

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, OCTOBER 18, 2006

Present: Ald. Schnipper (Chairman), Weisbuch, Albright, Salvucci, Yates, Mansfield and Lappin
Absent: Ald. Gentile

City personnel: Nick Parnell (Commissioner of Public Buildings), Lou Taverna (City Engineer), Sandy Pooler (Chief Administrative Officer) and Shawna Sullivan (Committee Clerk)

Public Hearing

#352-06 KEYSPAN ENERGY DELIVERY petitioning for Grant of Location to install approximately 17 feet ± of 4-inch gas main in WOODLAND ROAD, Auburndale from the existing 8" gas main in Woodland Road @ Studio Road southerly to 80 Studio Road (private way).

ACTION: **APPROVED 6-0 (Lappin not voting)**

NOTE: Mr. Harold Cooper, Keyspan Representative, presented the petition to the Committee. The gas main is needed to service a new dormitory on Studio Road. The main will be attached to an existing main in Woodland Road. Keyspan requires a permit for the Woodland Road portion but not the Studio Road portion, as it is a private way. The project should take about 10 to 12 days to complete.

Several Committee members questioned how an intermediate gas main could be hooked up to a low-pressure gas main in Woodland Road. Mr. Lou Taverna explained that there is an error in the identification of gas mains in the plan. There are existing low pressure mains in both Studio Road and Woodland Road. However, the new dormitory will require an intermediate pressure main for service. There is an existing intermediate pressure main in Woodland Road that the proposed new intermediate pressure main in Studio Road needs to connect with to feed the new dormitory. The Chairman requested that Keyspan provide the Clerk's Office with a corrected plan for the record.

The Chairman opened the public hearing and Eugene Galton, 244 Woodland Road, spoke on the petition. He was concerned that he would lose service during the construction. Mr. Cooper explained that there would be no interruption in service because all the homes in the area are connected to the low-pressure gas main. He also told Mr. Galton that if there were any problems the project foreman would respond to them. Mr. Galton also asked when the project would begin. Mr. Cooper stated that as soon as the petition was approved work would begin. The Chair explained that construction could not begin until the Board of Aldermen had voted on the item at the next meeting on November 6, 2006. Grace Galton, 244 Woodland Road, stated that Keyspan was beginning work very early on Studio Road. The Chairman explained that construction could begin at 7 a.m. during the week per City Ordinance. Mr. Galton had some concerns regarding the reconstruction of the road after the work is completed. The Public Works

Department will require Keyspan to replace the bituminous concrete roadway in kind to its original thickness and grade. There will also be a requirement for a police detail for the work on Woodland Road. Mr. Taverna made the Committee aware of the fact that Keyspan does not allow excavatable flowable fill around the main, as it corrodes the main. They will replace the fill with 95% compaction.

Ald. Salvucci moved approval of the item, which carried unanimously. The Chairman reminded the Keyspan representative that this did not mean the petition was approved and they would need to wait for the petition to be voted by the Board at its next meeting.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#371-05(2) HIS HONOR THE MAYOR requesting an appropriation in the amount of \$35,847.56 from the Federal Grant Fund (FEMA reimbursement account) to account 13D40109 (Silver Lake revolving account) for the purpose of bringing a section of Silver Lake Avenue, a private way, up to City standards to be accepted as a public way.

ACTION: **APPROVED 7-0**

NOTE: Lou Taverna, City Engineer, presented the item to the Committee. He explained that the Board of Aldermen approved a petition to accept a portion of Silver Lake Avenue as a public way in April 2006. The roadway was accepted through the ordinance, which allows private way owners to petition the City for reconstruction and acceptance. If the petition is approved, the Public Works Department does the work and the abutters are assessed 100% of the cost with the option to pay over the 20-year betterment process. The abutters have opted to pay over the twenty years; therefore, the Public Works Department will need to supply the money up front for labor and materials. Other funding options were investigated but because it is a small project with small costs it was determined that a funds transfer was the most appropriate mechanism to fund the project.

The request is to appropriate \$35,847.56 from the Federal Emergency Management Agency (FEMA) Reimbursement Account. Ald. Yates asked if this was an appropriate use of the funds for FEMA. Sandy Pooler stated that the money is left over from a reimbursement from FEMA for a storm in May of 2006. The Commissioner has consulted with both the Chief Financial Officer and Comptroller, who both felt that this is an appropriate funding mechanism for the project. Many Committee members felt that it would be good to get a reading from the Law Department on the use of FEMA funds for this project. Ald. Lappin moved approval of the item subject to second call, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#358-06 HIS HONOR THE MAYOR requesting an appropriation in the amount of \$50,000 from FY07 estimated revenue (New Growth) for the purpose of funding the salary and benefits for a new position in the Public Buildings Department of a Heating Ventilation and Air Conditioning (HVAC) Controls Technologist.

ACTION: **APPROVED 7-0**

NOTE: Commissioner Parnell joined the Committee for discussion of this item. The request is to appropriate funds for a new position in the Public Buildings Department for a HVAC Controls/Building Automation Systems Technologist. The Committee was very pleased that the position has been created. It was determined that the position should be on the municipal side instead of the school side, as there are HVAC systems in most city owned buildings.

The position will report directly to the Commissioner of Public Buildings and will work with both the Energy Officer and Public Facilities Manager. The position will be responsible for overseeing the installation of HVAC systems and controls, maintaining existing HVAC controls, lighting controls and building automation systems. Ald. Yates asked if there were any other technologist positions within the City. The Commissioner responded that there are no other technologists but it is an appropriate position title and has been approved by the Director of Human Resources. Ald. Mansfield asked if it is possible to find an expert in both HVAC and building automation systems. The Commissioner stated that the person may be self-trained in one of the disciplines but it should not be difficult to find such a person. Ald. Mansfield then asked if the Commissioner had networked with other cities and towns regarding their experiences with HVAC and building automation positions. The Commissioner responded that he has spoken with his peers but Newton is on the leading edge and believes that the City is looking for a new breed.

The Committee questioned whether the proposed funding source of new growth was a reliable and appropriate source of money to fund a position. Sandy Pooler responded that the funds are available. The Assessor's Office has already given the Executive Office the new growth estimates and there are more than enough funds to cover the appropriation. Ald. Lappin moved approval of the item, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#358-06(2) HIS HONOR THE MAYOR requesting an appropriation in the amount of \$77,500 from FY07 Estimated Revenue for Public Buildings Department energy accounts to cover increases in fuel oil prices.

ACTION: **APPROVED 6-0 (Lappin not voting)**

NOTE: Commissioner Parnell presented the item to the Committee. There is a shortfall in the Public Building Department's energy accounts due to an increase in fuel oil prices. The Commissioner informed the Committee that there is good news as the cost of oil is beginning to fall. The Committee had no issues with this request for an appropriation, as they are aware of the increases. Therefore, the Committee voted to approve the item on a motion from Ald. Salvucci.

Respectfully submitted,

Sydra Schnipper, Chairman