

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, SEPTEMBER 6, 2006

Present: Ald. Schnipper (Chair), Weisbuch, Albright, Salvucci, Gentile, Yates and Mansfield

Absent: Ald. Lappin

Also present: Arthur Cabral (Budget and Project Specialist; Public Buildings Department), Clint Schuckel (Traffic Engineer), Sandy Pooler (Chief Administrative Officer) and David Tannozzini (Energy Officer)

#295-06 KEYSPAN ENERGY DELIVERY petitioning for Grant of Location to install approximately 420 feet ± of 4-inch gas main in BEECHER PLACE, Newton to provide gas service to 31 Beecher Place.

ACTION: **APPROVED 5-0 (Gentile and Mansfield not voting)**

NOTE: Fran O’Leary, Keyspan Permit Representative, presented the petition to the Committee. The installation is to provide gas service to a new home at 31 Beecher Place for heat, hot water and cooking. The public hearing was opened and Jane Schotz, 32 Beecher Place, stated that she has spoken with the owner of 31 Beecher Place, who told her that the other residents of the street could tie into the gas line for free as it had already been paid for by the owner. She asked the Committee and Mr. O’Leary, if this was true. Mr. O’Leary responded that he does not know. The Chair thought that there would be a cost for connection from the house to the street. However, the owner of 31 Beecher Place has paid for the major cost of the installation of the gas main. Lewis Manfredi, 44 Beecher Place, explained that he uses propane gas and does not want to change or pay for a gas main. In addition, he is upset that the street has been dug up many times due to the construction of the Terraces and is concerned about further construction. Stephen Clark, 39 Beecher Place, stated that the street is in fair shape and would like it to remain that way. The Chair explained that Mr. Manfred does not have to get gas service. The public hearing was closed.

Ald. Salvucci asked Mr. O’Leary how long the construction would last. Mr. O’Leary estimated that it would take about three weeks to complete the work. Ald. Salvucci moved approval, which carried unanimously.

#296-06 VERIZON NEW ENGLAND, INC. petitioning for Grant of Location to relocate pole 104/8 in CORNELL STREET to a point 4 feet east of its current location. This movement is required to maintain a handicapped access ramp.

ACTION: **HELD 7-0**

NOTE: Gary Savignano, Verizon Permit Representative, presented the petition to relocate a pole in Cornell Street. The relocation is necessary in order to install a handicap ramp at the corner of Cornell Street and Atkinson Road. Atkinson Street is the subject of a definitive subdivision plan. The existing pole is located at that corner and a ramp cannot be installed while the pole is located there. The relocated pole will not be placed in front of the house at 63 Cornell Street but to the side in front of the yard.

The public hearing was opened and Steven Melley, 63 Cornell Street, spoke on the petition. Mr. Melley has lived next to construction for the past two years. The pole is being moved in front of his property. He removed a large tree from the front of his house as a favor to the arborist and he is very upset that there will now be a pole in front of his property. He is opposed to the petition until several of his questions are answered. He has called the Engineering Department and the Inspectional Services Department and they have been unable to answer questions. Mr. Melley has no confidence that the City is enforcing the conditions of the definitive site plan. Mr. Melley does not believe that the relocation is for a handicap ramp but is for the benefit of the developer. One of the conditions of the subdivision plan is that no building permit shall be issued until all underground utilities including electricity and telephone have been installed. When Mr. Melley spoke with the Inspectional Services Department, a building permit had been issued. There is a possibility that the developer submitted a bond for the uncompleted work.

Ald. Salvucci asked Mr. Savignano if there was currently electrical service to the construction site. Mr. Savignano responded that he does not believe there is. Ald. Salvucci explained that the curb cut for a handicap ramp is a legal requirement and the developer must put ramps in on both sides of the street. Mr. Melley explained that he is not against moving the pole but would like the developer to comply with the certificate of action that was part of the definitive subdivision plan before the pole is moved. Although, Mr. Melley is not pleased that a pole will be located in front of his property, he understands the necessity of handicapped ramps. He questioned if there would be a large trench created when the pole is relocated. Mr. Savignano explained that it would be a very small trench. Mr. Savignano stated that there is a possibility that the pole does not need to be moved the entire 4 feet. He is willing to work with the City and the residents to come up with the best possible location. Mr. Melley would like the sidewalk in front of his house repaired.

Ald. Schnipper stated that it would be helpful to have the Engineering Department available to comment on the petition. Ald. Salvucci moved hold on the item until a representative of the Engineering Department could attend a meeting. The public hearing will remain open until that time and the item was held.

Re-appointment by His Honor the Mayor

#292-06 HALINA S. BROWN, PhD, 56 Cloverdale Road, Newton, re-appointed as a member of the NEWTON CITIZENS COMMISSION ON ENERGY for a term to expire on 7-16-09. (60-day Board action date; 10-13-06)

ACTION: **APPROVED 7-0**

NOTE: The Committee voted to approve the reappointment of Ms. Brown without discussion, as she attended the last Committee meeting and her resume was provided.

Re-appointment by His Honor the Mayor

#293-06 LAWRENCE KAUFMAN, 134 Spiers Road, Newton, re-appointed as a member of the NEWTON CITIZENS COMMISSION ON ENERGY for a term to expire on 7-16-09. (60-day Board action date; 10-13-06)

ACTION: **APPROVED 7-0**

NOTE: The Committee voted to approve the reappointment of Mr. Kaufman without discussion, as she attended the last Committee meeting and his resume was provided.

