

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, MARCH 9, 2011

Present: Ald. Schnipper (Chairman), Lennon, Albright, Salvucci, Crossley, Danberg, and Lappin

Absent: Ald. Gentile

Also present: Ald. Freedman, Fuller, Hess-Mahan, and Yates

City officials present: Elaine Gentile (Director of Environmental Affairs; Public Works Department)

#40-11 ALD. ALBRIGHT AND CROSSLEY requesting discussion regarding the possibility of changes to Newton's trash program to charge for the removal of white and bulky goods. [01/21/11 @ 1:42 PM]

ACTION: **HELD 7-0**

NOTE: Director of Environmental Affairs Elaine Gentile provided the Committee with the attached information pertaining to the collection and disposal of "white goods" and bulky items. White goods consist of items such as washers, dryers, water heaters, refrigerators, air conditioners, computers, monitors, televisions, and printers. Bulky items are considered pieces of furniture, rugs, and things of that nature.

White goods are collected weekly on Saturdays but require a resident to call in advance to schedule collection. There is no limit to the amount of white goods that can be placed curbside for collection. The City also accepts white goods at the depot. The City pays \$10 per curbside stop, which includes one television. If there is more than one television, there is a \$10 per television additional pick-up charge. The City pays \$10 per television for depot collection. The cost of white good collection went down in FY 09 due to the metal market. However, this fiscal year the contractor learned that he had to pay prevailing wage to his employees; therefore, the cost of collection rose.

The bulky items are picked-up separately from white goods and are collected on regular collection days. Residents must call to schedule the pick-up in advance and there is a five-item limit per pick-up. Waste Management as part of the trash collection contract collects the bulky items. Ms. Gentile requested information from Waste Management regarding the actual cost of the bulk collection and will provide the information as soon as it is available.

Many other communities charge a fee for the collection of white goods and bulky items. The fee is cost recovery for a service provided by the City. The service is a benefit to the citizens. Ald. Fuller added that the City should look at whether the City should supply the service or if a private contractor could do it more efficiently.

The Chair polled the Committee to determine if there was support of a cost recovery fee for these types of collection. The Committee was in favor of moving forward on a fee proposal. The Chair suggested that a fee proposal should be included in budget discussions. A motion to hold the item for further information carried unanimously.

#55-11 ALD. FULLER, CROSSLEY, ALBRIGHT, DANBERG, FREEDMAN, HESS-MAHAN recommending that Section 29-67A of the City of Newton Revised Ordinances 2007 regarding sewer clean-out fees be updated either to increase the fee from \$25 during normal hours (\$75 during overtime hours) to a fee more closely representing the full cost of service of cleaning a privately-owned building sewer lateral or, alternatively, eliminating the service. [02/14/11 @ 5:25 PM]

ACTION: **HELD 7-0**

NOTE: Ald. Fuller explained that the item was docketed to determine if the City should be providing sewer clean-outs for privately owned building sewer laterals and if so, how much should be charged for the service. Utilities Director Fred Russell provided background information on sewer clean-outs, which is attached. The property owner is responsible for the sewer line from the house to the street connection. The information provided included a chart of the actual cost to the City for providing the service and the revenues generated by providing the service for the past seven months. The actual cost of the service was \$71,229 and revenues generated were \$6,975, which created a \$64,254 loss to the City.

If the City were to eliminate the service, Public Works employees could be redirected to address a backlog of much needed preventive maintenance on the City's water and sewer infrastructure. Currently, providing the service requires a working supervisor and truck driver to spend 60% of their time addressing sewer clean-outs.

Several Committee members felt that the City needed to be available to respond to emergencies. Mr. Russell responded that 80% of the calls for clean-outs are service calls. Ald. Freedman suggested providing emergency service with a charge to the property owner that recovers the cost of the service.

The Committee members were willing to continue discussion regarding the possibility of eliminating the clean-out service and charging a fee for emergency services that reflects the true cost to the City. The Committee requested that the Utilities Director provide further information regarding the cost of providing the service. Ald. Crossley moved hold on the item for further discussion, which carried unanimously.

