



Finance Committee Agenda

City of Newton In City Council

Monday, April 11, 2022

The Finance Committee will hold this meeting as a virtual meeting on Monday, April 11, 2022, at 7:00 pm. To view this meeting using Zoom use this link:

<https://us02web.zoom.us/j/81182260868> or call 1-646-558-8656 and use the following Meeting ID: 811 8226 0868

Item scheduled for discussions:

#250-22 Request to transfer \$50,000 for the reconfiguration of the City Clerk's Office
HER HONOR THE MAYOR requesting authorization to transfer the sum of fifty thousand dollars (\$50,000) from Acct # 0110162-513040 Elections-Work by Other Depts, to fund the reconfiguration of some of the office space in the City Clerk's Office

Referred to Programs & Services and Finance Committees

#253-22 Request to transfer \$80,000 for the reconfiguration of the Health & Human Services Department
HER HONOR THE MAYOR requesting authorization to transfer the sum of eighty thousand dollars (\$80,000) from Acct # 0150103-511001 Full Time Salaries, Clinical Health, to fund the reconfiguration of some of the office space in the Health & Human Services Department.

Programs & Services approved 6-0 (Councilors Baker and Krintzman not voting) on 04/06/22

#251-22 Acceptance of a \$49,340 grant from the Massachusetts Department of Agriculture
HER HONOR THE MAYOR requesting the authorization to accept and expend a forty-nine thousand three hundred and forty dollar (\$49,340) from the Massachusetts Department of Agriculture Grant to be used for the solar project at 303 Nahanton Street at Newton's Angino Farm and consists of 30 solar panels (10.1 KW) to be mounted on the roof of the barn.

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

- #252-22 Request to transfer \$20,000 from the Energy Stabilization Fund**
HER HONOR THE MAYOR requesting authorization to transfer the sum of twenty thousand dollars (\$20,000) from the City's Energy Stabilization Fund for the required City matching share to complete the solar project at 303 Nahanton Street at Newton's Angino Farm
- Referred to Zoning & Planning and Finance Committees**
- #216-22 CPC Recommendation to appropriate \$88,554 in CPA funding**
COMMUNITY PRESERVATION COMMITTEE recommending appropriation of eighty-eight thousand five hundred and fifty-four dollars (\$88,554) in Community Preservation Act fund from the FY22 Unrestricted funds to the control of the Planning & Development Department for a grant to the Newton Community Farm for the rehabilitation and restoration of the ca. 1855 farmhouse including excessive water and moisture remediation and the installation of a new electrical system, water heater and kitchen ceiling.
Zoning & Planning Approved 8-0 on 03/28/22
- #249-22 Acceptance of a \$81,250 grant from the Massachusetts DERA program**
HER HONOR THE MAYOR requesting the authorization to accept and expend an eighty-one thousand two hundred- and fifty-dollar (\$81,250) grant from the Massachusetts Department of Environmental Protection's Diesel Emissions Reduction Act (DERA) program
- #247-22 Establishing a departmental revolving account within the Department of Public Works Fleet Division**
HER HONOR THE MAYOR requesting the authorization to establish a departmental revolving account within the Department of Public Works Fleet Division per MGL Chapter 44, Section 53E1/2. The revenue is being generated from the sale of surplus Public Works equipment and parts through government auction. The Department would like to request an annual spending limit of \$200,000.
- #248-22 Establishing a departmental revolving account within the Department of Public Works Engineering Division**
HER HONOR THE MAYOR requesting the authorization to establish a departmental revolving account within the Department of Public Works Engineering Division per MGL Chapter 44, Section 53E1/2 to allow for National Grid payments-owned road repairs. The account would have an annual spending limit of \$500,000

Referred to Public Facilities and Finance Committees

#170-22

Appropriate funds for the replacement of the residential water meter system

HER HONOR THE MAYOR requesting authorization to appropriate and expend an amount of funds and authorize a general obligation borrowing of an equal amount for the replacement of the residential water meter system and project oversight and authorization to apply any premium received upon the sale of the bonds or notes, less the cost of preparing, issuing, and marketing them, and any accrued interest received upon the delivery of the bonds or notes to the costs of the project and to reduce the amount authorized to be borrowed for the project by like amount.

Public Facilities approved as amended to \$16,625,000 6-0 (Councilor Danberg not voting) on 04/06/22

Respectfully submitted,

Rebecca Walker Grossman, Chair

#250-22



RUTHANNE FULLER
MAYOR

City of Newton, Massachusetts
Office of the Mayor

Telephone
(617) 796-1100

Telefax
(617) 796-1113

TDD
(617) 796-1089

E-mail
rfuller@newtonma.gov

March 28, 2022

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

Councilors:

I respectfully submit a docket item to your Honorable Council requesting authorization to transfer the amount of \$50,000 from Acct # 0110162-513040 Elections – Work by Other Depts, to fund the reconfiguration of some of the office space in the City Clerk's Office.

The Clerk's Office counter will be retrofitted to create a new customer service counter along the main corridor that runs parallel to the Clerk's Office.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in cursive script that reads "Ruthanne Fuller".

