

CITY OF NEWTON
IN BOARD OF ALDERMEN
PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, NOVEMBER 19, 2014

Present: Ald. Crossley (Chairman), Lennon, Albright, Brousal-Glaser, Gentile, Danberg, Laredo and Lappin

Also present: Ald. Baker, Ciccone, Cote, Fuller, Leary, Lipof, Norton, Sangiolo, Johnson, and Yates

City staff present: Maureen Lemieux (Chief of Staff/Chief Financial Officer), David Turocy (Commissioner of Public Works), Lou Taverna (City Engineer), Marie Lawlor (Assistant City Solicitor), Rob Symanski (Financial Analyst), Jack Cowell (Capital Analyst), William Paille (Director of Transportation), Marc Gromada (Police Captain), Jay Babcock (Police Sergeant), and David Koses (Traffic Coordinator)

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#455-14 HIS HONOR THE MAYOR recommending amendment to Chapter 29, Section 80 **Sewer/Storwater use charge.** of the City of Newton Ordinances to create a storm water rate fee structure based upon square footage of impervious surface area.

ACTION: **HELD 8-0**

NOTE: The Executive Office filed two docket requests to amend the ordinance defining the sewer/stormwater rate structure and the water rate structure.

The proposed amended ordinance would modify the water rates to both allow for second water meters for outside irrigation only, and provide five tiers of rates, adding a micro-tier rate for very low users and a separate highest rate applied to all outdoor water use metered separately. The City Solicitor's Office has determined that the City can choose to offer second water meters to residential properties and not commercial or institutional properties. There are two other communities in Massachusetts (Burlington and Medford) that only offer second meter to residential property owners. The draft ordinance language for the water rate structure that was attached to the agenda includes language to restrict the second meters to residential properties and add two tiers to the current water rate structure, a micro-tier and an outdoor meter tier.

The proposed sewer/stormwater amendment includes language to create a tiered rate structure based on square footage of impervious surface area. The structure presented would include six tiers that range from 1-10,000 square feet of impervious surface area to 200,000 and greater of impervious surface area. Rates would be assigned that in total would generate funds sufficient to properly run operations (currently underfunded) and as well to begin significant repairs to restore the stormwater system. An illustration was discussed where the first tier of the stormwater rate structure would be \$85 and encompass most, if not all, of the city's residential properties. The City has the necessary data to implement a tiered rate structure based on impervious surface area.

The City Solicitor's Office investigated the possibility of creating a stand-alone stormwater section of the City ordinances and do believe that it is possible. The City Solicitor's Office will be providing a draft ordinance specific to a separate stormwater utility for the December 3, 2014 meeting.

It is important to note that neither of the proposed ordinances provides actual rates. There would be no change to the current water/sewer rates or the stormwater rates through the end of this fiscal year. The Board of Aldermen will set the water rates and stormwater rates for Fiscal Year 2016 in April or May of 2015. The proposed ordinance language before the committee is to provide for additional tiers for water bills, including a separate and highest tier for water billed on second meters, and allow for a second meter for residential properties. Separately, the stormwater ordinance proposes to bill stormwater rates according to create a tiered rate structure based on impervious surface on a site, versus a flat fee.

Chief of Staff Maureen Lemieux provided the attached draft communication plan to inform property owners of the residential second meters for outdoor water use and the stormwater rates restructure. If the second meters are approved, it is important the City spread the news quickly and widely as residential property owners need to sign up for the second meters well in advance of when the Board of Aldermen sets the water/sewer rates for Fiscal Year 2015 in order to mitigate the impact of the second water meters on the sewer rates. The draft plan includes instructions on how register for a second mete. In addition, the City plans to set up a calculator on the city website for residential property owners to aid them in determining if installing a second meter makes financial sense for them. The calculator will be based on the current number of HCFs (Hundred Cubic Feet of Water) that a property owner uses outside per year. It was pointed the Administration may want to reconsider the calculator because if a property owner installs a second meter and does not receive the full benefits as provided by the city calculator it may cause problems. It is important that property owners clearly understand that some property owners are going to pay a substantial amount more for water and sewer.

Ms. Lemieux stated the Administration will prepare an informational script and hold informational meetings for customer service, utilities division and Executive Office staff to ensure that all necessary information on second water meters is conveyed to anyone inquiring. It is very important that City employees be able to respond to any question on the second water meters with a complete answer. In addition, the Mayor and other staff will be meeting with Greg Riebman, President of the Newton/Needham Chamber of Commerce, regarding the proposed changes to the calculations for the stormwater fee. Committee members commented that the first date of early December to begin the communication campaign should be pushed out to ensure that the Board of Aldermen has approved the second meters and/or the stormwater rate structure and that the appeals period expires as well. Ms. Lemieux assured the Committee that the communication plan would not begin until the Board of Aldermen approved the proposed ordinances.

The Utilities Department also provided the attached application process and registration requirements for outdoor meter installation for both residential property owners and plumbers.

The requirements include the fees that the City will collect for the second meters including the DPU registration fee, transponder cost, and upon pulling the permit, plumbing permit fee. The installation of the second meter would require a plumbing inspection by the City's Inspectional Services Department and a test of the backflow device and inspection of the new meter and transponder by the Utilities Division of the Public Works Department. Each of the fees is expected to cover the cost of testing and inspection. There was concern that the required inspections would put additional stress on City staff and that it may make sense to hire additional plumbing and utility inspectors. Public Works Commissioner David Turocy stated that there would be conversations regarding staffing once there is a better sense of how many residential property owners will install second meters for the upcoming fiscal year. Commissioner Turocy believes the Department of Public Works can provide the inspections with existing staff but will fill any staff gaps, if necessary. The real staffing concern is related to the Inspectional Services Department, which would be responsible for the plumbing inspections. If the plumbing inspectors are performing second meter inspections, other work is not being done. The Administration will assess the staffing needs in both the Public Works Department and the Inspectional Services Department when it becomes clear how many properties would be installing second meter by how many register prior to the April 1, 2015 deadline.

At a previous meeting on November 12, 2014, a question arose regarding whether the City could add the fixed portion of the Massachusetts Water Resource Authority's (MWRA) sewer assessment to the rate for the outdoor water use and what the impact would be on rates if this were done. If the fixed MWRA sewer assessment were apportioned, property owners with a second meter would be charged an additional \$6.00 per HCF of water that flows through the second meter. Ms. Lemieux handed out two charts, which are attached. The first chart provides the estimated impact of second meters for outside water use and the new stormwater rates including the apportioned fixed portion of the MWRA sewer assessment to three of the City's larger institutional/municipal water users that would not be eligible to get a second water meter, a residential water user with a second water meter that uses 162 HCFs of water per year, and to a residential water user without a second water meter that uses 22 HCFs of water per year. The second chart provides the estimated impact of second meters for outside water use and stormwater rate tiers without the apportioned fixed sewer assessment to the same three larger institutional/municipal water users that would not be eligible to get a second water meter, to a residential water user with a second water meter that uses 162 HCFs of water per year, and to a residential water user without a second water meter that uses 22 HCFs of water per year. By only allowing residential properties to use second meters for outside water use, there is a lesser impact to all users. Residential properties that have water usage of approximately 100 HCFs would see a minor increase to their utility bills. The illustration shows that if the apportioned charge is added to second water meter rate, it provides the largest benefit to commercial and institutional property owners because their sewer costs would be substantially reduced, as the second water meter users would be paying part of the fixed portion of the MWRA sewer assessment.

For the next meeting, it would be helpful to have both a rate impact study illustrating the impact of second meters if they are allowed for commercial/institutional properties as well as residential and another and if they are allowed only for residential. There was also a request for

a rate impact study for the proposed changes to the stormwater charge, particularly for properties with large impervious surface area. It was also noted that the City could always decide to allow second meters for commercial institutional properties at a later date. The Administration requested direction from the Committee on whether to hold a public hearing on December 3, 2014 and whether to continue to move towards implementing both of the proposed ordinances. The Committee took a straw vote to determine whether to move forward with the stormwater ordinance. The Committee unanimously supported moving forward to public hearing on the proposed stormwater ordinance. The Committee took another straw vote on the proposed amendments to allow for second water meters for outside water use and to restructure the water rate fee structure as proposed. The Committee voted to move forward with the proposed amendments with the understanding that there needed to be further discussion on whether to limit the second meters to residential properties. With that, Ald. Albright moved hold on Docket Items #455-14 and #456-14, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#456-14 HIS HONOR THE MAYOR recommending amendments to Chapter 29, Article II. **Water.** to allow for second water meters for outside water use and to restructure the water rate fee structure.

ACTION: **HELD 8-0**

NOTE: See above note.

REFERRED TO PUB. SAF. & TRANS. AND PUBLIC FACILITIES COMMITTEES

#310-10(3) ALD. DANBERG requesting an amendment to City of Newton Ordinances Chapter 26 Section 8D **Trial program for removal of snow and ice from sidewalks.** by extending the expiration date of the trial from November 1, 2014 to November 1, 2015. [11/07/14 @ 5:00 PM]

PUBLIC SAFETY APPROVED 5-0 (Johnson and Lipof not voting)

ACTION: **APPROVED 7-0 (Gentile not voting)**

NOTE: The Committee met jointly with the Public Safety and Transportation Committee to discuss the above item. Ald. Danberg explained that the docket item is a request to extend the current snow-shoveling trial program ordinance by one year to November 1, 2015. By extending the trial program, the Administration can negotiate the enforcement piece of the proposed permanent snow-shoveling ordinance. If the negotiations are completed in the next few weeks or months, the Board of Aldermen could approve the proposed permanent ordinance and it could take effect immediately. Ald. Danberg moved approval of the item in the Public Facilities Committee, which carried unanimously. Ald. Yates moved approval of the item in the Public Safety and Transportation Committee, which carried unanimously.