REFERRED TO PROG. & SERV. AND PUBLIC FACILITIES COMMITTEES

#271-08 ALD. JOHNSON proposing a RESOLUTION to His Honor the Mayor requesting that he work with the Board of Aldermen, the Parks and Recreation Department, and the Department of Public Works in order to determine the most effective and efficient way to organize the work of managing our public resources. [07/17/08 @ 9:53 AM]

PROG & SERV VOTED NO ACTION NECESSARY 7-0 on 11/17/10

ACTION: **NO ACTION NECESSARY 7-0**

NOTE: As stated in the Programs and Services Report of November 17, 2010, the Mayor is already focusing on what and how the Public Works Department and Parks and Recreation Department could work together to improve effectiveness and efficiency within those departments. Ald. Salvucci moved no action necessary, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#13-09 **HIS HONOR THE MAYOR** requesting authorization to appropriate and expend three hundred eighty-five thousand dollars (\$385,000) from bonded indebtedness to the Public Works Department for the purpose of replacing both the salt shed and the Quonset hut at Crafts Street. [12/30/08 @ 5:04 PM]

FINANCE VOTED NO ACTION NECESSARY 7-0 on 03/08/10

ACTION: **NO ACTION NECESSARY 7-0**

NOTE: A new salt shed at the Department of Public Works Crafts Street Yard is still a priority. However, the project is contained in this year's Capital Improvement Plan and if it moves forward, it will require fresh estimates. The Commissioner of Public Works will redocket a request for funds when the project is ready and a clearer estimate is available. Ald. Lappin moved no action necessary on the item, which carried unanimously.

#385-07 **ALD. SCHNIPPER AND GENTILE** updating the Public Facilities Committee on the progress of the Newton North High School Project. [11/21/07 @ 10:23 AM]

ACTION: **HELD 7-0**

NOTE: Ald. Schnipper informed the Committee that the Newton North High School has received a Leadership in Energy & Environmental Design (LEED) Gold Certification. It is the only school building in Massachusetts to receive that certification. However, there have been some issues relating to training custodians to run the new HVAC system. The new systems that have been put in place at both high schools and at some of the middle schools require a certain amount of technical expertise to operate. The School Department is proposing a new position in their budget similar to the position of Facilities and Maintenance Specialist within the Public Buildings Department. The addition of this position should provide the expertise and result in substantial cost benefits. It is expected that the person hired would work closely with the Public Buildings Department.

The abatement process at the old school is on track. The demolition of the old school should be completed in early July. The process is working well and the Department of Environmental Protection is proposing using the abatement process as a model for demolition of other buildings of the same vintage.

Chief Operating Officer Robert Rooney submitted the attached petition from residents along Hull Street requesting reduction of plantings along a 150' portion of the slope along Hull Street on the south side of the multi-purpose stadium as depicted in the attached plan. The residents no longer wish to have the heavy landscaping proposed in the original site plan. The Newton North Liaison Committee has discussed the request for reduced landscaping and has no issues with the proposal. The proposed unused landscaping would be used elsewhere on the Newton North High School site. The Law Department has been consulted and is of the opinion that the change to landscaping is not significant enough to trigger the site-plan approval process.

There was nothing further to update the Committee on; therefore, the item was held for future updates.

Respectfully submitted,

Sydra Schnipper, Chairman

Bulky Items and Appliances/Electronics

APPLIANCES AND ELECTRONICS

- Includes "white goods"- washers, dryers, water heaters; Freon items – refrigerators, a/c; and electronics – computers, monitors, TVs, printers, etc
- Collected weekly (Saturdays) at curbside (Residents must call in advance) and on call at depot: CRT Recycling (#L-5611)
- No limit to # of items a resident can put at curb
- City pays \$10/curbside stop, which includes 1 TV, regardless if item(s) there or not, plus \$10/additional TV
- City pays \$10/TV for depot collection, all else included

Average calls per month	790
FY 10 Total	10,098
FY 11 to date	5,978

Estimated Tonnage	Costs
FY 10 Total 632 T	\$38,944
FY 11 to date 337 T	\$72,497*

	Average items per FY (FY04-FY10)	FY11 Thru Feb (actual)
TV	3,538	2,731
Monitor	3,839	1,379
Freon	2,445	922
Non-freon	1,654	1,141
Computer	1,435	1,689
TOTAL	12,911	7,862

*Prevailing Wages

Sample Appliance Report:

