

CITY OF NEWTON
IN BOARD OF ALDERMEN
PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, OCTOBER 20, 2010

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

Absent: Ald. Gentile and Danberg

Also present: Stephanie Kane Gilman (Public Buildings Commissioner), Frank Nichols (Project Manager, Department of Public Works), Fred Russell (Utilities Director; Department of Public Works), Robert Rooney (Chief Operating Officer) and David Olson (City Clerk/Clerk of the Board)

Please note that as Chair of the Finance Committee and member of the Public Facilities Committee, Ald. Gentile attended a School Committee meeting regarding space needs and the potential to redistrict students instead of the Public Facilities Committee meeting. It was important that a representative of the Board of Aldermen attend the School Committee meeting to provide Aldermen with information on the meeting.

#269-10 VERIZON NEW ENGLAND petitioning for a grant of location to remove and replace an existing tree guy with a new sidewalk anchor guy on Pole 1207-6 located on the north side of SHERBROOKE ROAD. Ward 7 [09-20-10 @ 9:55 AM]

ACTION: **APPROVED 5-0 (Lennon not voting)**

NOTE: John Callahan, Jr., Verizon Rights of Way Representative presented the petition, which is a request to replace a tree guy with a sidewalk guy in Sherbrooke Road. The City is requesting that the guy wire be removed from the tree in order to take the tree down. The sidewalk guy would be located in the berm, where the pole is located and be coated in a yellow reflective material.

The public hearing was opened and Julie Johnson, 17 Sherbrook Road, spoke in favor of the petition, as she would like the city to remove the dead tree. No one else wished to speak on the petition; therefore, the public hearing was closed.

Ald. Crossley asked if there was any way to find out how many of the poles within the City are anchored into trees. Mr. Callahan responded that he could not answer the question but explained that it no longer Verizon's practice to anchor guy wires to trees. Ald. Schnipper suggested contacting Verizon and NStar and requesting a list of all of the guy anchors installed in trees.

The Department of Public Works recommends approval with the standard conditions, as there are no adverse conditions. Ald. Lappin moved approval, which carried unanimously.

Chairman's Note: Public Buildings Commissioner Stephanie Kane Gilman provided the Committee with an update on the Fire Station #7 project. The mechanics have been relocated to Station #10, the ladder truck and company have been moved to Station #3, and the remaining firefighters and equipment are in the temporary quarters located in Eliot Street Public Works

Yard. There were some issues regarding access into some of the side compartments of the trucks once they were in the temporary structure but after moving the ladder truck to Station #3, the issues were resolved.

The manufacturer's instructions for anchoring the pre-fabricated structure to the ground did not provide a sound anchor and the Public Buildings Department felt that it needed to be further secured. The Public Buildings Department raised the structure to provide additional reinforcements. Committee members questioned the use of sandbags along the bottom of the temporary structure. The sheeting along the sides of the structure is attached to the structure. Commissioner Gilman will investigate and provide the Committee with the reason for the sandbags.

The underground storage tanks have been removed from the station and the contractors have already begun some of the demolition of the station. The project is estimated to take ten to twelve months and should be complete by October 2011. The budget was originally approximately \$4.7 million but at this point, the project is under budget and is expected to come in just under \$4 million. Ms. Gilman will provide the Committee with a breakdown of the costs.

There was a request to provide information on how the contractor is dealing with the two separate and distinct uses of the fire station; residential and fire uses. It is very difficult to address two uses in a renovation of an older structure especially as the building codes have changed since the station was built.

Ald. Lennon provided an update on the work of the Fire Sub-committee. There was a communication problem between several departments on the Fire Station #7 project. There will be weekly project meetings going forward until the station is complete. He also informed the Committee that there is an issue with the new windows at Fire Station #4. It appears to be a manufacturing problem; therefore, the Law Department will be consulted.

Ald. Lennon relayed that it is expected that Station #10 would be the next station to be renovated. Although Station #3 in Newton Centre is in worse shape than Station #10, there is a chance that Station #3 will be part of larger construction project in Newton Centre. Ald. Albright expressed concerned that the renovation of Station #3 is hinged upon a project that may not happen. Ald. Lennon responded that Chief Operating Officer Robert Rooney is planning to investigate the probability of the Newton Centre project moving forward.