#270-14(2) BRIAN LASH, 46 Woodman Road, Chestnut Hill, requesting that Board Order #270-14 approved on September 17, 2014 be amended to reflect a revised easement relocation plan to conform with the actual location of utility lines. [11/05/14 @ 10:49 AM]

ACTION: **APPROVED 7-0 (Gentile not voting)**

NOTE: On September 3, 2014, the Committee reviewed and approved a request from the petitioner to relocate a City easement for water, drain, and sewer lines at 46 Woodman Road. The petitioner is requesting that Board of Aldermen approve an amended easement relocation plan and recalculated squared footages for the abandoned easement and the new easement in order to reflect the actual location of the water, drain and sewer lines. Ald. Laredo moved approval, which carried unanimously.

Chairman's note: The Committee was joined by the Public Safety and Transportation Committee for the presentation of the Sub-regional Priority Roadway Study of Washington Street. Amitai Lipton of the Massachusetts Department of Transportation, Traffic Coordinator David Koses and Director of Transportation Bill Paille joined the Committees for the presentation. The study was funded by the Boston Region Metropolitan Planning Organization and performed by Chen Wong and Mark Abbott of the Central Transportation Planning Staff (CTPS). Mr. Chen provided the attached PowerPoint presentation that provides detailed information on the study, proposed short-term improvements, and proposed long-term improvements. The study recommends a phased approach to the improvements, which would be funded through the State's Transportation Improvement Program (TIP). The recommended improvements would need to continue through the planning process before the improvements would be eligible for State funding.

Members of both Committees thanked Mr. Chen and Mr. Abbott for the wonderful study that provides the city with guidance on how to address many of the problems along Washington Street. With that Ald. Fuller moved no action necessary in the Public Safety Transportation Committee, which carried unanimously. The Public Facilities Committee discussed the item under a Chairman's Note; therefore, the Committee did not need to take an action on the study.

Respectfully submitted,

Deborah Crossley, Chairman

City of Newton, Massachusetts
Residential Irrigation Meters/Stormwater Rate Restructuring DRAFT Communication Plan
19 November 2014

Residential Irrigation Meters – Communication Plan

- Early December: 1) article in Tab and Globe about 2nd meters
 2) Second meters in Tab column (first time)
 3) Social media?
 4) City website
- Mid-January: 1) Notification on NewTV – will run for one week
- February: 1) Letter sent to the approximately 6,000 residents identified as having an
 outdoor irrigation system – either in water bills or separate mailer
- Mid-February: 1) Ad in Newton Tab for 2-3 weeks
 2) Include information in Tab column again
 3) Send information to Boston Globe to be included in Globe West Community
 Briefs
 4) Press release/information to Village 14 and Patch
- End February/
Early March: 1) Notify irrigation contractors that provide services in Newton
- Early March: 1) Notification on NewTV
 2) Information in Tab column again
 3) Follow-up Tab article?
 4) Newsletter
 5) Social media
-

Commercial Stormwater Fees

- Mayor & appropriate staff to meet with Greg Riebman, Chamber Board etc
-

Implementation Plan

Website:

- Calculator – Should I get a 2nd Meter????
➤ How do I get a 2nd Meter???
 Will include DPW Instructions

Customer Service

- Prepare Script for customer service, water/sewer, Mayor's office & DPW employees
➤ Conduct employee informational meetings – to be able to answer questions from residents

REQUIREMENTS FOR OUTDOOR METER INSTALLATION

HOMEOWNER: (the homeowner should be aware that the **condition** of the water service located on private property is the responsibility of the owner)

- **Homeowner** pays \$145.00 to the City of Newton at the Treasury Office (City Hall 1000 Commonwealth Ave.) (\$25 for utilities fee & \$120 for transponder)
- The **Homeowner** contacts the Utilities Division (617-796-1640) to register for the outdoor meter (provide confirmation number of fee paid)
- **Homeowner** hires licensed plumbing contractor to install outdoor meter and associated plumbing work (\$50 plumbing permit & \$115-\$175 for meter- supplied by plumber). City estimates the cost of this installation to be around \$750.00 to \$1,000.00, depending on piping configuration. Price will vary.

PLUMBER:

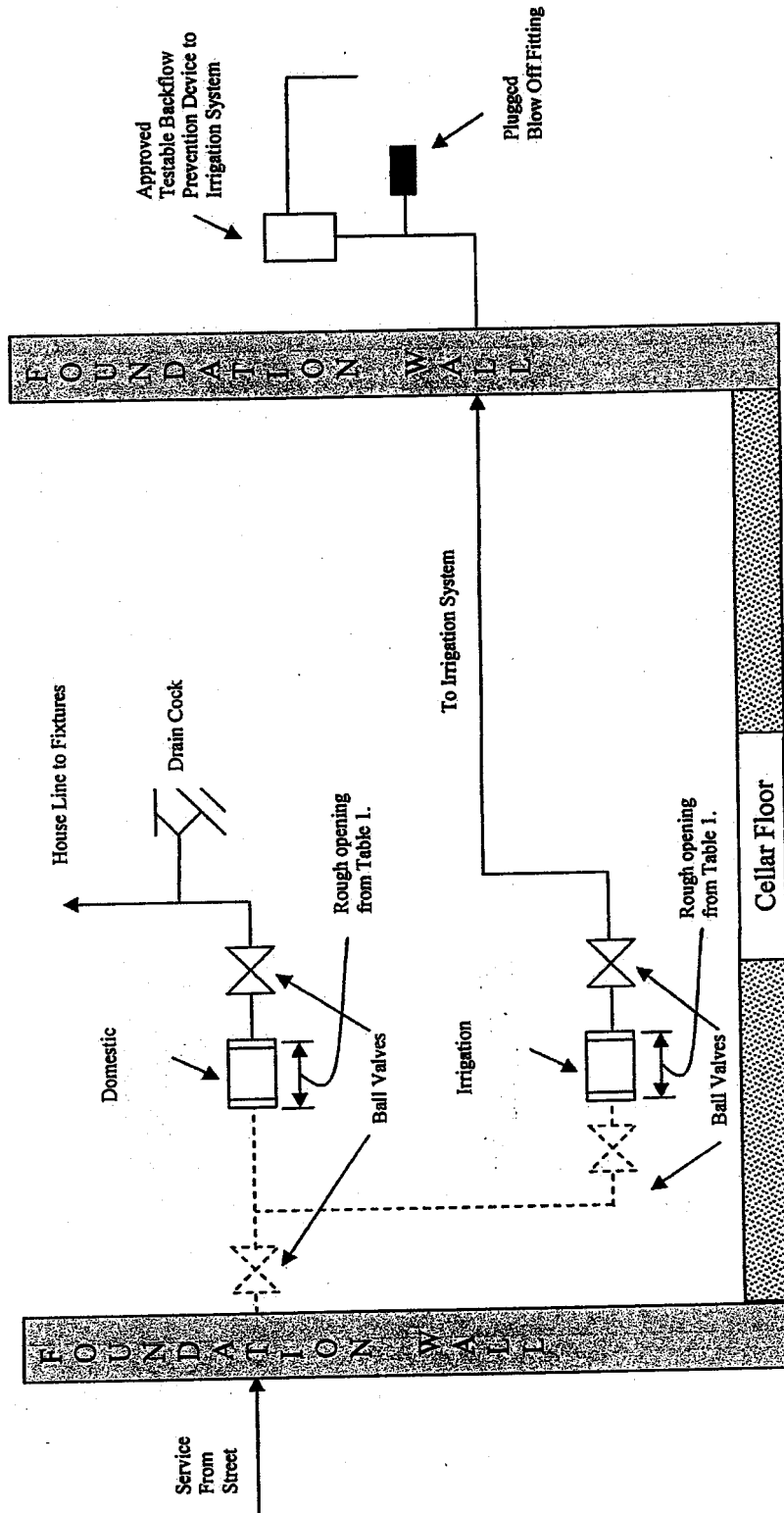
- The **Plumbing contractor** applies for a permit with Inspectional Services Division (specifications will be provided for meter installation with permit application) include homeowners name, contact information and whether for existing or new irrigation system
- The **Plumbing contractor** picks up transponder at Utilities Division (60 Elliot St) between the hours of 7:00am to 3:00pm M-F
- **All installations must be inspected and approved by the Newton Department of Public Works Utilities Division and Inspectional Services Division.** All local and state plumbing regulations shall be complied with, including current regulations for backflow prevention devices.
- The **Plumbing contractor** schedules appointment with Utilities Division (617-796-1640) upon completion of installation of the meter and transponder. Utilities activates account after inspection completed
- The **Plumbing contractor** schedules plumbing inspection with ISD (617-796-1060)

INSTALLATION:

- DPW Cross Connection Plan must be pre-approved by the Utilities Division
- The outdoor meter must be installed parallel with the domestic water meter **Meter cannot be a deduct meter**
- Irrigation systems must have a testable backflow device
- The Utilities Division will test the backflow device, inspect the new meter and transponder and then activates the account.
- Final Inspection approved by Plumbing Inspector

NOTES:

1. Meters must be installed in horizontal position only.
2. The meter must be in a location such that the meter is serviceable.
3. All piping and meters must be properly hung and supported.



