

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, APRIL 6, 2005

Present: Ald. Schnipper (Chairman), Gerst, Albright, Salvucci, Stewart, Yates, Mansfield and Lappin

Also present: Ald. Johnson and Linsky

City personnel present: Nick Parnell (Commissioner of Public Works), Ted Jerdee (Superintendent of Utilities), Robert Rooney (Commissioner of Public Works), Clint Schuckel (Traffic Engineer) and Shawna Sullivan (Committee Clerk)

#122-05 ALD. ALBRIGHT, JOHNSON, LINSKY AND SANGIOLO requesting the adoption of written designer selection procedures consistent with those set forth in model state procedures, guidelines and policies.

ACTION: **HELD 6-1 (Stewart opposed)**

NOTE: The item was docketed because there was concern that the Designer Selection Committee did not adopt the State's recommended procedures for designer selection. The designer selection procedures, which were adopted by the Designer Selection Committee on October 24, 2005, were attached to the agenda.

Ald. Albright stated that when the item was docketed she did not realize that the procedures had been adopted. However, she is now concerned that the procedures were not followed during selection of the project manager. She feels that the Committee and the Mayor did not follow procedures 7, 9 and 10. Procedure #7 states that the applicants will be evaluated on specific criteria and Ald. Albright is not sure what criteria were used during the interview process. A written explanation of the ranking of the finalists does not appear to have been done, as required by Procedure 9 and a written explanation from the Mayor for his selection was not given as part of Procedure 10.

Ald. Johnson stated that it is important that the procedures be followed. The process should be transparent because people should know why the choice for project manager was made. Ald. Johnson asked Commissioner Parnell why the procedures were not followed. Commissioner Parnell stated that he could not comment, as he is not a member of the Designer Selection Committee.

Ald. Yates asked if a project manager is necessary for projects. Commissioner Parnell stated that M.G.L. Chap. 149 Sec. 44 address the necessity of a construction/project manager for certain projects. Ald. Yates also asked if the state's designer selection procedures included guidelines for the selection of a project manager. No one present was prepared to comment on the question.

Ald. Johnson asked if the Committee would hold the item and ask Ouida Young, Associate City Solicitor and Joseph Michelson, Chair of the Designer Selection Committee to attend the next discussion of the item. With that, Ald. Yates moved hold on the item, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#130-05 COMMISSIONER OF PUBLIC WORKS requesting authorization to enter into an Intercommunity Agreement with the Town of Needham to use a Trommel Screen (to be used to process approximately 13,000 cubic yards of compost to be used for resale in the coming year).

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

NOTE: Commissioner Rooney joined the Committee for discussion of this item. A Trommel Screen is used to screen compost to a 1/2" diameter. The screening will allow the City to charge a greater amount for compost. The current market value is \$10/ton to \$30/ton.

The Town of Needham has agreed to rent its Trommel Screener to the City at a cost of \$1,850 per week plus the cost of transport. The City will rent the Trommel Screener for 2-3 weeks to screen all of our compost at the Rumford Avenue site. The cost should be more than covered by the revenue generated from selling compost.

The Commissioner stated that the City would reassess the agreement after a year, as he will have a better idea of the cost and profit. Ald. Stewart asked if there would be any odor from the compost. The Commissioner responded that the leaves that are to be used are very old and do not smell.

There were no further questions from the Committee and Ald. Salvucci moved approval, which carried.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#109-04(2) COMMISSIONER OF PUBLIC WORKS requesting that the City's Inter-Municipal Agreement with Wellesley Municipal Light Plant (approved as a one-year agreement expiring on 2/16/05) be extended through June 30, 2005. (NOTE: The FY06 will provide for the transfer of this function to the Fire Department Wires Division)

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

NOTE: Commissioner Rooney presented the item to the Committee. The request is to extend a municipal agreement with Wellesley Municipal Light Plant (WMLP) through June 30, 2005, when the Fire Department Wires Division will take over the function of maintaining the streetlights. It was anticipated that once the contract expired in February the maintenance would be done in-house but it took longer than expected. WMLP has maintained the City's streetlights since they were purchased in 2000.