Ald. Crossley asked whether there was any investigation to determine if the fire stations were sited in the correct place. The question was asked and the Fire Department believes that the stations are placed to provide the best coverage of the City. Ald. Crossley requested usage data for each station. Ald. Lennon stated that the information should be readily available from the Fire Department.

There will continue to be updates regarding the renovation of Station #7 and the other stations as the plans for those stations move forward.

#272-10 PRESIDENT LENNON recommending Jeremy Munn, 971 Walnut Street, Newton Highlands, be appointed as an Aldermanic appointee to the DESIGN REVIEW COMMITTEE, term of office to expire 12/31/11. [09-17-10 @ 9:33 AM]

ACTION: APPROVED 6-0

NOTE: Jeremy Munn joined the Committee for the discussion of his appointment to the Design Review Committee. Mr. Munn's resume was attached to the agenda. Mr. Munn is an architect and has eight to fifteen years of experience in project management. He is currently a project manager with a focus on health care and life science projects at a large architectural firm. Mr. Munn spoke with Arthur Cabral of the Public Buildings Department regarding what the scope of responsibilities are for Design Review Committee members. Mr. Munn believes that he can make the time commitment needed as a member of the Committee.

The Committee felt Mr. Munn's experience in project management would add a new dimension to the Design Review Committee. There is currently a proposal to amend the section of the ordinances related to the site-plan approval process and the Committee suggested that Mr. Munn might be able to provide suggestions to improve the process.

Ald. Lappin moved approval of the appointment, which carried unanimously. The Chair thanked Mr. Munn for willingness to serve.

#271-10 **PRESIDENT LENNON** recommending Howard Goldberg, 27 Theodore Road, Newton Centre, be re-appointed as an Aldermanic appointee to the DESIGNER SELECTION COMMITTEE, term of office to expire 12/31/11. [09-23-10 @ 11:11 AM]

ACTION: APPROVED 6-0

NOTE: Mr. Goldberg is a long-time member of the Designer Selection Committee and known to most of the Committee. His resume was attached to the agenda for those unfamiliar with Mr. Goldberg's career and background. Ald. Salvucci moved approval of the reappointment, which carried by a vote of six in favor and none opposed.

#270-10 **PRESIDENT LENNON** recommending Lawrence Bauer, 42 Eliot Memorial Road, Newton, be re-appointed as an Aldermanic appointee to the DESIGNER SELECTION COMMITTEE, term of office to expire 12/31/11. [09-23-10 @ 11:11 AM]

ACTION: APPROVED 6-0

NOTE: Mr. Bauer is a long-time member of the Designer Selection Committee and known to most of the Committee. His resume was attached to the agenda for those unfamiliar with Mr. Bauer's career and background. Ald. Salvucci moved approval of the reappointment, which carried by a vote of six in favor and none opposed.

#295-10 **HIS HONOR THE MAYOR** requesting Board of Alderman approval to increase the Public Buildings Department personnel by one employee for the period beginning October 25, 2010 through February 12, 2011. [10/08/10 @2:20PM]

ACTION: APPROVED 5-0 (Lennon not voting)

NOTE: The request is to approve a temporary increase in the personnel level of the Public Building Department by one employee. The Building Maintenance Supervisor has been placed on medical leave under the Family and Medical Leave Act. The Supervisor intends to retire in January of 2011. The position is critical to the day-to-day operations of the Public Buildings Department; therefore, a new person has already been hired to fill the position.

The new employee is Steve Regan, who interviewed for the Public Building Commissioner. Mr. Regan was previously the Facilities Manager at Curry College and was responsible for all the buildings on campus. He brings a level of experience with technology that will benefit the City and Public Buildings Department. Although, the Public Buildings Commissioner Search Committee felt that the Commissioner position was not the right role for Mr. Regan, they were very impressed with him. Ald. Schnipper, who served on the Search Committee, was very pleased that Mr. Regan had been hired as the Building Maintenance Supervisor. It is expected that Mr. Regan will be invited to a Public Facilities Committee meeting to meet the Committee. Ald. Lappin moved approval, which carried.