----- Iron Size Brass pipe and fittings

The City of Newton requires all outdoor meters to be 3/4" and capable to work with the existing KP meter system. The three types of meters that are available are: NEPTUNE T-10 (in cubic feet), Zenner Multi-Jet Encoder Meter (in cubic feet) with 15 foot factory pre-wired lead, or Mueller Systems 442 Series Magnetic Drive Positive Displacement Disc Meter

City of Newton



Setti D. Warren
Mayor

Department of Public Works Utilities Division Outdoor meter SERVICE WORK ORDER

ACCOUNT #: _____ DATE: _____ TIME RECEIVED: _____

SERVICE ADDRESS: _____

SERVICE NAME: _____

New Outdoor Meter:

SIZE/TYPE: _____ SERIAL #: _____ MTU#: _____

READING: _____

Required Service: _____

Stock Used: _____

Actions Taken: _____

Additional Action Needed: _____

Date Completed: _____ Time Completed: _____

Installer Name: _____ Signature: _____

Supervisor: _____ Required Actions Completed: Yes () No ()

Name: _____ Signature: _____

* includes fixed portion of sewer fee

#455-14
#456-14

19-Nov-14
rds

City of Newton, Massachusetts
Estimated Impact of

Impact of Residential Irrigation Meters and Stormwater Fee Adjustments

	Net Change to Water	Net Change to Sewer	New Storm Fee	Old Bill	New Bill	Net Change to Total Bill	Variance
BOSTON COLLEGE	\$ 53,298	\$(64,809)	\$ 9,865	\$ 2,392,679	\$ 2,381,125	\$(11,554)	-0.48%
FESSENDEN SCHOOL	\$ 2,450	\$(4,470)	\$ 2,730	\$ 141,976	\$ 140,873	\$(1,103)	-0.78%
CITY OF NEWTON	\$ 17,294	\$ 13,668	\$ 45,245	\$ 820,488	\$ 889,113	\$ 68,625	8.36%
162 Hcf User (Irrigation)	\$ 162	\$(472)	\$ 85	\$ 2,705	\$ 2,478	\$(226)	-8.37%
22 Annual Hcf- Residential User	\$ (17)	\$(27)	\$ 85	\$ 353	\$ 369	\$ 16	4.59%

* Only residential

19-Nov-14
rds

City of Newton, Massachusetts
Estimated Impact of

Impact of Residential Irrigation Meters and Stormwater Fee Adjustments

	Net Change to Water	Net Change to Sewer	New Storm Fee	Old Bill	New Bill	Net Change to Total Bill	Variance
BOSTON COLLEGE	\$53,298	-\$9,700	\$9,865	\$2,392,679	\$2,435,867	\$43,188	1.80%
FESSENDEN SCHOOL	\$2,450	-\$1,374	\$2,730	\$141,976	\$143,832	\$1,856	1.31%
CITY OF NEWTON	\$17,294	-\$17,187	\$45,245	\$820,488	\$856,377	\$35,889	4.37%
162 Hcf User (Irrigation)	\$162	-\$1,001	\$85	\$2,705	\$1,926	-\$778	-28.78%
22 Annual Hcf- Residential User	-\$17	-\$14	\$85	\$353	\$382	\$29	8.33%

#455-14
#456-14



Subregional Priority Roadway Study Washington Street, Newton

Joint Meeting

Public Facilities and Public Safety & Transportation Committees

Newton Board of Aldermen

November 19, 2014

Boston Region Metropolitan Planning Organization

Study Background

- Funded by the Boston Region Metropolitan Planning Organization (MPO)
- Federal Fiscal Year 2014 Project:
Addressing Safety, Mobility, and Access on
Subregional Priority Roadways



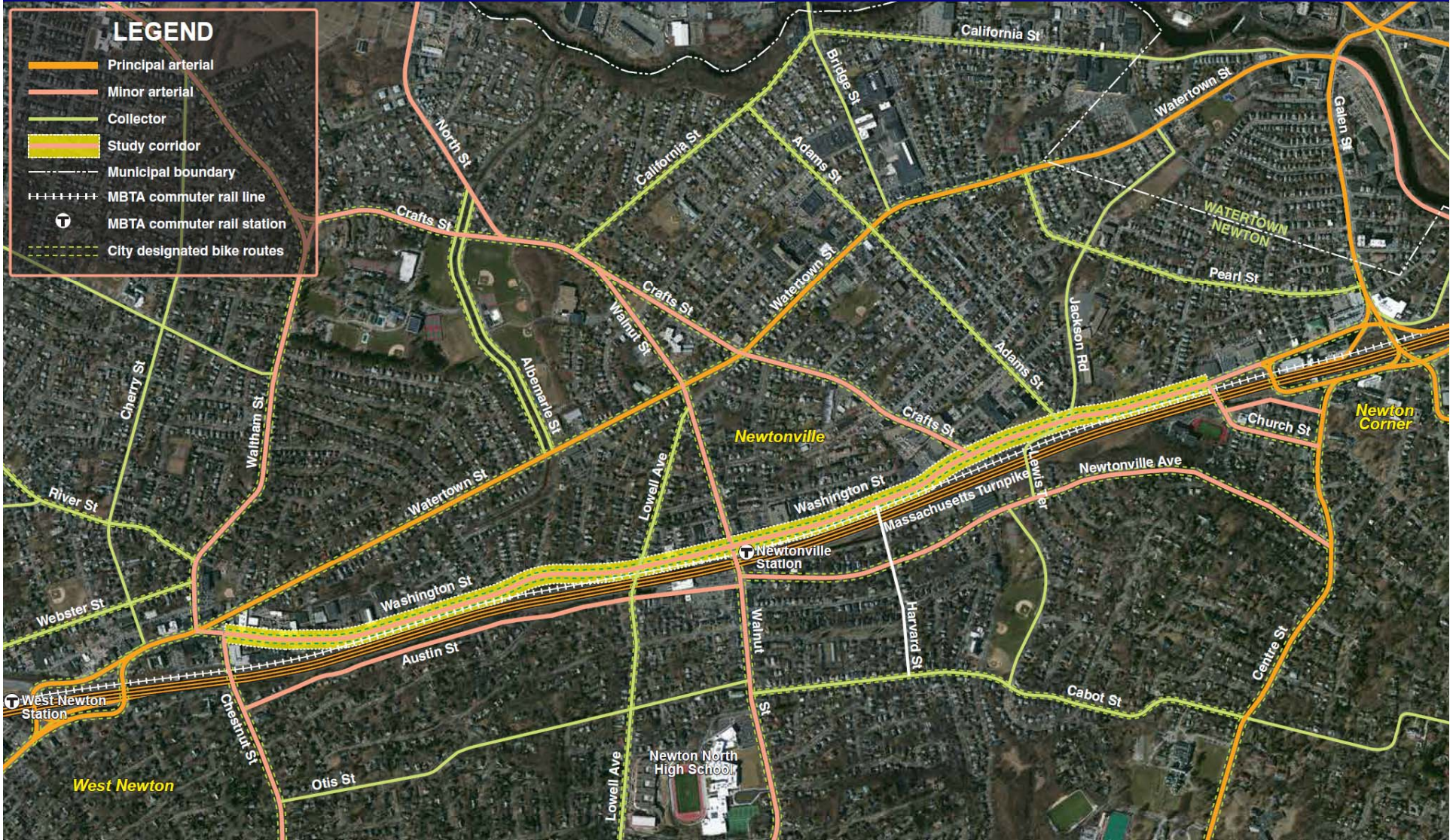
Study Objectives

- Identify safety, mobility, access, and other transportation-related problems
- Develop and evaluate potential multimodal transportation solutions

Study Procedure

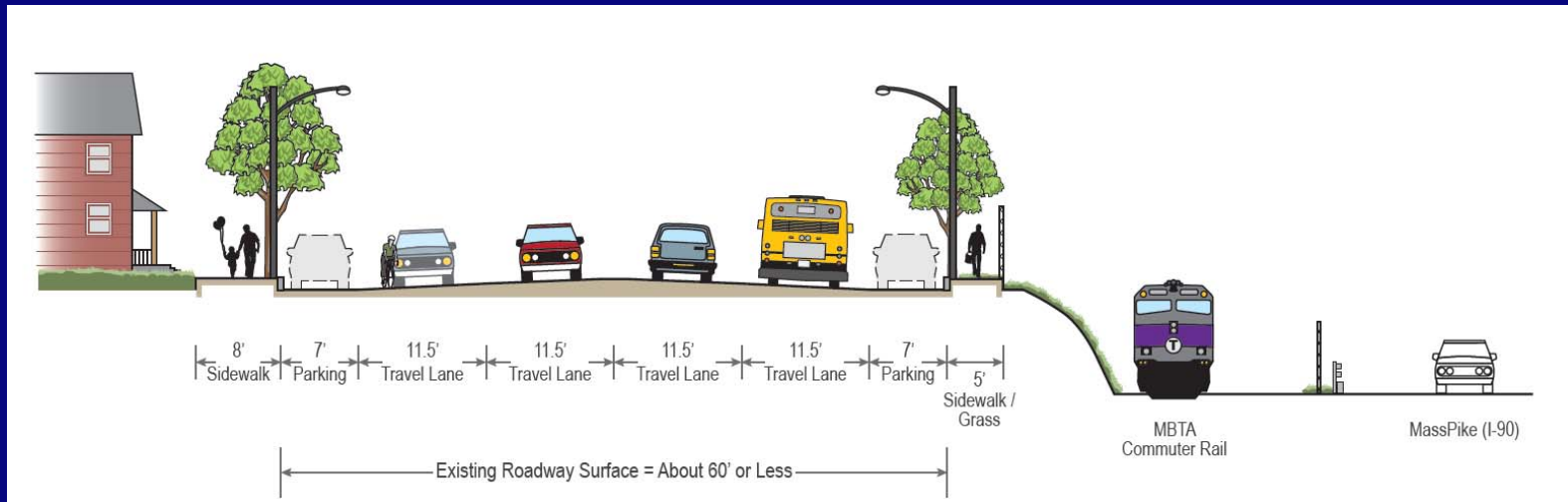
- Corridor selection approved (December 2013)
- Community listening meeting (February 2014)
- Data collection and analysis (spring 2014)
- Improvements development (summer 2014)
- Inputs from Newton Transportation Team (July/August 2014)
- Revisions and documentation (fall 2014)
- Study presentation (November 2014)

