

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, JUNE 9, 2010

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

Also present: Ald. Baker, Ciccone, Fuller, Harney Johnson, Sangiolo, Shapiro, and Yates

City staff present: Thomas Daley (Commissioner of Public Works), Donnalyn Kahn (City Solicitor), Joseph LaCroix (Fire Chief), Howard Mintz (Police Captain), Clint Schuckel (Traffic Engineer), David Koses (Traffic Planner) and Danielle Delaney (Committee Clerk)

Public Hearing

#127-10 NSTAR ELECTRIC petitioning for a grant of location to install a new pole (514/12A) in CHURCH STREET on the northeasterly side 80' ± northwest of Wellington Terrace. (Ward 1) [04-07-10 @ 11:46 AM]

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

NOTE: Maureen Carroll, NStar Permit Representative, presented the petition to the Committee. The proposed new pole would eliminate a wire crossing at the church located on Eldridge Street. The wire crossing is unsafe and NStar would like to remedy the crossing at its own expense. The public hearing was opened and no one spoke for or against the petition. The Department of Public Works has reviewed the petition and recommended approval with standard conditions. Ald. Salvucci moved approval, which carried unanimously.

Public Hearing

#144-10 NSTAR ELECTRIC & GAS COMPANY petitioning a grant of location to install Pole # 1504/8 in LOMBARD STREET on the southerly side 240 ±' west of Concolor Street. (Ward 1) [05/06/05 @ 12:28 PM]

ACTION: **APPROVED 6-0 (Danberg and Gentile not voting)**

NOTE: Maureen Carroll, NStar Permit Representative, explained that the petition for a grant of location is for the installation of a pole and the removal of a pole at the request of a customer on Lombard Street. A driveway is being added to a new home and the current pole would be located in the driveway. The proposed pole would be placed 9' closer to the house than the pole to be abandoned. The public hearing was opened and no one spoke for or against the petition. The Department of Public Works has reviewed the petition and recommended approval with the standard conditions. Ald. Lappin moved approval, which carried unanimously.

Public Hearing

#10-10(2) PARKVIEW HOMES, LLC. 192 Lexington Street, Auburndale, petitioning for a water main to be extended through a proposed easement from an existing end manhole in ALBERT ROAD a distance of approximately 280' across private property to a gate in LEXINGTON STREET. (Ward 4) [05/03/10 @ 11:54AM]

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

NOTE: Jeffrey Engler, Parkview Homes, LLC, presented the request for a water main extension to the Committee. Mr. Engler's company is proposing to extend the existing water

main from Lexington Street through private property to Albert Road. The proposed main would provide domestic and fire suppression services for a 10-unit housing development. The proposed main will create a loop to the existing water main in Albert Road. The petitioner would need to grant an easement to the City for the portion of the water main extension that is located on their private property.

Commissioner Daley stated that the Department of Public Works considers the proposed extension as a benefit to the City. The petitioners are paying 100% of extension and the water quality and pressure in the neighborhood would be enhanced.

The public hearing was opened and no one spoke for or against the petition. The Department of Public Works reviewed the petition and provided a memo, which was distributed at the previous full Board meeting and is available on the Public Facilities web page. Ald. Lappin moved approval, which carried unanimously.

#87-10(2) HIS HONOR THE MAYOR re-appointing ARTHUR CABRAL as Interim Commissioner of Public Buildings effective July 1, 2010 until a permanent replacement is hired, but not to exceed 90 days when the temporary appointment may be extended with Board of Aldermen approval pursuant to §3-6 of the City Charter.

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

NOTE: All of the Committee members supported the re-appointment of Arthur Cabral as Interim Commissioner of Public Buildings. Ald. Lappin moved approval, which carried unanimously.

#457-08 ALD. LAPPIN AND SALVUCCI requesting discussion with NStar regarding the timely repair of City streetlights and the development of a standard response timeframe. [11/20/08 @ 12:51 PM]

ACTION: **HELD 8-0**

NOTE: City Solicitor Donnalyn Kahn updated the Committee on the Law Department's involvement with NStar regarding streetlight repair. Ms. Kahn recently met with Jeffrey Stevens, counsel for NStar, regarding the responsibility of repair of wires located between manhole and streetlight base.