#175-09 PUBLIC FACILITIES COMMITTEE requesting monthly updates from the Department of Public Works on the Commonwealth Avenue project. [06-03-09 @10:30 PM]

ACTION: **HELD 5-0 (Schnipper not voting)**

NOTE: Frank Nichols, Special Project Manager, Department of Public Works, addressed the Committee's concern about cost overruns related to the State's Commonwealth Avenue Project. Last month the update memo on the project stated that the cost of the project was approaching the 10% exceedance level. The City could be potentially responsible for any cost overruns above the 10% contingency.

Mr. Nichols recently received a spreadsheet of the project budget, which is not complete. In reviewing the spreadsheet, Mr. Nichols determined that the project is not approaching the 10% mark. Ten percent of the project budget is \$487,000 and at this point only \$109,000 of the 10% contingency has been spent. Mr. Nichols also spoke with the Massachusetts Department of Transportation and they do not feel that the project will exceed the 10% contingency.

The completion date of the project is May 26, 2011. However, it is unlikely that the State will meet that date, as the project cannot resume until after the marathon. The State is currently not working on the due to a dispute with NStar regarding the cost of NStar's work.

The Committee thanked Mr. Nichols for the update and held the item for further updates.

#244-10 ALD. SALVUCCI requesting discussion with the Utilities Director and the Public Works Commissioner regarding the possibility of installing second water meters for outside irrigation. [08/17/10 @12:18 PM]

ACTION: **HELD 6-0**

NOTE: Fred Russell, Utilities Director, provided the Committee with the attached summary from the Massachusetts Water Resource Authority (MWRA) detailing how sewer rates are established. Mr. Russell suggested that the Committee review the information. He requested that the Committee hold the discussion on second water meters until all the new water meters were installed. The Committee held the item for future 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**

NOTE: The abatement work at the old high school has resumed. The Department of Environmental Protection has approved the current abatement process. The project is still approximately two weeks behind schedule. It is expected that the first section of the old school will come down next month. The window in the pool area has not been replaced and Chief Operating Officer Robert Rooney stated that he would investigate. The item was held for further updates.

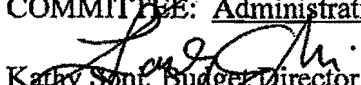
Respectfully submitted,

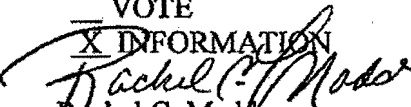
Sydra Schnipper, Chairman

STAFF SUMMARY

TO: Board of Directors
FROM: Frederick A. Laskey, Executive Director
DATE: September 15, 2010
SUBJECT: Effect of July 2009 Population Estimates on FY12 Sewer Assessments

COMMITTEE: Administration & Finance


Kathy Soni, Budget Director
Leo Norton, Asst. Mgr. Rates, Revenue and Finance
Preparer/Title

VOTE
 INFORMATION

Rachel C. Madden
Director, Administration and Finance

RECOMMENDATION:

For information only.

DISCUSSION:

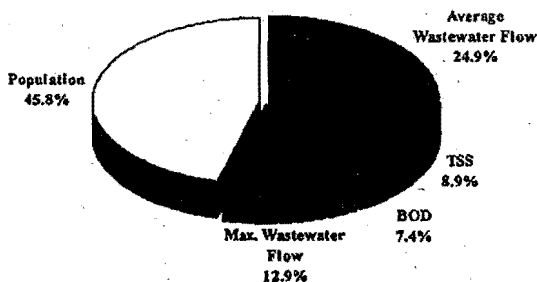
The purpose of this staff summary is to inform the Board of the potential impact on FY12 sewer assessment of the recently released 2009 municipal population estimates by the U.S. Census Bureau.

While MWRA will not release the proposed FY12 budget and corresponding community assessments until February 2011, staff wanted to bring this information to the attention of the Board as soon as it was available.

The annual charge for sewer services to member communities consists of both capital and operating expenses. In FY11, approximately 61% of sewer utility expenses pertain to capital expenses and 39% to operating expenses. The assessment for each community is determined according to MWRA's sewer assessment methodology which has been in place since FY96. The components which enter into the calculation of each community's sewer assessment are: each community's share of average wastewater flow of the entire system, maximum flow, strength of flow, total population and sewered population.

