

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, DECEMBER 6, 2006

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

Also present: Ald. Danberg

City staff present: Lou Taverna (City Engineer), John Daghlian (Associate City Engineer), Nick Parnell (Commissioner of Public Buildings), Arthur Cabral (Budget and Project Specialist; Public Buildings Department), Robert Rooney (Commissioner of Public Works), Ron Mahan (Superintendent of Equipment; Public Works Department), David Tannozini (Energy Officer; Public Buildings Department), Clint Schuckel (Traffic Engineer) and Shawna Sullivan (Committee Clerk)

#451-06 KEYSPAN ENERGY petitioning for a grant of location to install and maintain 450' ± of 8" gas main in HULL STREET from the existing 8" gas main in Hull street at 90 Hull Street easterly to the existing 6" gas main in Hull Street at 60 Hull Street. All of which is to replace the existing 4" gas main in Hull Street, which is to be abandoned. [11-15-06 @ 11:19 AM]

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

NOTE: Fran O'Leary, Keyspan Permit Representative, presented the petition to the Committee. Mr. O'Leary explained that a larger main is needed to improve the overall pressure and service in the area, which will allow Mount Alvernia School on Centre Street to switch to gas service. The new main will not be installed until at least the spring.

Ald. Albright asked if the new main had anything to do with the proposed new high school. Lou Taverna responded that it is a coincidence; however, the Commissioner of Public Works has asked Keyspan to amend their plans and install the gas main in the sidewalk. Keyspan has complied and amended the plans. Due to the proposed construction of the new high school, the commissioner will allow asphalt sidewalks to replace the original concrete.

The public hearing was opened and no one spoke for or against the petition.

Several Committee members questioned why the main is being placed in the sidewalk in view of the Newton North construction and demolition of the stadium. The Commissioner of Public Works explained that if the gas main were placed in the street it would cross over three of the City's utility pipes. Commissioner Rooney and Lou Taverna met with Keyspan representatives to discuss the location of the pipe and possible alternatives and arrived at the conclusion that the sidewalk was the best location for the gas main. The Commissioner of Public Buildings stated that he would prefer the gas main was not located in the sidewalk. Mr. O'Leary

explained that there should be no problem during construction if the gas main were located in the sidewalk.

Ald. Albright asked if there would need to be additional improvements to the gas main system if there is a new high school. Mr. O'Leary responded that it is not possible to predict what type of improvements will be needed if there is a new school. However, it is most likely that the school will require a dedicated gas line to service it. Ald. Albright inquired whether the gas company had been contacted regarding the new school. Mr. O'Leary believes that as the project is in such early stages it would be premature to contact Keyspan.

The Committee suggested that Keyspan representatives, the Commissioner of Public Works and the Commissioner of Public Buildings meet to discuss the location of the proposed gas main and the high school project. Ald. Albright moved hold on the item until the suggested meeting has occurred. The Committee voted to hold the item unanimously.

#374-06 BOSTON EDISON COMPANY d/b/a NSTAR ELECTRIC petitioning for a grant of location to install one new pole (130/10) in EASTBOURNE ROAD on the easterly side 103' ± north of Ward Street and remove one existing pole (130/10)

ACTION: **APPROVED 7-1 (Weisbuch opposed)**

NOTE: The representative from NStar was not present for discussion of this petition for a grant of location. However, the property owner who requested the new pole and removal of the existing pole was present. Therefore, the Chair opened the public hearing and Alexandra Novina, 319 Ward Street, spoke on the petition. Ms. Novina requested the pole relocation to install a new driveway. The new pole will be in front of her property and she has spoken with her neighbors regarding the pole. None of her neighbors raised any objections to the relocation and were not present at the hearing.

The Committee reviewed the recommendations of the Public Works Department and noted that they had consulted with Marc Welch, City of Newton Tree Warden. Mr. Welch recommended that the proposed pole location be moved due to possible damage to tree roots. Unfortunately, there is not a clear recommendation for a new pole location and the Committee was hesitant to approve the grant of location without a specific location for the pole. Ms. Novina stated that she has spoken with Marc Welch and is willing to have the pole placed where he recommends. Ald. Lappin moved approval of the item subject to second call in order to get a clear recommendation from the Tree Warden. The Committee was in favor of the motion and it carried unanimously.

#375-06 VERIZON petitioning for a grant of location to relocate existing pole 194/24 to the southerly side 16 ½' ± in a westerly direction from the original location on MOFFAT ROAD.

ACTION: **APPROVED 8-0**

NOTE: Gary Savignano, Verizon Rights of Way Manager, presented the petition to the Committee. The pole relocation is a request of the property owners at 77 Moffat Road to provide access to their driveway. The pole will be moved 16 ½ feet to the west of its current

location in front of the side yard at 77 Moffat Road. The Department of Public Works has no problems with the petition but recommend that after removal of the existing pole that the location be restored to the existing grade.

The public hearing was opened and Mr. Terry Heinlein, the architect for the property owners at 77 Moffat Road spoke in favor of the petition. Mr. Heinlein provided pictures of the current driveway and pole, which showed the pole obstructing the driveway entrance. The pole relocation will provide better access for the owners and pedestrians on the sidewalk. Ald. Yates moved approval of the item, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#461-06 HIS HONOR THE MAYOR requesting an appropriation in the amount of \$1,433,000 from bonded indebtedness to fund the following Public Buildings projects:

A) Window/Door Systems; Zervas.....	\$ 587,500
B) Window/Door Systems; Mason-Rice.....	\$ 845,500
TOTAL.....	\$1,433,000

[11-28-06@4:30 P.M.]