Study Area Map

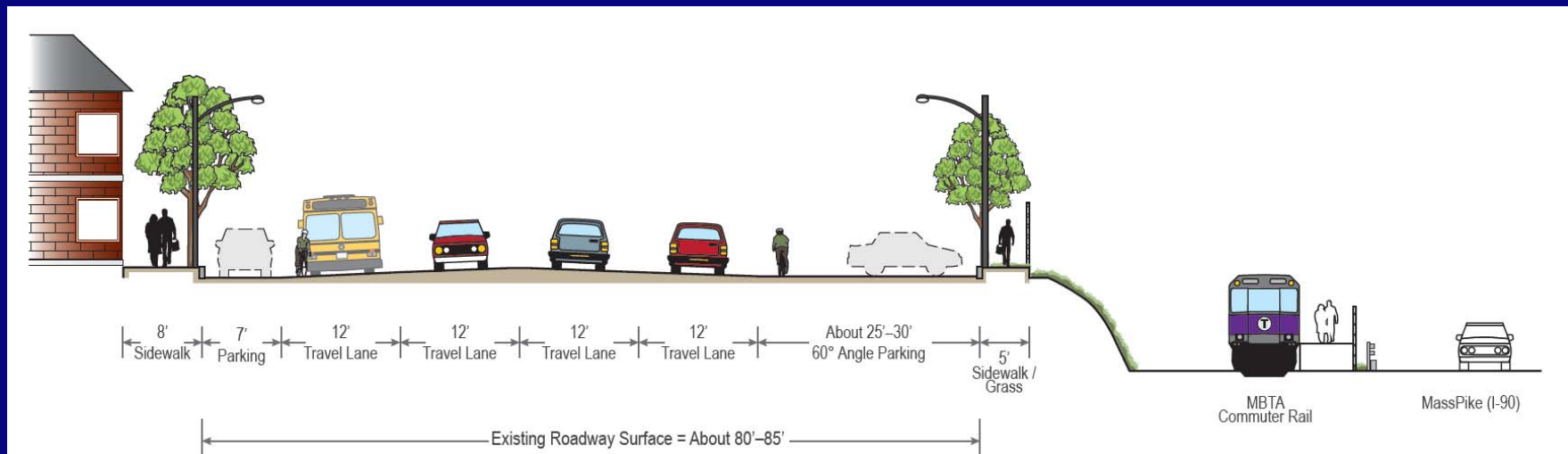


Existing Roadway Conditions

Typical Existing Roadway Cross-section



Existing Cross-section near Newtonville Station



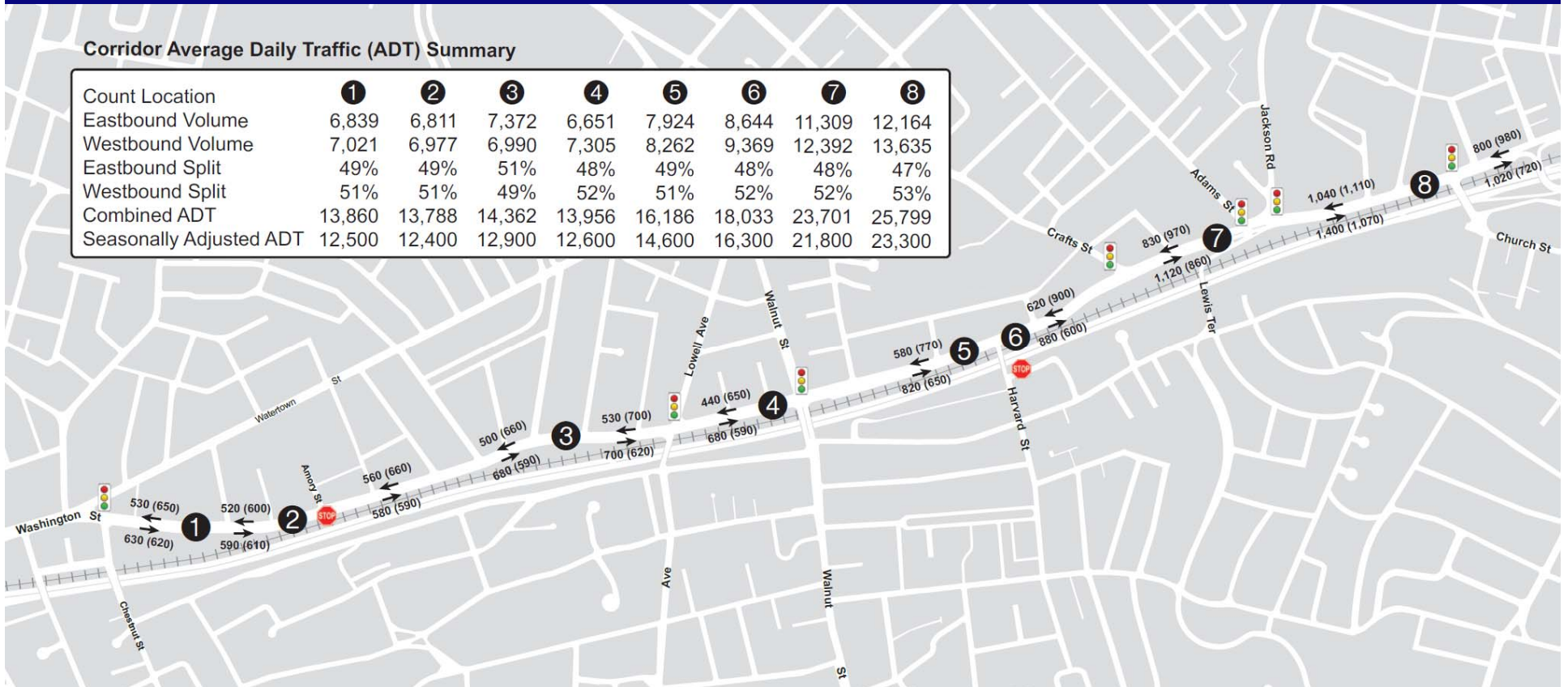
Issues and Concerns

- High travel speeds and unsafe conditions
- High number of pedestrian and bicycle crashes
- Unsafe pedestrian crossings
- Lack of bicycle accommodations
- Unsafe and inconvenient access to/from adjacent developments
- Limited sight distance from side streets
- Parking management, noise, lighting, and other issues