SERVICE	NOTES	STREET #	STREET NAME	SUFFIX	SUB	ZIP	TIME ENTERED	FOR ARC MAPPING	TRASH DAY
162613	DISHWASHER	461	ALBEMARLE	RD		02460	3/2/2011 2:31:00 PM	461 ALBEMARLE RD	FRIDAY
162623	PDU TV	51	ALGONQUIN	RD		02467	3/2/2011 4:01:00 PM	51 ALGONQUIN RD	THURSDAY
162439	TV - W006028-022811	207	AUBURN	ST		02466	3/1/2011 11:32:00 AM	207 AUBURN ST	MONDAY
162794	FAN	145	AUBURNDALE	AVE		02465	3/4/2011 12:07:00 PM	145 AUBURNDALE AVE	MONDAY
162515	TV	77	BEACONWOOD	RD		02461	3/1/2011 12:38:00 PM	77 BEACONWOOD RD	TUESDAY
162560	VACUUM	822	BOYLSTON	ST		02461	3/2/2011 9:07:00 AM	822 BOYLSTON ST	TUESDAY
162687	PRINTER	40	BROOKS	AVE		02460	3/2/2011 12:04:00 PM	40 BROOKS AVE	FRIDAY
162624	MISC ITEMS	83	CARVER	RD		02461	3/2/2011 4:30:00 PM	83 CARVER RD	TUESDAY
162839	GRILL	188	CHURCH	ST		02458	3/7/2011 9:23:00 AM	188 CHURCH ST	THURSDAY
162842	COMPUTER PROCESSOR, PRINTER, AND MONITOR	17	CLARENDON	ST		02460	3/7/2011 9:27:00 AM	17 CLARENDON ST	THURSDAY

BULKY ITEM REQUESTS

- Collected on regular collection day; Residents must call to schedule in advance, limit of 5 items per household
- Collected by Waste Management with rear loader truck (#1-5485)
- Collection is flat rate for curbside and bulk of \$1,832,328/yr (\$152,694/mo) and \$70.87/T for disposal for FY 11

# of calls since October 2009	89
Average per month	\$ 6,307.43
CY 10	17,642

Average tonnage per month	89
Average disposal cost (not including collection and haul)	\$ 6,307.43

Sample Bulk Report

PROBLEM	SERVICE	NOTES	STREET #	STREET NAME	SUFFIX	SUB	ZIP	TIME ENTERED	FOR ARC MAPPING	TRASH DAY
BULK	163074	P/U BROKEN TABLE	41	AUDUBON	DR		02467-	3/9/2011 1:48:00 PM	41 AUDUBON DR	WEDNESDAY
BULK	162875	TOILET	18	BOYLSTON	RD		02461-	3/9/2011 11:26:00 AM	18 BOYLSTON RD	WEDNESDAY
BULK	162636	STORM DOOR	71	CLARK	ST		02459-	3/9/2011 8:59:00 AM	71 CLARK ST	WEDNESDAY
BULK	162543	2 CABINETS	36	CLIFTON	RD		02459-	3/9/2011 3:40:00 PM	36 CLIFTON RD	WEDNESDAY
BULK	162959	2 DOORS WARDROBE, 2 DOORS	50	CROSBY	RD		02467-	3/9/2011 9:40:00 AM	50 CROSBY RD	WEDNESDAY
BULK	162966	WOOD, KITCHEN COUNTER	65	CROSBY	RD		02467-	3/9/2011 11:01:00 AM	65 CROSBY RD	WEDNESDAY
BULK	162546	COUCH	40	CYPRESS	ST		02459-	3/9/2011 4:32:00 PM	40 CYPRESS ST	WEDNESDAY
BULK	162952	P/U SOFA	205	CYPRESS	ST		02459-	3/9/2011 9:25:00 AM	205 CYPRESS ST	WEDNESDAY
BULK	162804	P/U BED	86	DEBORAH	RD		02459-	3/9/2011 2:03:00 PM	86 DEBORAH RD	WEDNESDAY
BULK	162880	BOXSPRING AND MATTRESS, MISC. ITEMS	103	DORCAR	RD		02459-	3/9/2011 12:20:00 PM	103 DORCAR RD	WEDNESDAY
BULK	163031	MISC. ITEMS	24	DUXBURY	RD		02459-	3/9/2011 12:13:00 PM	24 DUXBURY RD	WEDNESDAY
BULK	163019	COFFEE TABLE,	14	GREAT MEADOW	RD		02459-	3/9/2011 12:07:00 PM	14 GREAT MEADOW RD	WEDNESDAY
BULK	162882	TABLE, CHAIRS	37	HAMLET	ST		02459-	3/9/2011 12:32:00 PM	37 HAMLET ST	WEDNESDAY
BULK	163028	3 CHAIRS	372	LANGLEY	RD		02459-	3/9/2011 12:11:00 PM	372 LANGLEY RD	WEDNESDAY
BULK	162868	4 CHAIRS.	79	LEVBERT	RD		02459-	3/9/2011 11:15:00 AM	79 LEVBERT RD	WEDNESDAY
BULK	162850	MISC. ITEMS	78	LOVETT	RD		02459-	3/9/2011 9:51:00 AM	78 LOVETT RD	WEDNESDAY
BULK	162955	SINGLE BED AND ROY SPRING	15	MELINA	RD		02450-	3/9/2011 9:28:00 AM	15 MELINA RD	WEDNESDAY