Ms. Kahn stated that she and Mr. Stevens have identified the problem. Ms. Kahn explained that the City purchased the streetlights from NStar in 1999 through a purchase and sale agreement that includes a clause that states the City is responsible for repair of the streetlight from the base of the pole to the top of the pole. NStar does not believe that it is responsible for the repair of outages between the manhole and the base and will not make the repair unless the City pays a fee. It is illegal for the City to enter an NStar manhole and make repairs.

Ms. Kahn has requested further information from Mr. Stevens, such as information regarding the fees, before they meet again. It is Ms. Kahn's hope that NStar and the City can reach a resolution to the issue without going into mediation. Marc Lucas, NStar Customer Relations, added that he had spoken with Mr. Stevens after the meeting and Mr. Stevens felt that NStar and the City could reach a resolution without mediation. Ald. Lennon suggested that if the discussion turns to money for the repair, Ms. Kahn raise the issue of the number of streetlights that have been out for years due to this issue. Ms. Kahn responded that she has already reminded the NStar attorney and will use it in the future discussion.

The Committee held the item for further updates from the Law Department and Clint Schuckel, the Traffic Engineer.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#170-10 HIS HONOR THE MAYOR requesting authorization to appropriate and expend (A) seventy nine thousand five hundred dollars (\$79,500) from the Receipts Reserved for Appropriation Fund-Sale of Recyclables to fund the first year of a three-year lease-to-own a new front end loader and (B) eighty five thousand dollars (\$85,000) to purchase a new *Allu* heavy-duty compost material processing attachment for use in the composting operation at Rumford Avenue. [6/1/10 @ 5:05 PM]

ACTION: **APPROVED 6-0-2 (Gentile and Salvucci not voting)**

NOTE: Public Works Commissioner Thomas Daley reviewed the request for funds to lease-to-own a front-end loader and to purchase an *Allu* heavy-duty compost processing attachment for front-end loaders. Commissioner Daley provided the attached information on the equipment and the compost operation at Rumford Avenue.

The City is saving approximately \$200,000 a year by sending all residential yard waste to the Rumford Avenue facility instead of shipping it to Norton and paying tipping fees. The composting component is crucial to the plan to continue to generate the savings. The new equipment will enable the Public Works Department to process the materials throughout the year without detriment to other Public Works Department operations. The compost operation will also be quicker and more efficient, which will generate more compost for sale.

The Commissioner informed the Committee that he recently met with the neighbors of the Rumford Avenue facility. The meeting went well and the Commissioner believes that some of the issues regarding the where the City can put material on the Rumford site were resolved. There have been complaints about odors emanating from the site. The material that Commissioner Daley provided included information from the Department of Environmental inspection of the site. In addition, Mr. Daley informed the residents that the Public Works Department will have the ability to give compost to residents of Newton at no cost.

Committee members questioned whether it was in the City's best interest to enter into a lease-to-own agreement for the front-end loader. Ald. Gentile stated that the Finance Committee will be discussing that issue at the next meeting. He requested that the Commissioner provide a return on investment report for the proposed equipment. Mr. Daley agreed to provide the information for the Finance Committee meeting. With that, Ald. Lappin moved approval of the item. The item carried by a vote of six in favor and two abstentions. Ald. Gentile and Salvucci abstained, as they will further discuss the item in the Finance Committee.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#171-10 HIS HONOR THE MAYOR requesting authorization to transfer the sum of sixty two thousand dollars (\$62,000) from DPW Salaries Expense to the Department of Public Works Environmental Affairs to cover the additional cost of residential solid-waste collection from the increased residential debris that resulted from the March 2010 storms. [6/1/10 @ 5:08 PM]

ACTION: **APPROVED 8-0**

NOTE: The Chairman reminded the Committee that after the March rainstorms the Mayor authorized extra trash collection to deal with the increase in residential debris. The additional collections took place from March 19 to April 9, 2010. Public Works Commissioner Tom Daley explained that the additional \$62,000 will be used to make payments to Waste Management and Wheelabrator. The breakdown of those costs was provided as an attachment to the agenda. The money to cover the additional trash collection is available in the Department of Public Works salary accounts due vacancies. Ald. Gentile moved approval of the item, which carried unanimously.