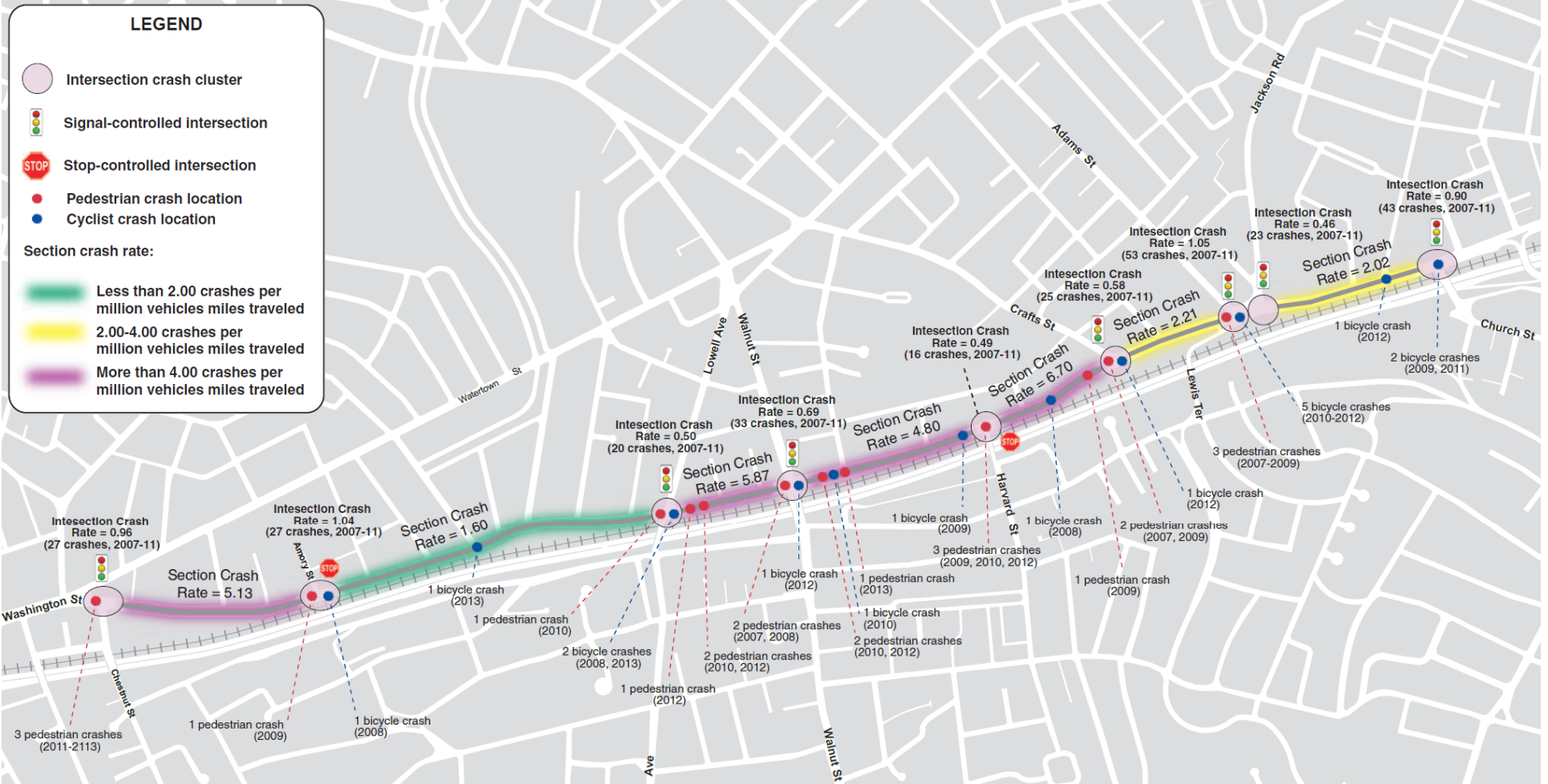
Corridor Traffic Volumes

Corridor Average Daily Traffic (ADT) Summary

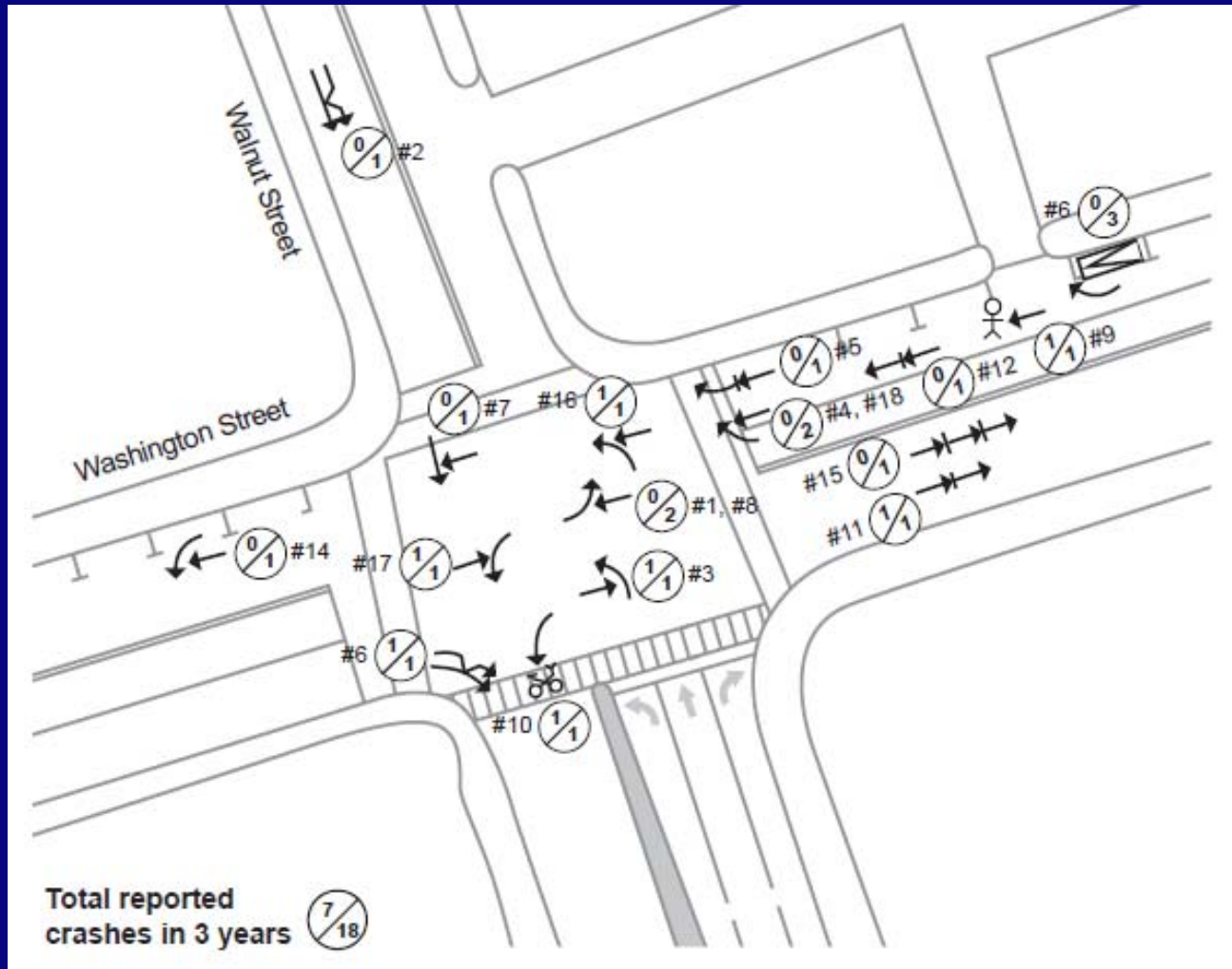
Count Location	1	2	3	4	5	6	7	8
Eastbound Volume	6,839	6,811	7,372	6,651	7,924	8,644	11,309	12,164
Westbound Volume	7,021	6,977	6,990	7,305	8,262	9,369	12,392	13,635
Eastbound Split	49%	49%	51%	48%	49%	48%	48%	47%
Westbound Split	51%	51%	49%	52%	51%	52%	52%	53%
Combined ADT	13,860	13,788	14,362	13,956	16,186	18,033	23,701	25,799
Seasonally Adjusted ADT	12,500	12,400	12,900	12,600	14,600	16,300	21,800	23,300