Ruthanne Fuller
Mayor

CITY CLERK
NEWTON, MA, 02459

2022 MAR 28 PM 5:37

RECEIVED



April 4, 2022

Members of the Finance Committee:

The City Clerk respectfully requests the approval of \$50,000 to fund the reconfiguration of our front desk and public reception area. The redesign will benefit our visitors as well as our staff in many ways.

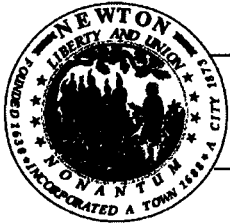
Currently, our front counter is located within the clerk's office space. The new design will place the counter in the front wall outfacing the hallway, where it was used in the past. After our remodel, it will be on par with all the other city departments. Other benefits include:

- Greater accessibility with counter space at varying levels, improving constituent services
- Useful, wider counter space for our visitors to fill out forms and process paperwork
- Space for notices and literature in the hallway
- Greater safety for staff and the public (COVID barrier and security)
- Improved workflow to allow staff more room to perform tasks
 - More office space will improve morale and provide individuals' space
 - Less background noises

Thank you for your consideration on this matter.

Sincerely,

Carol Moore
City Clerk/Clerk of the Council



CITY OF NEWTON, MASSACHUSETTS

PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor
Josh Morse
Building Commissioner

Telephone (617) 796-1600
Facsimile (617) 796-1601
TDD/tty # (617) 796-1608

March 28, 2022

Ruthanne Fuller, Mayor
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Re: Funding Request for the Clerk's Office Counter project

Dear Mayor Fuller:

The Public Buildings Department requests funding for the Clerk's Office counter project. The project will retrofit and create a new customer service counter along the main corridor of the Clerk's Office. The Public Buildings Department is requesting \$50,000 to complete this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Morse', is written over a light blue horizontal line.

Josh Morse
Public Buildings Commissioner

cc: Maureen Lemieux, Chief Financial Officer
Alex Valcarce, Deputy Buildings Commissioner
Jonathan Yeo, Chief Operating Officer

CITY OF NEWTON

IN CITY COUNCIL

DRAFT

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chair Rebecca Walker Grossman, to appropriate and expend the sum of fifty thousand dollars (\$50,000) from Acct # 0110162-513040 Elections-Work by Other Depts, to fund the reconfiguration of some of the office space in the City Clerk's Office be and is hereby approved as follows:

FROM:	Election Work by Other Depts (0110162-513040).....	\$50,000
TO:	City Clerks Office Reconfiguration (01C11529-579500)	\$50,000

Under Suspension of Rules
Readings Waived and Approved
DRAFT

(SGD) CAROL MOORE
City Clerk

(SGD) RUTHANNE FULLER
Mayor

Date: _____

#253-22

Telephone
(617) 796-1100

Telefax
(617) 796-1113

TDD
(617) 796-1089

E-mail
rfuller@newtonma.gov



City of Newton, Massachusetts
Office of the Mayor

RUTHANNE FULLER
MAYOR

March 28, 2022

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

Councilors:

I respectfully submit a docket item to your Honorable Council requesting authorization to transfer the amount of \$80,000 from Acct # 0150103-511001 Full Time Salaries, Clinical Health, to fund the reconfiguration of some of the office space in the Health & Human Services Department.

This project will consist of ventilation, heating, cooling improvements and a retrofit of the office space to accommodate more private counseling space for the department's Social Services team.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in cursive script that reads "Ruthanne Fuller".

Ruthanne Fuller
Mayor

CITY CLERK
NEWTON, MA, 02459

2022 MAR 28 PM 5:36

RECEIVED



CITY OF NEWTON, MASSACHUSETTS
PUBLIC BUILDINGS DEPARTMENT
52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor
Josh Morse
Building Commissioner

Telephone (617) 796-1600
Facsimile (617) 796-1601
TDD/tty # (617) 796-1608

April 4, 2022

Members of the City Council,

The Public Buildings Department respectfully requests the approval of \$80,000 to fund the reconfiguration of the Health and Human Services, HH&S, offices. The reconfiguration will allow all the members of the HH&S Department to work within the same office suite. Currently, the Social Services staff work in a remote portion of City Hall. This project will allow the Social Services staff to be relocated to join the rest of the HH&S Department in one central location. This will improve the constituent services, department collaboration, cross-training, and supervision. The cost breakdown for this project is as follows:

HVAC (All-Electric Heat Pumps): \$55,425
Construction Materials: \$10,700
Labor: \$13,875

Sincerely,

Josh Morse
Public Buildings Commissioner

cc: Jonathan Yeo, Chief Operating Officer
Maureen Lemieux, Chief Financial Officer
Alex Valcarce, Deputy Buildings Commissioner



CITY OF NEWTON, MASSACHUSETTS

PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor
Josh Morse
Building Commissioner

Telephone (617) 796-1600
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TDD/tty # (617) 796-1608

March 28, 2022

Ruthanne Fuller, Mayor
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Re: Funding Request for the HHS Project

Dear Mayor Fuller:

The Public Buildings Department requests funding for the HHS project. The project will consist of ventilation, heating, cooling, and a retrofit of the space. The Public Buildings Department is requesting \$80,000 to complete this project.