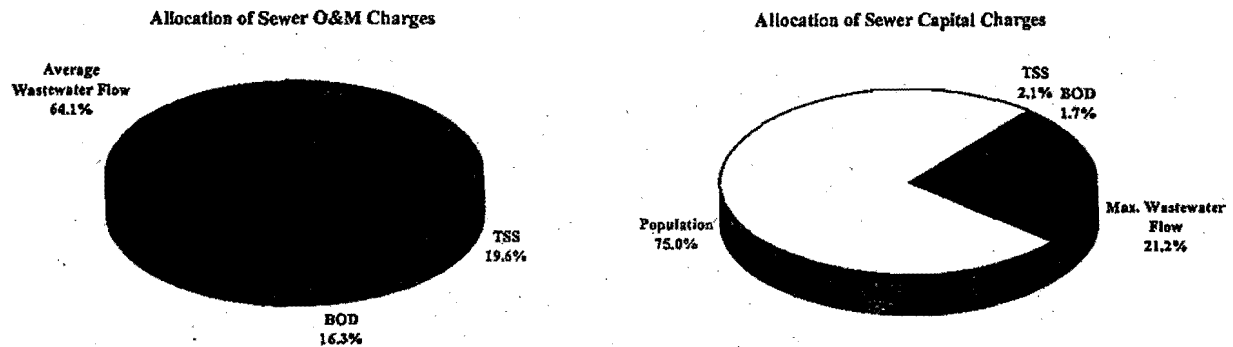
10 OCT 20 9:41
CITY OF NEWTON, MASS.
0159

Allocation of Total Sewer Charges



The chart above demonstrates the impact of each component based on the system-wide average for FY11, with the population component accounting for approximately 46% of the total sewer assessment.

However, population is only a factor in the allocation of capital expenses. Based on the system-wide averages for FY11, the following charts demonstrate the impact of each component on operating and capital assessment.



The total population component of the sewer assessment is based on the latest data published by the U.S. Census Bureau. For example, the FY11 assessments were based on July 2008 population numbers, so consequently the 2009 population figures released on July 2010, will impact the FY12 assessment.

As has been the case the past few years, there are significant changes in the population estimates for several MWRA communities in Suffolk County including Boston (+4.0%), Chelsea (-9.8%), Revere (-14.1%), and Winthrop (+7.2%). The average for all 43 communities receiving MWRA sewer service is 1.7%. The impact for the majority of the communities does not represent a significant impact. *Attachment 1* details the population changes and financial impact for each community.

Potential Assessment Impact Of July 2009 Population Estimates

In order to determine the impact of the most recent population estimates on FY12 sewer assessments, staff has recalculated FY11 assessments using the new population figures. This calculation does not account for any other changes that will impact FY12 sewer assessments including changes to the sewer utility budget for FY12, changes in wastewater flow or strength of flow, or changes in the sewerer/contributing population for each community.

Listed below are the estimated impacts on the FY12 sewer assessment for Boston, Chelsea, Revere and Winthrop resulting from the changes in the population estimates for each community:

- Boston: \$1.2 million, or 1.1%,
- Chelsea: (\$394,455), or -6.4%
- Revere: (\$783,335), or -8.2%
- Winthrop: \$81,497, or 2.8%

MWRA notified officials in each of these communities regarding this issue via letter on August 11, 2010.

Attachment 1: Change of 2009 vs. 2008 Population Estimates and Their Financial Impact on FY2012 Sewer Assessments

Massachusetts Water Resources Authority
 Change of 2009 vs. 2008 Population Estimates and Their Financial Impact on FY2012 Sewer Assessments
 Source: U.S. Census Bureau