Crash Data Analysis

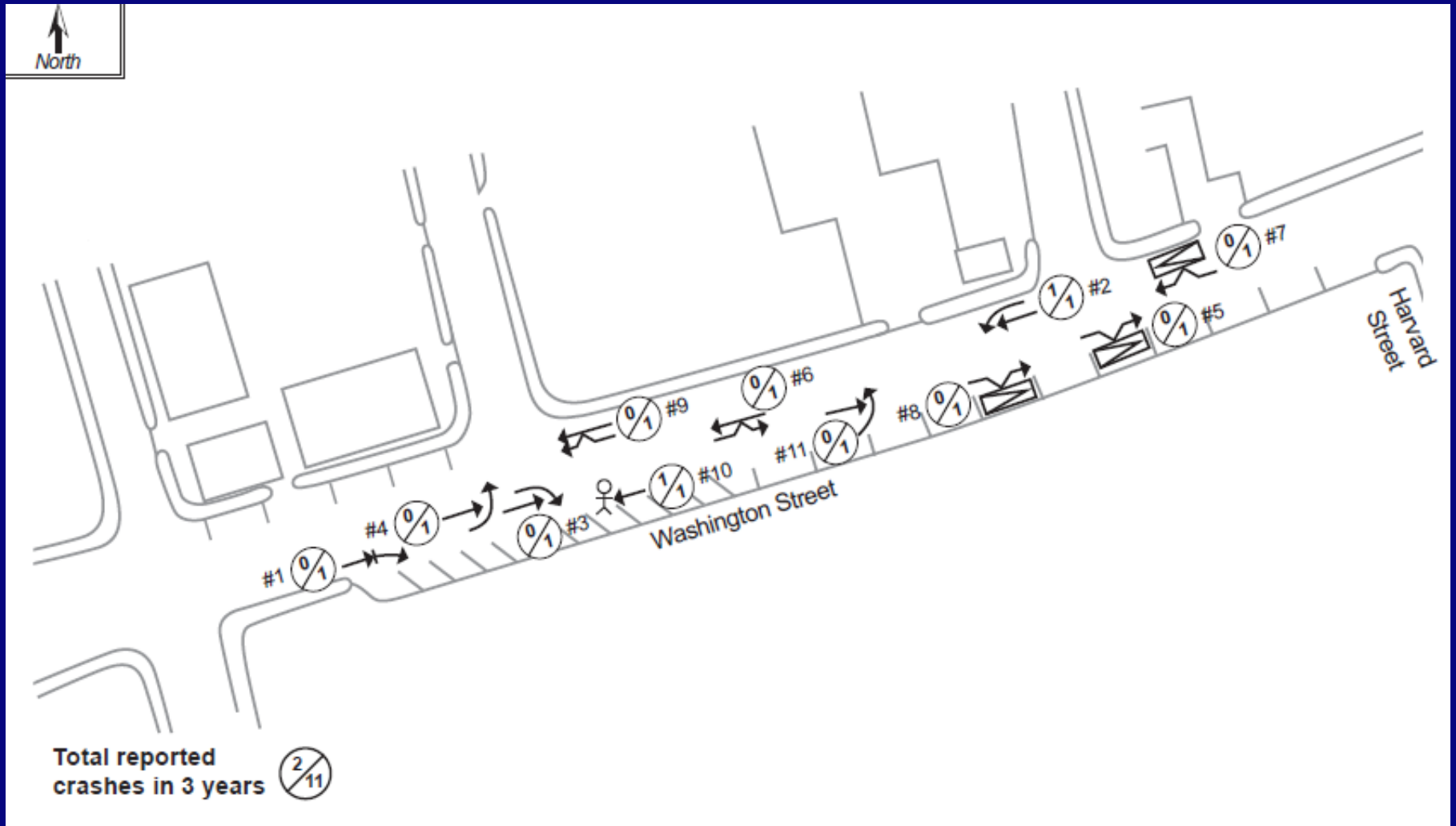


Intersection Collision Diagram Washington Street at Walnut Street



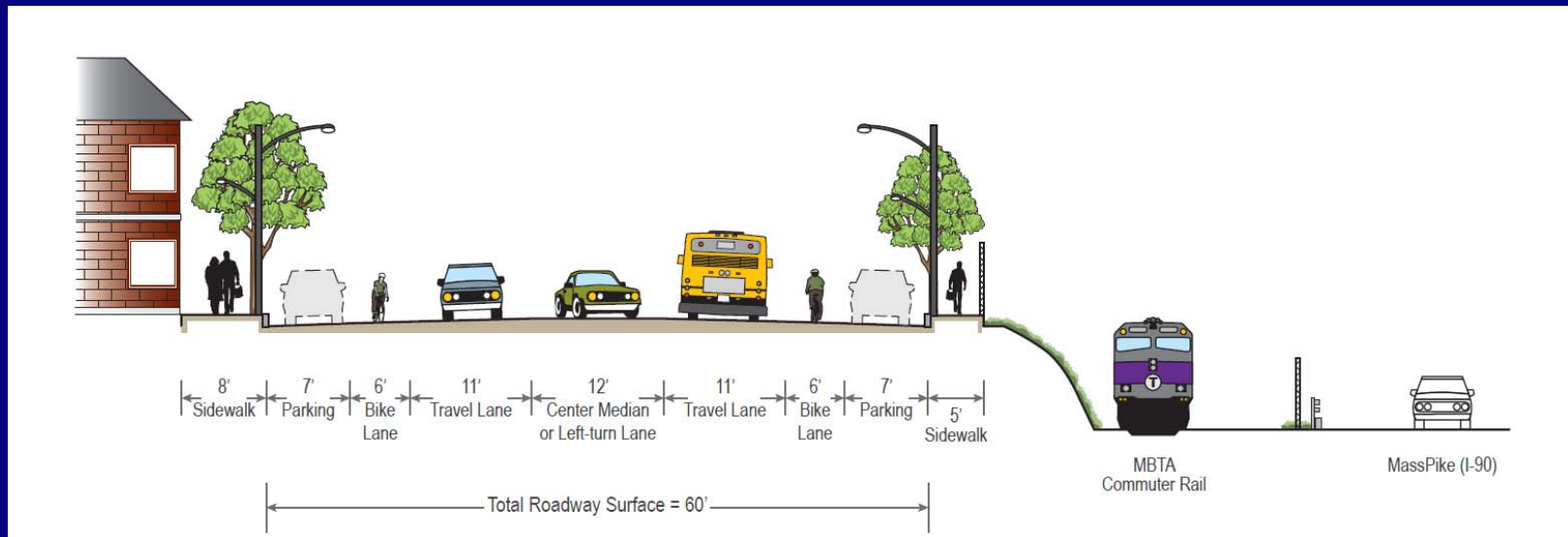
Segment Collision Diagram

Washington Street between Walnut Street and Harvard Street

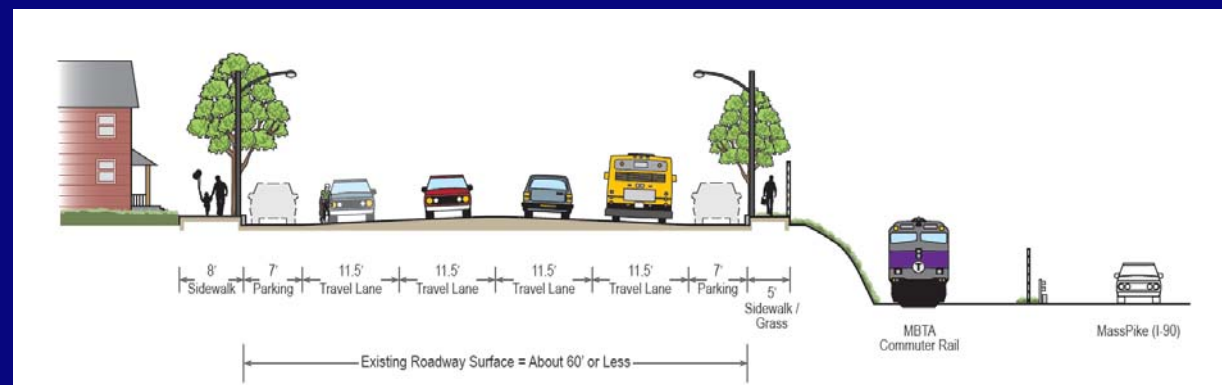


Proposed Roadway Modifications

Proposed Three-Lane Cross-section (Chestnut Street - Court Street)