Ald. Stewart asked if there was a hard analysis of the cost effectiveness. He is very concerned that it is cheaper for WMLP to maintain the lights. Commissioner Rooney responded

that the Committee would see that the Public Works budget has been decreased by over \$600,000. Many contracted services will now be done in-house. The traffic lights and streetlights will be combined and maintained by the Fire Department.

Ald. Salvucci asked if the purchase of the new bucket truck for the Fire Department, which is being discussed in Public Safety and Transportation is necessary for this work. The Commissioner responded that the Fire Department already has a bucket truck but the new truck will make it easier. Ald. Salvucci then inquired about storage of the inventory and whether the City will have a problem obtaining supplies for the lights. The Commissioner explained that there is no need to dedicate a large amount of space to inventory, as it is readily available.

Ald. Stewart stated that he would hope that the City would put a time limit, keep records, and do a thorough analysis to determine if it is more expensive to do in-house versus contracting out. Ald. Yates pointed out that it has been very frustrating for him to get streetlights repaired. He has made many calls for obvious outages with little response from WMLP. Ald. Stewart said that he has had the exact opposite experience. Commissioner Rooney stated that the only way a light is replaced is if a resident or someone reports an outage. The burden should fall on the City not the residents.

Clint Schuckel joined the Committee and let them know that the bucket truck was approved by the Public Safety and Transportation Committee. The Chairman asked that any further questions regarding the Fire Department taking over the function of street light maintenance be raised during budget discussions, as the above request is for an extension of an agreement. The Chairman stated that during budget discussions she would like to know if additional staff is required.

Ald. Yates moved approval of the contract extension, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#131-05 **HIS HONOR THE MAYOR** requesting that the sum of \$50,000
(514-99(2)) be appropriated from funds held by the City from Bradford Development, Inc. under the terms of Special Permit #514-99(2) (granted July 18, 2000) for the purpose of designing and purchasing a sedimentation basin at the Hampton Place condominiums on Florence Street.

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

NOTE: Commissioner Rooney presented the appropriation to the Committee. The request is to appropriate and expend funds from Bradford Development, Inc. to design and purchase a sedimentation basin for the Hampton Place condominiums on Florence Street. There is historical flooding in the area. The Public Works Department will install the basin late this summer.

Ald. Yates asked why it had taken the City so long to use the money from Bradford Development. The Commissioner explained that during the planning process, two City Engineers left and negotiations were complicated.

Ald. Salvucci moved approval, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#132-05 HIS HONOR THE MAYOR requesting that the sum of \$158,000 is appropriated from Water Surplus for the purpose of supplementing the Water and Sewer Division overtime accounts for FY05.

ACTION: **APPROVED 8-0**

NOTE: Commissioner Rooney and Ted Jerdee were present for the discussion of this item. The water overtime was reduced with the institution of a second shift from 3pm to 11 pm. Unfortunately, it has been very difficult to fill the second shift positions, as employees move to the 7 am to 3 pm shift as soon as a position opens up.

Mr. Jerdee also stated that some of the overtime is due to extra security at the Waban Hill Reservoir on weekends and at night. In addition, someone needs to respond to alarms at the reservoir now that a security system is in place.

Ald. Stewart moved approval of the item, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#133-05 HIS HONOR THE MAYOR requesting that the sum of \$650,000 be appropriated from bonded indebtedness for the purpose of accepting and reconstructing the following three streets: COUNTRYSIDE ROAD; PATTEN CIRCLE; and MOSLEY ROAD.

ACTION: **HELD 8-0**

NOTE: Commissioner Rooney asked that Committee to hold this item for discussion with the three petitions for street acceptances. The Committee held the item for discussion on April 20, 2005.

Respectfully submitted,

Sydra Schnipper, Chairman