#160-06 PUBLIC FACILITIES COMMITTEE requesting that the City further investigate possible benefits of hiring an energy savings performance contractor for possible energy conservation and cost saving.

ACTION: **HELD 7-0**

NOTE: Cathy Catanzaro of Johnson Controls, an Energy Savings Contractor, gave a presentation to the Committee (attached). After the presentation, there was a question and answer period. Ald. Schnipper asked if Johnson Controls is under contract with any Massachusetts cities or towns. Johnson Controls is in year seven of a ten-year contract with the Town of Winchendon. Johnson Controls is in the process of developing contracts with several school systems. Ald. Salvucci asked how Johnson Controls made money if there is no capital outlay. Ms. Catanzaro responded that is similar to a construction company, the money is made through design, engineering, installation and service of the equipment. They do not make money on the financing or interest associated with projects or on any share of energy savings. Ald. Schnipper asked if Johnson Controls would do an audit before entering into a contract with the City to give ideas on what kinds of saving the City can make. The company would do a preliminary audit to determine if there are enough cost savings in energy conservation. The City could pay for a detailed audit without entering into a contract. Ald. Salvucci asked what the difference is between new construction and existing buildings. The difference with existing buildings is that the City would be working towards reducing the energy use and on a new building, there is no energy consumption yet, so there is nothing to reduce. Johnson Controls usually works with existing buildings, as when new buildings are constructed they usually have the most energy efficient mechanics that are available. Ald. Albright asked if Johnson Controls would provide standards for energy efficiencies. There are standards that Johnson Controls provide and meets. A representative of STAND for Children asked if it mattered how the City opted to finance the contract. Johnson Controls will provide the same level of services no matter how the City finances the contract.

Ald. Schnipper thanked the representative of Johnson Controls for joining the Committee. She explained that after discussing the item if the Board decides energy service contracting is a direction that it would like to go in, it would be up to the Mayor's Office to negotiate a contract. The item was held without further discussion.

#321-06 ALD. SCHNIPPER proposing a Resolution from the Public Facilities Committee to His Honor the Mayor to proceed with the Street Light Replacement Program as soon as possible.

ACTION: **HELD 7-0**

NOTE: Clint Schuckel joined the Committee for a recap of the discussion at the previous meeting regarding the street light replacement program. He also provided the Committee with a draft report on lighting the streets of Newton (attached). The report includes the roadway classification guide, which will be used to determine what type of street lighting will be used on a particular street. The report also provides the different choices the City has in choosing street lighting, background information and funding options.

The estimated cost of purchasing and installing the lights is \$1.3 million to \$3 million. The City would need to replace all of the fixtures within the streetlights but they will look exactly the same. All of the historic lights will remain. The estimated cost of the streetlights assumes that all of the locations of the streetlights will remain the same however; there may be opportunities to reduce the number of streetlights in some locations.

Phillips Light has provided the City with test QL streetlights located by Bullough's Pond for the past two years. There have been no complaints at all and the lights look very much like the mercury vapor lights that are currently in use throughout the City. A representative of Phillips Light gave a presentation on the various lighting options. He explained that yellow lights (high-pressure sodium) do not reflect true color. White lights show true color and are perceived to be brighter. However, the high-pressure sodium lights are more efficient. He reviewed the average length of time QL lights last, which is about 20 to 25 years. The breakdown of the costs for different light bulbs is contained in the report that Mr. Schuckel provided the Committee.

Mr. Schuckel explained that the presentation from Phillips is the high-end option for street lighting. It is the job of the City staff and Energy Commission to give the cost trade-offs and life cycle costs of all of the street lighting options. The City has made no commitment to any company to provide lighting. The Executive Department is wary about changing light color without input from the Board of Aldermen. Cost savings really vary depending on what type of bulb is used. There are benefits and drawbacks to each light bulb choice. The high-pressure sodium is very yellow but the most efficient. The QL lights give the whitest lights but are the most expensive.

Mr. Schuckel offered some things to be considered for pieces of the resolution. There is a need for a consultant to aid the City in choosing the lights. The cost savings in the long run from hiring a consultant will be a benefit to the City. Ald. Gentile asked if there was any discussion with NStar regarding possible rebates. Mr. Schuckel responded that these discussions have not taken place, as the City will need to determine wattage levels and lamp types. However, the City is at less than five-year pay back without a rebate, which makes it an attractive project with or without a rebate.

Ald. Schnipper proposed holding the item until the next meeting to discuss the energy service contracting and the street lighting project to determine which direction the Committee would like to go with both items. The Committee would like input from both the Fire and Police Departments regarding their preference on the light choices. Ald. Gentile asked if the consultant that was used to generate the report had approached NStar regarding rebates on the City's behalf. Mr. Schuckel will ask the consultant to approach NStar. Mr. Pooler believes that the Mayor is interested in the street light project but would like further input and information. The Committee held the item until the next meeting.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#303-06 HIS HONOR THE MAYOR requesting an appropriation in the amount of \$70,425 from FY07 estimated revenue for the purpose of restoring FY07 budget cuts to the Public Buildings Department building maintenance supply and outside contractor accounts.

ACTION: **APPROVED 7-0**

NOTE: Arthur Cabral joined the Committee for discussion of this item. There was a resolution from the Board to the Mayor requesting that funds that were cut during the budget process from the Public Buildings Department's maintenance supply and outside contractor accounts be restored. Additional money came from the State and the Mayor was able to respond to the resolution. Ald. Yates moved approval of the item, which carried unanimously.

Respectfully submitted,

Sydra Schnipper, Chairman