Background Briefing on Sewer Clean-Outs

March 7, 2011

In what circumstances does the City of Newton currently provide cleaning of Building Sewers (house connection or private sewer)?

The City of Newton Utilities Division provides personnel during normal business hours (7:00 AM-3:00 PM) for residents that pre-schedule (preventative maintenance) or call that day (emergency) to clean/flush private building sewers. For emergencies during non-business hours, residents through the police control center, will be put in contact with an emergency on-call person from the Utilities Division. That person will first screen the call, and then will either respond and clean the building sewer if Utilities personnel are available, or direct the resident to contact a commercial drain cleaning company if they are not. Approximately 80% of the service calls for cleaning private building sewers are for non-emergency, preventative maintenance.

What are the fees that the City of Newton charges for this service and what is the cost to the City of Newton of this service?

The fees for this sewer cleaning service are provided for in Sec. 29-67A of our ordinances. Specifically, the ordinance says: *whenever the city is engaged to rod-out, unclog or otherwise clean a building sewer, a fee shall be charged. Except in those cases involving excavation, such fees shall be as follows:*

\$25.00 flat rate for a service call during normal hours;

\$75.00 flat rate for a service call during overtime hours.

The table below reflects the actual cost (labor & equipment, overhead and benefits not included in labor cost) to the City of Newton to provide this service for the first seven months of FY 2011.

Private Sewer Cleaning Actual Cost vs. Revenue			
	Actual Costs	Revenues	Loss
Jul-10	\$11,415	\$775	\$11,415
Aug-10	\$14,767	\$1,075	\$13,692
Sep-10	\$16,283	\$1,200	\$15,083
Oct-10	\$14,853	\$1,050	\$13,803
Nov-10	\$15,411	\$1,200	\$14,211
Dec-10	\$13,653	\$1,075	\$12,578
Jan-11	\$12,925	\$600	\$12,325
TOTAL	\$71,229	\$6,975	\$64,254

Q: How often is the sewer cleaning service provided annually?

A: During FY 2010 there were 480 cleanings of which 60 were repeat customers, therefore 420 out of approximately 24,600 building sewers (residents) used our service.

Q: What personnel provide the service? Do these employees have other responsibilities?

A: A Working Foreman and Truck Driver are used to perform the cleaning service +/-60% of the time, on the occasion when there is the need for a flushing truck, a Operator will assist in the operation. When these employees are not engaged in cleaning building sewers they will typically: flush public sewer mains, mark out services (Dig Safe), pickup or place barricades where needed and/or any other misc. activities that may come up during the day.

Q: What equipment is used to provide the service? Is this equipment used for other services?

A: The equipment used is a Ford Van and a International Hydraulic cleaner (Jet Truck). The Jet Truck is used for flushing the public sewers in commercial areas that are known for the accumulation of grease in the public sewer mains, therefore causing backups if not maintained.

Q: What is the condition of the privately owned sewer laterals? What is the relationship between them and the infiltration problem that the City of Newton faces?

A: The vast majority of the private sewer laterals are vetrified clay pipe (VCP), many installed in the early to mid 1900's. Without televising each individual building service, there is not a clear way to determine the condition of the pipe. Without knowing the condition of each pipe, it would be impossible to quantify the relationship between them and the infiltration problem. However, given the age of these pipes, and the typical condition we encounter when we have televised, it is safe to assume that there is a significant contribution to the infiltration problem.

16 December 10

Petition to Request Reduction of Plantings Adjacent to Hull Street

The undersigned are requesting that the approved NNHS planting plan for the area adjacent to Hull Street, above the stadium, be reduced on its scope. The site plan bid for contract (Enclosure A) shows a heavily planted slope on the south side of the all-purpose stadium. We request a planting plan which reduces the planting along the 150 foot section (Enclosure B) to be mainly grass with some ground-level shrubs, the existing trees, and "fill-in" trees. We would ask that the Executive Office through the Project Team take the necessary steps to review this proposal and gain approval as a permanent change to the planting plan.

