voted No Action Necessary 5-0

#207-16 Review of the management of the Rumford Avenue site
COUNCILOR LEARY requesting the Executive Office and the Commissioner of Public Works review the management of the entire Rumford Avenue site with the input of the Solid Waste Commission and present their findings to the Public Facilities Committee within a 3 to 6 month timeframe. [05/31/16 @ 4:52 PM]
Action: Public Facilities Voted No Action Necessary 5-0

Referred to Public Safety & Transportation and Public Facilities Committees

#208-16 Update on fire prevention at the compost operation at Rumford Avenue Landfill
COUNCILOR LEARY requesting the Executive Office, the Fire Department, and the Department of Public Works provide an update on fire safety issues at the compost operation at the Rumford Avenue Landfill including details about who is currently managing the site for fires. [05/31/16 @ 4:52 PM]
Action: Public Facilities Voted No Action Necessary 5-0

Note: As the items related to Rumford Avenue Compost operation are outdated, Councilor Leary was in agreement that the items should be voted no action necessary. The Chair noted that the City's Recycling Manager/Director of Environmental Affairs Waneta Trabert will be presenting information on July 12, 2017 related to a pilot program for curbside organic waste collection. Committee members were in agreement that it would be helpful to understand the City's composting demands, costs and available space. Councilor Lappin motioned to NAN items 206-16, 207-16 and 208-16 which carried unanimously.

Other Agenda Items

The Committee discussed scheduling for future agenda items. The Chair noted the intent to discuss the setting forth a policy statement for incorporating an integrated design approach for sustainable construction guidelines that the Design Review Committee and Public Buildings Department have been working on. It was noted that the document can serve as a policy tool that will be helpful in redrafting 5-54 through 5-58 of the City's Ordinances. Committee members noted that the redrafting of 5-54 through 5-58 should be done
The Committee adjourned at 8:20 pm.

Respectfully submitted,

Deborah J. Crossley, Chair