	POPULATION DATA				FINANCIAL IMPACT		
	July 2008 (Used for FY11 Assessments)	July 2009 (Used for FY12 Assessments)	Change 2009 to 2008		FY12 Estimated Sewer Assessment Based on July 2009 Population	Changes to Due to July 2009 Population Estimates	
			#s	Percent		Dollars	Percent
Arlington town, Middlesex County	40,993	41,724	731	1.8%	6,766,471	3,416	0.1%
Ashland town, Middlesex County	15,807	15,383	-424	-2.7%	1,893,000	(49,553)	-2.6%
Bedford town, Middlesex County	13,545	13,814	269	2.0%	2,876,143	3,290	0.1%
Belmont town, Middlesex County	23,291	23,675	384	1.6%	4,234,215	(623)	0.0%
Boston city, Suffolk County	620,535	645,169	24,634	4.0%	111,056,754	1,168,009	1.1%
Braintree town, Norfolk County	35,294	35,296	2	0.0%	7,042,443	(47,686)	-0.7%
Brookline town, Norfolk County	54,896	56,410	1,514	2.8%	11,327,595	48,583	0.4%
Burlington town, Middlesex County	24,985	25,688	703	2.8%	4,470,902	23,162	0.5%
Cambridge city, Middlesex County	105,596	108,780	3,184	3.0%	21,738,667	115,850	0.5%
Canton town, Norfolk County	22,048	22,382	334	1.5%	3,238,198	(2,506)	-0.1%
Chelsea city, Suffolk County	41,577	37,483	-4,094	-9.8%	5,762,885	(394,455)	-6.4%
Dedham town, Norfolk County	24,630	24,825	195	0.8%	4,697,552	(17,668)	-0.4%
Everett city, Middlesex County	37,353	38,303	950	2.5%	6,640,812	26,493	0.4%
Framingham town, Middlesex County	64,885	67,185	2,300	3.5%	10,079,501	95,797	1.0%
Hingham town, Plymouth County	22,561	23,270	709	3.1%	1,442,764	8,752	0.6%
Holbrook town, Norfolk County	10,644	10,738	94	0.9%	1,373,108	(6,525)	-0.5%
Lexington town, Middlesex County	30,272	30,929	657	2.2%	6,417,917	11,986	0.2%
Malden city, Middlesex County	55,597	56,151	554	1.0%	10,557,413	(31,326)	-0.3%
Medford city, Middlesex County	55,573	55,578	5	0.0%	10,274,468	(76,451)	-0.7%
Melrose city, Middlesex County	26,708	27,093	385	1.4%	5,240,332	(5,271)	-0.1%
Milton town, Norfolk County	26,187	26,186	-1	0.0%	4,501,017	(35,028)	-0.8%
Natick town, Middlesex County	31,880	32,338	458	1.4%	4,340,274	(6,006)	-0.1%
Needham town, Norfolk County	28,560	29,037	477	1.7%	5,043,683	(262)	0.0%
Newton town, Middlesex County	82,139	84,600	2,461	3.0%	18,123,144	88,189	0.5%
Norwood town, Norfolk County	28,211	28,459	248	0.9%	5,542,382	(18,449)	-0.3%
Quincy city, Norfolk County	92,339	91,073	-1,266	-1.4%	16,918,595	(231,953)	-1.4%
Randolph town, Norfolk County	30,082	31,040	958	3.2%	4,947,864	37,194	0.8%
Reading town, Middlesex County	23,052	23,512	460	2.0%	3,927,905	5,823	0.1%
Revere city, Suffolk County	60,204	51,693	-8,511	-14.1%	8,770,334	(783,335)	-8.2%
Somerville city, Middlesex County	75,662	76,460	798	1.1%	12,783,048	(39,028)	-0.3%
Stonham town, Middlesex County	21,471	21,560	89	0.4%	4,014,312	(22,182)	-0.5%
Stoughton town, Norfolk County	26,927	27,169	242	0.9%	4,194,836	(14,407)	-0.3%
Wakefield town, Middlesex County	24,717	25,199	482	2.0%	5,039,035	5,380	0.1%
Walpole town, Norfolk County	23,133	23,461	328	1.4%	3,111,770	(4,284)	-0.1%
Waltham city, Middlesex County	60,236	60,605	369	0.6%	11,853,468	(52,960)	-0.4%
Watertown city, Middlesex County	32,365	33,120	755	2.3%	5,288,943	17,347	0.3%
Westwood town, Norfolk County	14,189	14,330	141	1.0%	4,777,434	(23,608)	-0.5%
Weymouth town, Norfolk County	53,261	54,005	744	1.4%	2,150,210	(7,827)	-0.4%
Wilmington town, Middlesex County	21,649	22,373	724	3.3%	9,304,082	(12,221)	-0.1%
Winchester town, Middlesex County	21,090	21,497	407	1.9%	1,980,746	17,300	0.9%
Wintthrop town, Suffolk County	17,943	19,235	1,292	7.2%	3,469,830	4,308	0.1%
Woburn city, Middlesex County	36,871	38,987	2,116	5.7%	9,413,329	81,497	2.8%
TOTAL MWRA SEWER	2,186,202	2,223,227	37,025	1.7%	\$ 389,580,185		1.3%