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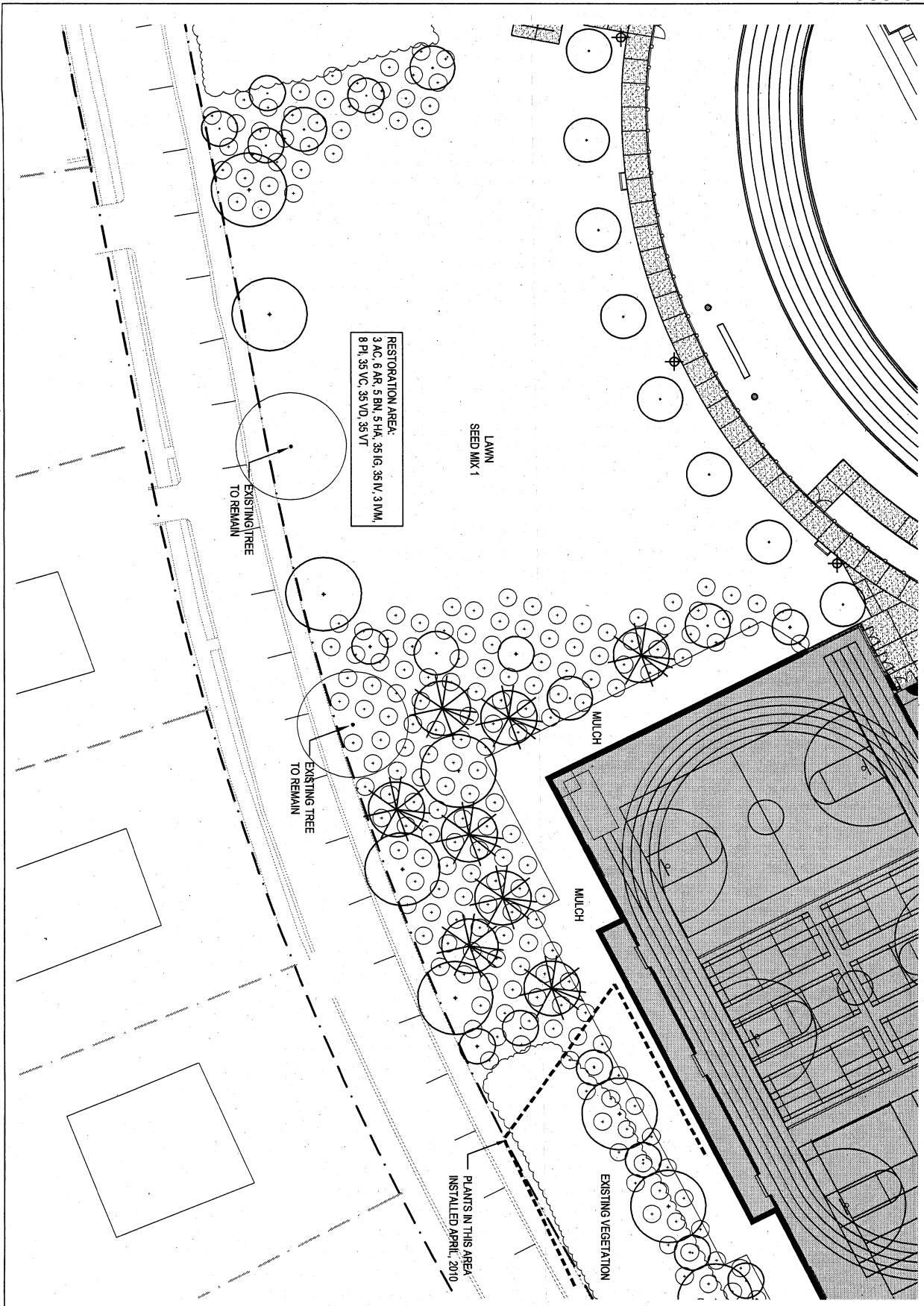
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Newton North High School

REF: L3.4

DRAWN BY: JP

SCALE: 1"=30'

SHEET TITLE: ADDITIONAL PLANTS - HULL ST. BUFFER

JD Number:

CHECKED BY: DMS

DATE: 03.04.11