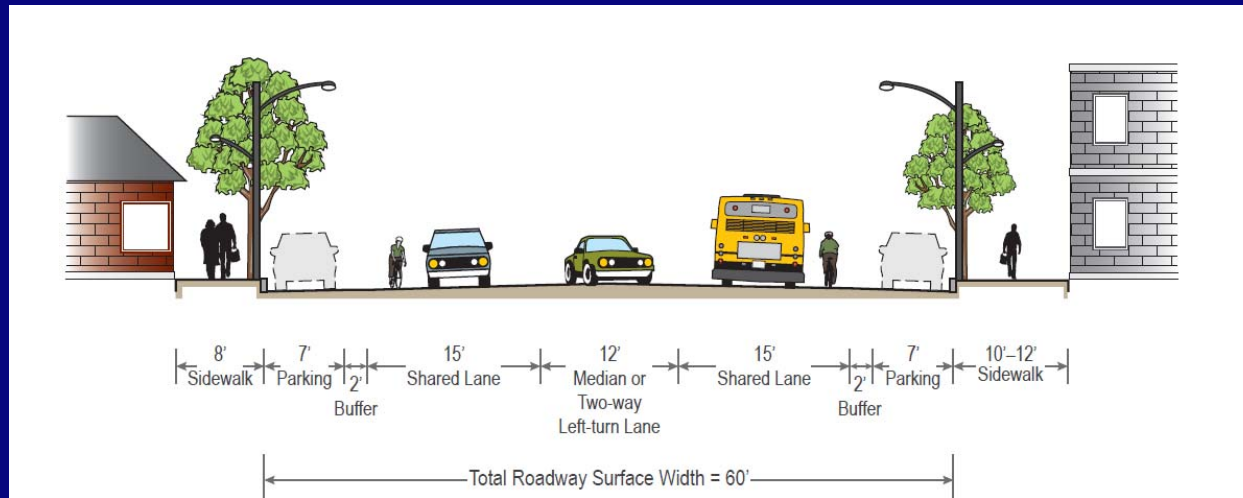


Existing Cross-section

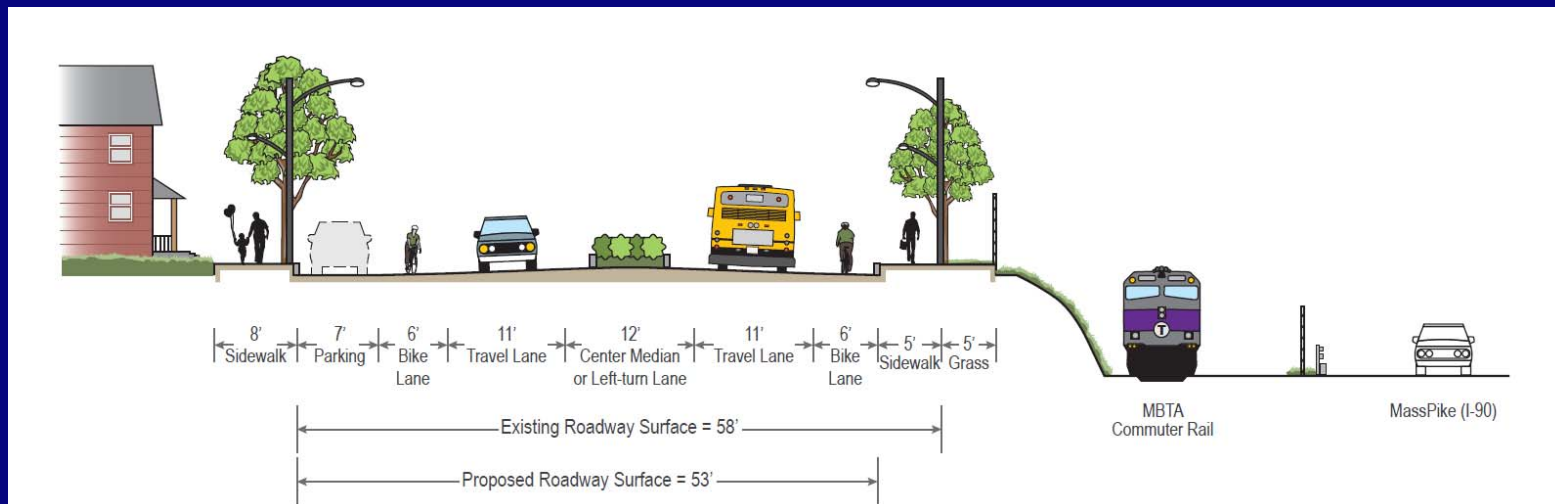


Proposed Roadway Modifications

Alternative Three-Lane Cross-section in Business Districts near West Newton

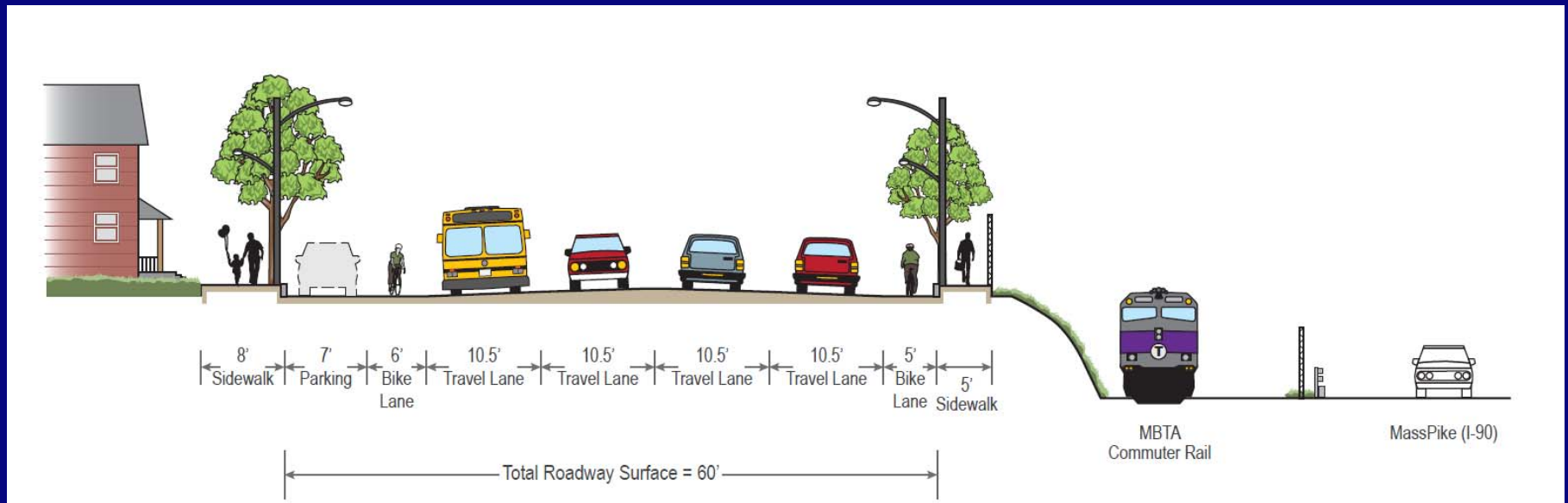


Alternative Three-Lane Cross-section in Residential Districts

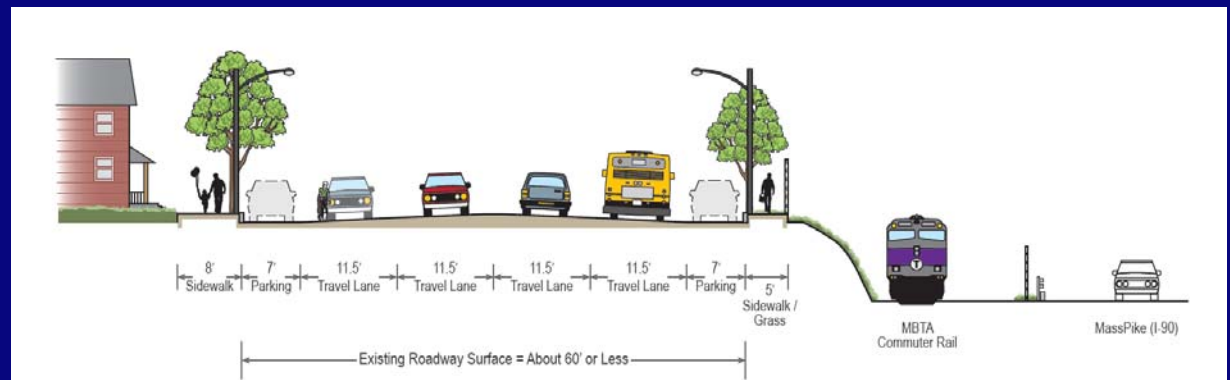


Proposed Roadway Modifications

Proposed Four-Lane Cross-section (Crafts Street - Church Street)



Existing Cross-section



Future-Year Conditions Analysis

- 2025 traffic growth scenarios

2014–25 Total Growth	AM Peak Hour	PM Peak Hour
Moderate traffic growth	3%	5%
Significant traffic growth	8%	10%

- Tests of existing corridor layout vs. proposed “road diet” layout
- Acceptable level of services under the proposed layout with significant traffic growth

Proposed Short-Term Improvements

- Install traffic signal backplates with reflective borders
- Maintain crosswalk markings
- Repair street lights as needed
- Adjust traffic signal timings
- Enforce no-parking at street corners

Proposed Long-Term Improvements

Major Components

- Remove one travel lane and convert the center lane to a dedicated turning lane (Chestnut Street – Court Street)
- Add dedicated bicycle lanes on both sides of the entire roadway corridor
- Remove some parking spaces for continuous bicycle lanes (Court Street – Church Street)

Proposed Long-Term Improvements

Other Key Recommendations

- Install crosswalks at suitable locations
- Reduce curb turning radii and install sidewalk extensions (bulb-outs)
- Widen sidewalks at suitable locations
- Adjust roadway speed limits
- Further review parking and access management
- Further examine lighting and landscaping improvements and noise reduction strategies at the design stages

Long-Term Improvement Conceptual Plan (Section 1)



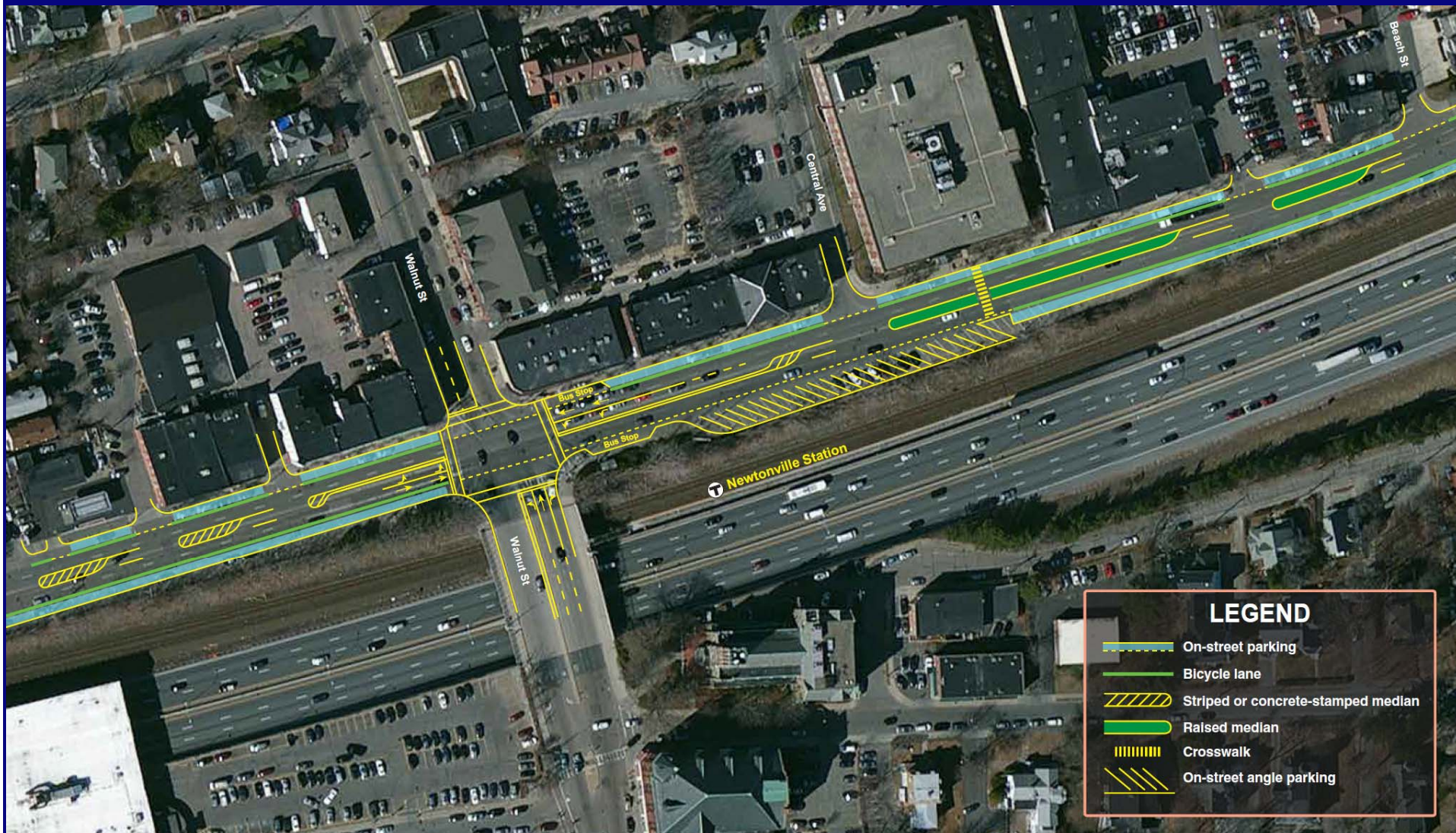
Long-Term Improvement Conceptual Plan (Section 2)



