



Public Facilities Committee Report

City of Newton In City Council

Wednesday, March 3, 2021

Present: Councilors Leary (Chair), Laredo, Kelley, Danberg, and Crossley

Absent: Councilors Norton, Kalis and Gentile

City Staff Present: Commissioner of Public Works Jim McGonagle, Chief Operating Officer Jonathan Yeo, and Commissioner of Public Buildings Josh Morse

Referred to Public Facilities and Finance Committees

#87-21 **Appropriate \$68,746 to fund the replacement of the boiler at Crafts Street Stable**
HER HONOR THE MAYOR requesting authorization to appropriate and expend the sum of sixty-eight thousand seven hundred and forty-six dollars (\$68,746) from Acct # 7902C104-337902 Unrestricted Capital Funds to fund the replacement of the boiler at the Crafts Street Stable.

Action: Public Facilities Approved 5-0

Note: Josh Morse, Commissioner of Public Buildings presented the request to appropriate and expend \$68,746 from Unrestricted Capital Funds to fund the replacement of the boiler at the Crafts Street Stable. Commissioner Morse noted that this is an emergency replacement. During the winter, the Crafts Street Stable is a critical building for snow operations.

The boiler at the stable was in use for 40 years when it failed in December and the boiler was placed out of commission. The water was drained in the building to protect the plumbing system and the Commissioner immediately solicited three quotes for the boiler replacement. The department chose the lowest bid.

The department did evaluate their options during the decision making process. The options were a new oil-fed steam boiler, a gas-fed steam boiler or a heat-pump/VRF system. The City was not going to bring natural gas on to the site because of the climate action goals of the city, the cost and the time it would take National Grid to set it up. Commissioner Morse noted for the heat-pump/VRF system to be installed it would need to be complimented with energy recovery equipment to provide fresh air. There was an analysis done with the Co-Director of Sustainability, Bill Ferguson but because the Crafts Street Stable is a much older building it is not energy efficient. The City's goal is to move to electrification but in this case it would have increased the carbon footprint for at least the first ten years because they would need to oversize the electric equipment to be able to heat the building. Commissioner Morse noted that this building does

have other capital needs. The department decided on the oil-fed boiler because it was the most cost-efficient. This will help the City when the building envelope is investigated and when they decide to electrify the building.

Committee members asked the following question:

Q: What would phase 1 of restoring this building entail?

A: Commissioner Morse explained that this would depend on what is trying to be achieved. If the first phase is regarding the envelope, then this would begin to cost \$2 to \$3 million depending on if it is just to improve the envelope or a historic restoration project. He also noted that the slate roof is over 100 years old and it has gone through repairs over the years. There are not structural issues with the roof, but this is an old building that hasn't had a significant investment in a long time.

Committee members made the following comment:

It was noted that the following docket item is pending.

#46-21 **Discussion regarding preservation of historically significant municipal buildings**
COUNCILORS CROSSLEY, MARKIEWICZ, ALBRIGHT, LEARY and KELLEY requesting a discussion with Public Buildings and the administration about a strategic plan for preserving Newton's historically significant public buildings, by conducting (CPA eligible) professional assessments of the structural and weather integrity of the building envelopes.

The purpose of this docket item is to have a plan to deal with all of these facilities in a timely manner. The Public Buildings Department has spoken to the CPC about what funds are available for this study because it is usually funded by the CPC in municipalities throughout the Commonwealth.

Councilor Danberg motioned to approve which passed unanimously.

#84-21 **Requesting ordinance amendments for enforcement of sidewalk snow removal**
HER HONOR THE MAYOR requesting an amendment to Chapter 17, Section 23(f) of the City of Newton Revised Ordinances 2017 to improve the implementation of the residential sidewalk snow removal ordinance by the Department of Public Works by clarifying the time period for tracking warnings before issuance of a fine.

Action: **Public Facilities Approved 5-0**

Note: Jim McGonagle, Commissioner of Public Works presented the request to amend the sidewalk snow shoveling ordinance. Commissioner McGonagle explained that they are looking to change the warning period from October 1 to April 15 instead of the current 365 day period. He noted that these changes are necessary because the department is currently spending

a lot of time looking to see if a resident has had a warning in the last year and if a resident recently moved into a property and the last owner had received a warning than the new owner would receive a fine. Commissioner McGonagle noted that compliance has improved through the original change in the ordinance and this change should help even more.

The language for the ordinance change is attached.

Committee members agreed that this amendment to the ordinance would be an improvement.

Councilor Laredo motioned to approve which passed unanimously.

Respectfully Submitted,

Alison M. Leary, Chair



84-21

City of Newton, Massachusetts
Office of the Mayor

Ruthanne Fuller
Mayor

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Email rfuller@newtonma.gov

February 19, 2021

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Honorable City Councilors:

I respectfully submit this docket item to this Honorable Council requesting amendments to Chapter 17, Section 23(f) of the City of Newton Revised Ordinances 2017. The amendment helps improve the implementation of the residential sidewalk snow removal ordinance by the Department of Public Works by clarifying the time period for tracking warnings before issuance of a fine.

Currently, the Department of Public Works issues a written warning for the first offense within a 365-day period to any residential property owner that fails to clear snow and ice from their sidewalk and a \$50 fine for each subsequent offense in that same 365-day period. This language requires Public Works to track and research warnings and fines over two snow seasons. Warnings and ticketing would be done more efficiently by our customer service representatives, construction inspectors and construction coordinator if tracking and ticketing were focused on one snow season. Therefore, I am proposing the below ordinance amendments to Chapter 17.

(f) DEPARTMENT OF PUBLIC WORKS: The commissioner of public works, and/or his or her designee, shall be authorized to issue written notice of the following violations:

Sec. 26-8D. Removal of snow and ice from sidewalks.

() First offense received in a snow season between October 1 and the following April 15
.....written warning

() Second and subsequent offenses received in a snow season between October 1 and the following April 15
.....\$50.00

The proposed amendments would be effective October 1, 2021 at the start of the 2021-2022 winter season.

Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller

Mayor Ruthanne Fuller

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2021 FEB 19 PM 4:25
CITY CLERK
NEWTON, MA, 02459

City of Newton

DEPARTMENT OF PUBLIC WORKS

Ruthanne Fuller

Mayor

OFFICE OF THE COMMISSIONER

1000 Commonwealth Avenue
Newton Centre, MA 02459-1449

To: Maureen Lemieux, Chief Financial Officer
Jonathan Yeo, Chief Operating Officer

From: James McGonagle, Commissioner of Public Works

Subject: Request to amend Ordinance 17-23(f)

Date: February 8, 2021

I respectfully request amendments to Chapter 17, Section 23(f) of the City of Newton Revised Ordinances, 2017. Currently, the Department of Public Works issues a written warning for the first offense within a 365-day period to any residential property owner that fails to clear snow and ice from their sidewalk and a \$50 fine for each subsequent offense in that same 365-day period. This language requires Public Works to track and research warnings and fines over two snow seasons. Warnings and ticketing would be done more efficiently by our customer service representatives, construction inspectors and construction coordinator if tracking and ticketing were focused on one snow season. Therefore, I am proposing the below ordinance amendments to Chapter 17.

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() Second and subsequent offenses received in a snow season between October 1 and the following April 15
.....\$50.00

Amendments effective October 1, 2021

Thank you for your consideration of this matter.

James McGonagle
Commissioner