REFERRED TO PS&T AND PUBLIC FACILITIES COMMITTEE

#196-09 ALD. MANSFIELD AND SANGIOLO requesting rescission of Sec. 19-99 (b), Speed humps of the Revised Ordinances of the City of Newton.

PS&T APPROVED 4-0-2 (Johnson and Shapiro abstaining)

ACTION: **HELD 7-0 (Salvucci not voting)**

NOTE: The Committee met jointly with the Public Safety and Transportation Committee on this item. Please see the June 9, 2010 Public Safety and Transportation Committee Report for more information on the discussion.

REFERRED TO PS&T AND PUBLIC FACILITIES COMMITTEES

#196-09(2) PUBLIC SAFETY & TRANSPORTATION COMMITTEE requesting to broaden Sec. 19-99, Speed humps of the Revised Ordinances of the City of Newton to cover all vertical deflection: raised intersections, raised crosswalks, and speed humps, regardless of dimension. [01/20/10]

PS&T APPROVED 4-0-2 (Johnson and Shapiro abstaining) on 6/9/10

ACTION: **HELD 7-0 (Salvucci not voting)**

NOTE: The Committee met jointly with the Public Safety and Transportation Committee on this item. Please see the June 9, 2010 Public Safety and Transportation Committee Report for more information on the discussion.

#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 6-0 (Lappin and Salvucci not voting)**

NOTE: Ald. Schnipper and Gentile informed the Committee that the City was very close to finalizing the demolition contractor. The Mayor had signed a letter of recommendation for Costello American and the contractor is expected to meet with the Newton North Liaison Committee at its next meeting. Ald. Gentile and Schnipper will keep the Committee informed as the hiring of the demolition contractor progresses.