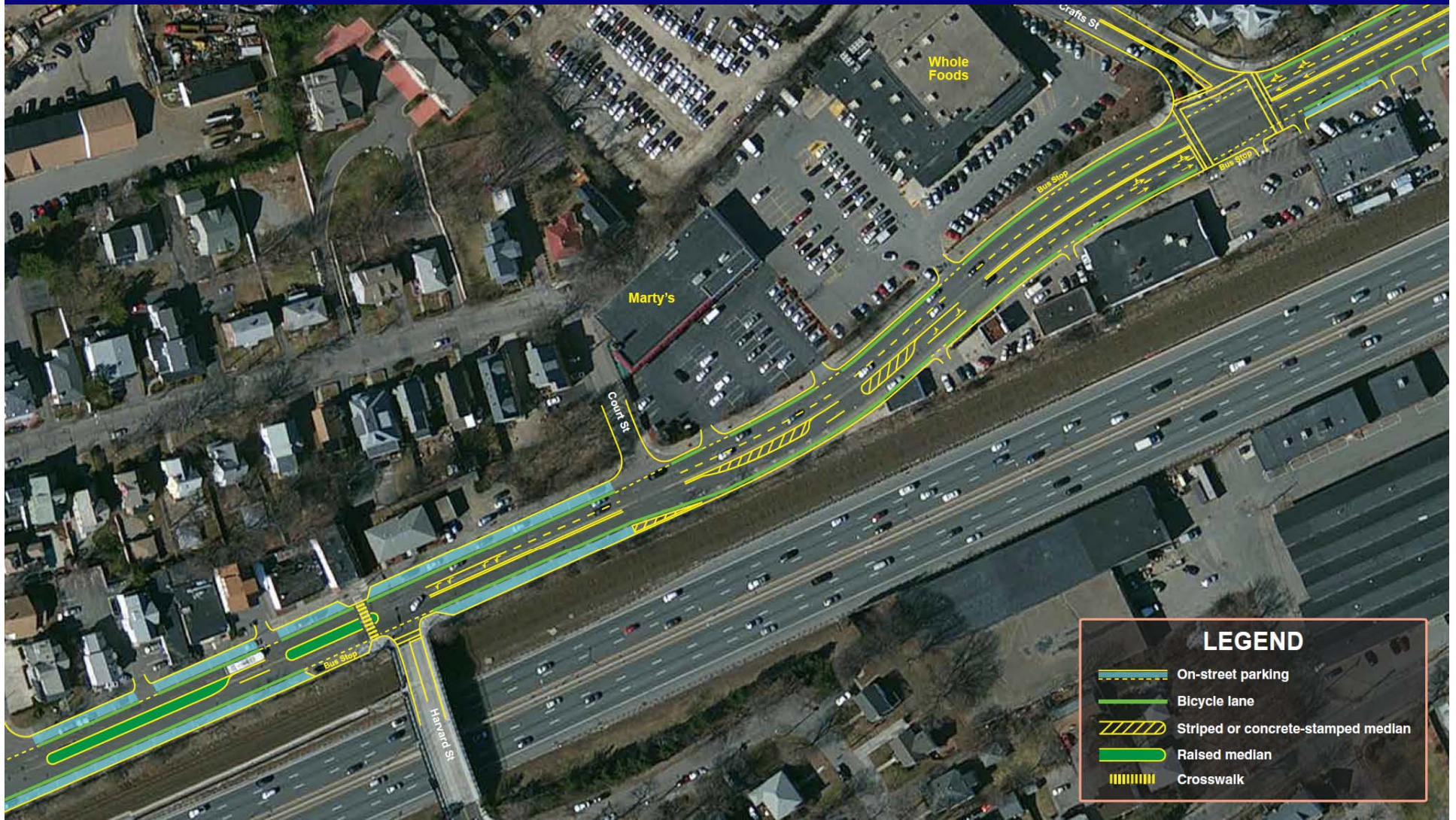
Long-Term Improvement Conceptual Plan (Section 3)



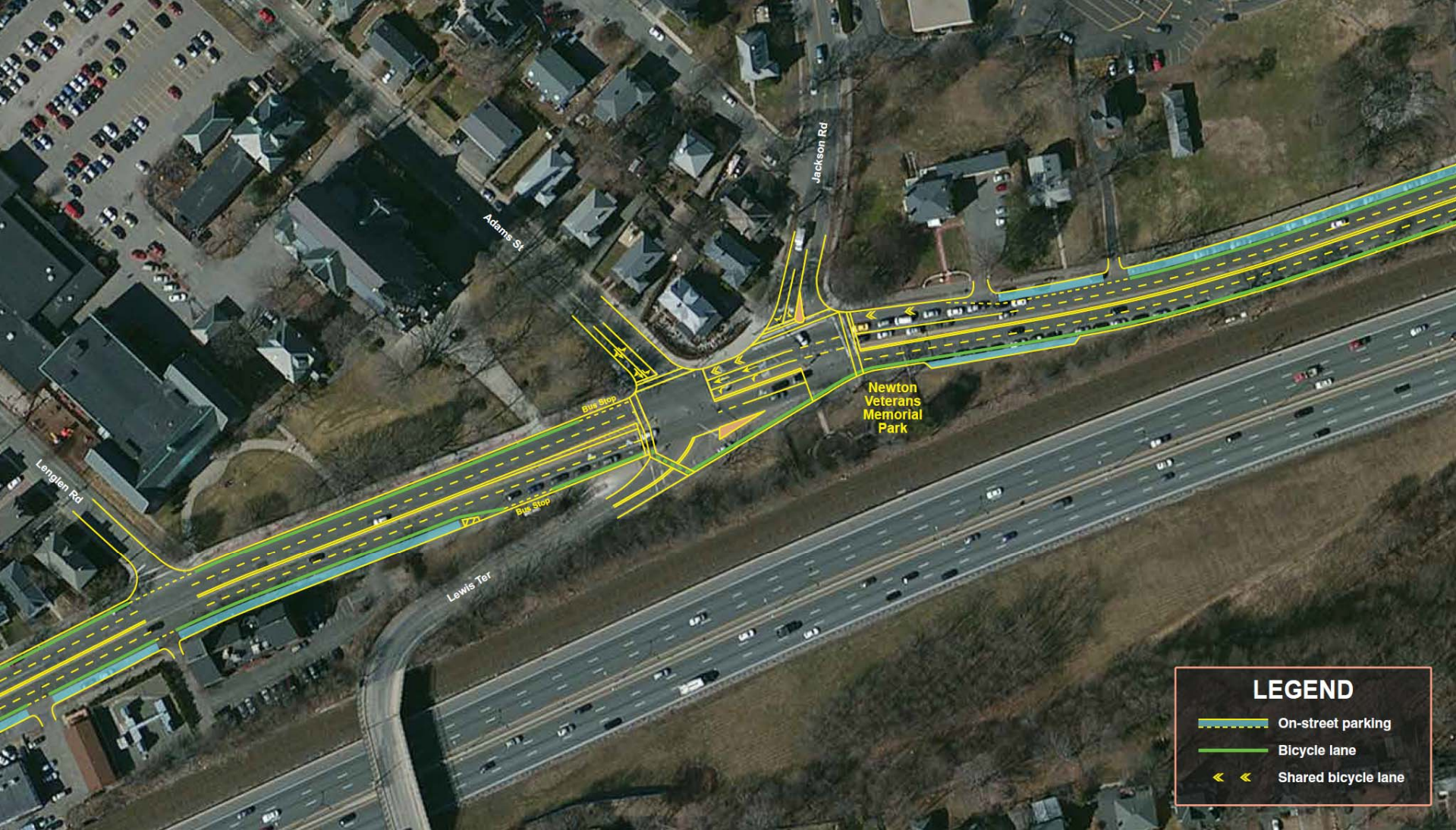
Long-Term Improvement Conceptual Plan (Section 4)



Long-Term Improvement Conceptual Plan (Section 5)



Long-Term Improvement Conceptual Plan (Section 6)



Long-Term Improvement Conceptual Plan (Section 7)



Expected Benefits

- “Road diet” reconfiguration:
Slow down traffic and improve safety for all
- Center turn lane/median:
Provide safe access to adjacent developments
- Bicycle lane and crosswalk installations:
Accommodate bicycles and pedestrians
- Sidewalk extensions/intersection modifications:
Improve intersection safety, access, and mobility

Implementation Stages

- West Section: Chestnut Street to the west of Lowell Avenue
- Middle Section: Lowell Avenue to Harvard Street
- East Section: the east of Harvard Street to Church Street

Thank you!

Questions and Comments?