ACTION: **APPROVED AS AMENDED 8-0 @ 1,420,500**

NOTE: Commissioner Parnell and Arthur Cabral presented the item to the Committee. The appropriation is for the funding of window and door replacement at the Zervas and Mason-Rice Elementary Schools. This is part of an ongoing window replacement program and these two schools desperately need new windows. The new windows will be custom fit, aluminum and rust resistant. In addition, the new windows should last longer than the current windows.

The Commissioner will provide warranty information to the Committee, as he did not have that information with him. The Public Buildings Department has been working with an on-call designer, who provided an itemized cost breakdown. Public Buildings would like to open bids for the projects in February, have the contract in place by March and begin the window installation in the summer.

The Committee reviewed the cost estimates for the windows and questioned why the contingency was the same for both Zervas and Mason-Rice although the Zervas window replacement is significantly less. Commissioner Parnell pointed out that there is an item pending requesting an increase in the contingency for smaller projects. Several Committee members felt strongly that it would be inappropriate to increase the contingency on projects until the pending item is acted upon. Ald. Lappin suggested amending the item by reducing the amount by \$12,500 to reflect a 5% contingency on the Zervas window replacement.

Ald. Gentile supports the window replacements however he is not comfortable voting for the item while the fire station repairs have not been addressed. He would like to see the improvements to the fire stations become a priority in terms of funding.

Ald. Lappin moved approval of the item as amended, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#462-06 HIS HONOR THE MAYOR requesting an appropriation in the amount of \$750,000 from bonded indebtedness for the purpose of purchasing heavy equipment and heavy duty trucks for the Department of Public Works. [11-28-06@4:29 PM]

ACTION: **APPROVED 8-0**

NOTE: Commissioner Rooney and Ron Mahan joined the Committee for the discussion of this item. The appropriation request is for the purchase of five large construction trucks and a street sweeper. The large construction trucks and street sweeper are well past the expected replacement age. Mr. Mahan has made extensive repairs to the trucks but most of the trucks are 27 years old and cannot be repaired. The new trucks are essential to the Public Works Department ability to respond to weather emergencies and its everyday functions. The new trucks will be equipped with plow mechanisms and compu-spread computer boxes for use during storms. The old trucks will be surplus and most likely bought by junk yards. Ald. Lappin moved approval of the item, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#463-06 HIS HONOR THE MAYOR requesting an appropriation in the amount of \$1,483,000 (\$1 million from Free Cash and \$483,000 from bonded indebtedness) for the purpose of replacing 8,440 City streetlights to reduce energy consumption by approximately 65%. [11-28-06@5:08 PM]

ACTION: **APPROVED 6-1-1 (Mansfield opposed and Albright abstaining)**

NOTE: David Tannozi, Clint Schuckel, George Woodbury and several members of the Energy Commission joined the Committee for discussion of the item. The Energy Commission strongly supports this item, as it conserves energy and will reduce the cost of powering streetlights. The City uses 8 million kilowatt hours per year at a cost of 15¢ per kilowatt-hour. The proposed high-pressure sodium lights are a much more efficient lighting choice. The replacement should have a pay off of less than three years. The City's current mercury vapor lights will be banned in 2008 due to the dangerous qualities of mercury.

Mr. Woodbury from Smart Energy Consultants has been working with the City and is recommending high-pressure sodium lights. NStar offers grants for certain types of replacement lamps and Mr. Woodbury has already applied for the grant from NStar. He would expect to hear back from NStar in March. The conservative estimate on the grant amount is \$450,000. There is a question on whether the grant will include the City's existing high-pressure sodium lamps that will be replaced. The new streetlights will include replacement of the arm of each light with a new fixture containing a flat head that concentrates the light in a downward direction.

Ald. Yates asked if the hundreds of lights without power would be fixed. Mr. Woodbury explained that it will not resolve the issue but it will identify all of the lights without power. Ald. Gentile asked about the down side of replacing the lights. Mr. Woodbury responded that some people feel it is darker due to the light being much more focused on the street. There is much less light pollution and the new lights illuminate the same amount of area. From a safety standpoint, the lights may even provide more illumination. Mr. Woodbury suggested that the

Committee members visit Arlington and Wellesley, which both have high-pressure sodium streetlights. The Committee members asked if there were complaints about the color of the lights in any cities or towns that Mr. Woodbury has worked with. Mr. Woodbury responded that he has not heard any complaints of that type.

Ald. Mansfield stated that the Committee should hold a public hearing regarding the streetlight replacement. He felt strongly that the color rendition on the high-pressure lights is terrible and residents should be able to speak regarding the color and lighting. Many Committee members felt strongly that a public hearing is not necessary, as the street light replacement has been discussed for several months now and no one has voiced a negative opinion. There are two letters attached from the League of Women Voters and the Energy Commission supporting the street light replacement. Ald. Lappin moved approval of the item, which carried.

Respectfully submitted,

Sydra Schnipper, Chairman