Respectfully submitted,

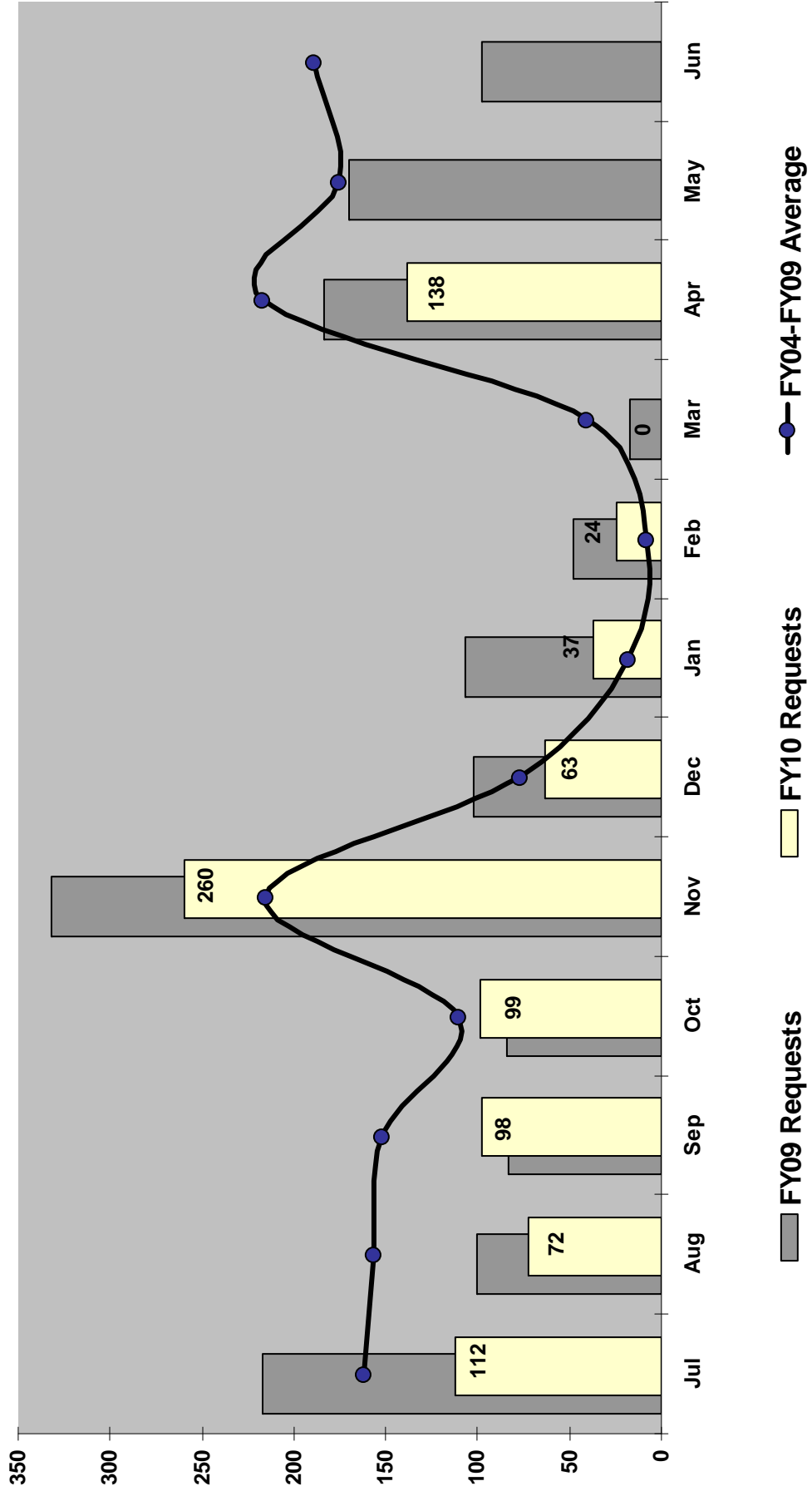
Sydra Schnipper, Chairman

FY010 YTD
Calls: 903

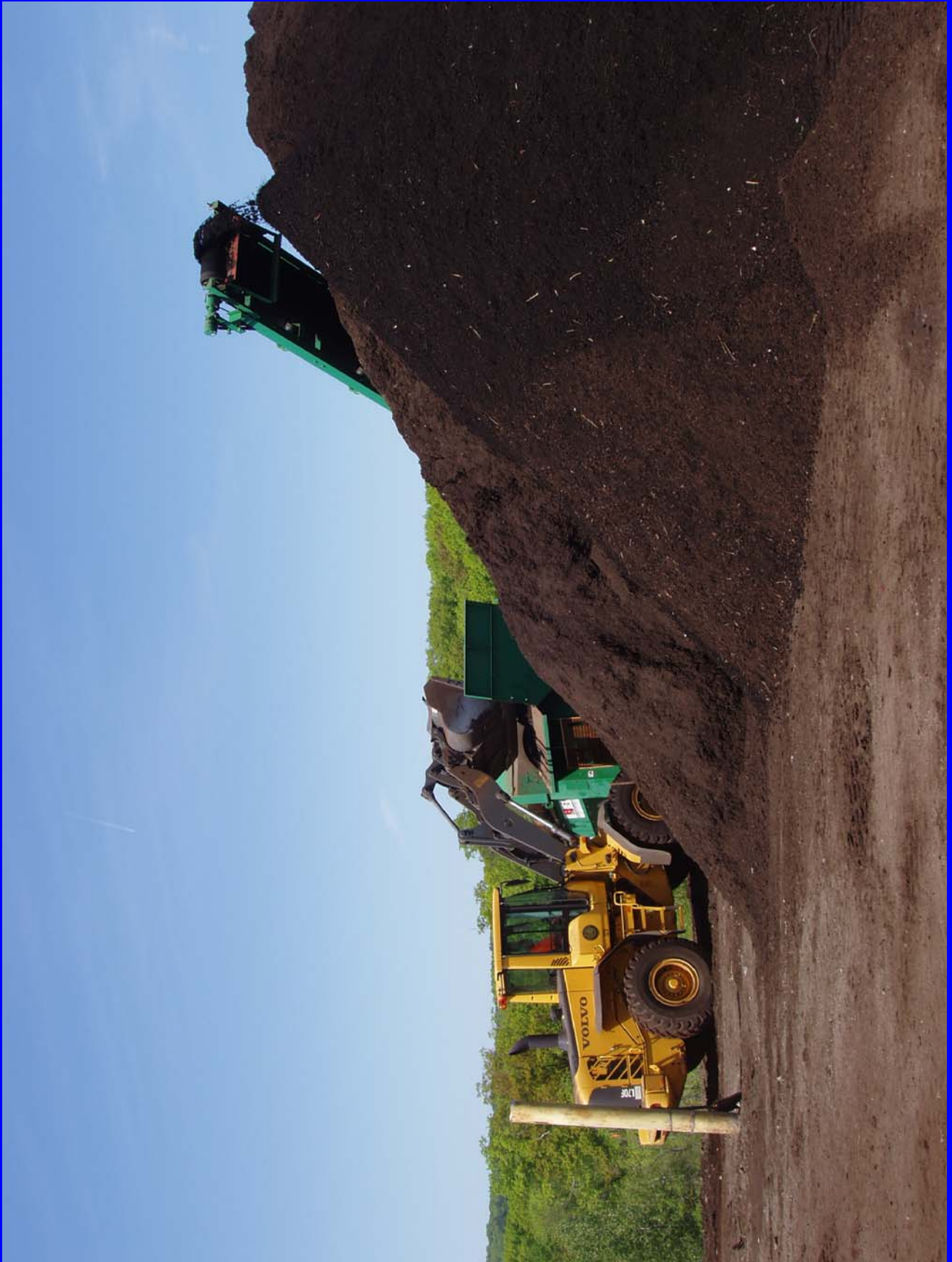
Monthly Requests For Yard Waste

FY09 vs FY10 vs FY04-FY09 Average

No Yard Waste Taken Jan-Mar











Newton City Seal
 Newton City, Oregon
 Mayor: [Name]
 City Manager: [Name]



Legend

- Property Boundaries



City of Newton - Rumford Ave

Map prepared by [Name] on [Date].
 All rights reserved. Newton City, Oregon.

1997 Rumford Ave. Landfill Closure Report

- Continued Placement of DPW-Generated Materials. The City will continue to place street sweepings, catchbasin cleanings and excess construction fill on top of the landfill cap to the grades shown on the attached plans. These materials will be placed to allow for the continued operations proposed on top of the cap.
- DPW Stockpiling and Processing Operations. The DPW currently stockpiles and processes a series of materials including pavement, crushed sidewalks, excavated soils, loam, rock, rubble, brick and concrete. These operations will continue into the future on top of the landfill area to be capped.
- Leaf and Yard Waste Composting. The City will continue to compost leaf and yard waste on top of the capped landfill. The compostable materials are generated from City operations.
- **APPROVED – DEP on 8/13/97, 10/12/99, 6/1/09**

BENEFITS OF THE RUMFORD AVE. PROGRAMS

• LEAF COMPOSTING	\$400,000 / YR
• WASTE MATERIAL DISPOSAL	\$40,000 / YR
• AVOIDED LOAM PURCHASE:	\$100,000 / YR
• AVOIDED GRAVEL PURCHASE:	\$100,000 / YR
• VALUE OF COMPOST:	<u>\$50,000 / YR</u>
TOTAL:	\$690,000 / YR

4/29/10 DEP Composting Inspection

- Mr. Sumner Martinson, Compost Program Director
- “Your Department has demonstrated that it has the technical skill, equipment and adequate personnel to operate the site successfully, especially with the addition of the Allu Bucket which allows you to reduce size and better manage your materials.”
- “...I observed a well managed site ...
- “At several windrows there was a faint “compost aroma”, but only right at the pile. There were no indications of any strong odors away from the windrows at any point on the site.”
- “After the site inspection I drove around the surrounding neighborhood. I stopped and checked at a number of locations on each street (Rumford, Riverview, Wabasso, Staniford, & Lexington), and in the parking area behind the Apts on Lexington St. *There was no detectable odors at any of those locations.*