Sincerely,

Josh Morse
Public Buildings Commissioner

cc: Maureen Lemieux, Chief Financial Officer
Alex Valcarce, Deputy Buildings Commissioner
Jonathan Yeo, Chief Operating Officer

CITY OF NEWTON

IN CITY COUNCIL

DRAFT

ORDERED:

That, in accordance with the recommendation of the Programs & Services Committee through its Chair Joshua Krintzman and the Finance Committee through its Chair Rebecca Walker Grossman, to appropriate and expend the sum of eighty thousand dollars (\$80,000) from Acct # 0150103-511001 Full Time Salaries, Clinical Health, to fund the reconfiguration of some of the office space in the Health & Human Services Department be and is hereby approved as follows:

FROM:	Clinical Health Full-Time Salaries (0150103-511001).....	\$80,000
TO:	Health Dept Office Reconfiguration (01C11530-579500)	\$80,000

Under Suspension of Rules
Readings Waived and Approved
DRAFT

(SGD) CAROL MOORE
City Clerk

(SGD) RUTHANNE FULLER
Mayor

Date: _____



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#251-22/252-22

Telephone
(617) 796-1100
Fax
(617) 796-1113
TDD/TTY
(617) 796-1089
Email
rfuller@newtonma.gov

March 28, 2022

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 the authorization to accept and expend the Massachusetts Department of Agriculture Grant in the amount of \$49,340. This grant will be used for the solar project at 303 Nahanton Street at Newton's Angino Farm and consists of 30 solar panels (10.1 KW) to be mounted on the roof of the barn.

In addition to the grant, I also request authorization to spend \$20,000 from the City's Energy Stabilization Fund for the required City matching share to complete this project.

Thank you for your consideration of this matter.

Sincerely,

Mayor Ruthanne Fuller

RECEIVED
2022 MAR 28 PM 5:36
CITY CLERK
NEWTON, MA, 02459



CITY OF NEWTON, MASSACHUSETTS
PUBLIC BUILDINGS DEPARTMENT
52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor
Josh Morse
Building Commissioner

Telephone (617) 796-1600
Facsimile (617) 796-1601
TDD/tty # (617) 796-1608

March 23, 2022

Ruthanne Fuller, Mayor
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

RE: Authorization to Accept Massachusetts Dept. of Agriculture Grant and Funding
for Solar Project at the Newton Community Farm

Dear Mayor Fuller:

The Public Buildings Department respectfully requests the authorization to accept the Massachusetts Dept. of Agriculture Grant in the amount of \$49,340. The Community Farm applied for and received the grant from the Massachusetts Dept. of Agriculture with a requirement for a City contribution. This grant will be used for the solar project at 303 Nahanton Street and consists of 30 solar panels (10.1 KW) to be mounted on the roof of the barn.

In addition to the grant, the Public Buildings Department respectfully requests authorization to spend \$20,000 from the City's Energy Stabilization Fund for the City matching share to complete this project. These matching funds will make this solar installation financially viable thereby increasing our renewable energy portfolio, reducing our carbon footprint, and it is in line with our Climate Action Plan. This is not an investment of capital or maintenance funds into the Angino Farm, but rather an investment that furthers our environmental and clean energy goals as a city.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Morse", is written over a horizontal line.

Josh Morse
Public Buildings Commissioner

cc: Jonathan Yeo, Chief Operating Officer
Maureen Lemieux, Chief Financial Officer
Alex Valcarce, Deputy Buildings Commissioner

CITY OF NEWTON

IN CITY COUNCIL

DRAFT

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chair Rebecca Walker Grossman, to accept and expend forty-nine thousand three hundred and forty dollars (\$49,340) from the Massachusetts Department of Agriculture Grant to be used for the solar project at 303 Nahanton Street at Newton's Angino Farm and consists of 30 solar panels (10.1 KW) to be mounted on the roof of the barn is hereby approved.

Under Suspension of Rules
Readings Waived and Approved
DRAFT

(SGD) CAROL MOORE
City Clerk

(SGD) RUTHANNE FULLER
Mayor

Date: _____

CITY OF NEWTON

IN CITY COUNCIL

DRAFT

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chair Rebecca Walker Grossman, to transfer to transfer the sum of twenty thousand dollars (\$20,000) from the City’s Energy Stabilization Fund for the required City matching share to complete the solar project at 303 Nahanton Street at Newton’s Angino Farm be and is hereby approved as follows:

FROM:	Capital Stabilization Energy Project (7907C104-597929)	\$20,000
TO:	Angino Farm Solar Project (7929B115-579500)	\$20,000

Under Suspension of Rules
Readings Waived and Approved
DRAFT

(SGD) CAROL MOORE
City Clerk

(SGD) RUTHANNE FULLER
Mayor

Date: _____

CITY COUNCIL

RECEIVED

CITY OF NEWTON

2022 MAR 15 PM 3:28 DOCKET REQUEST FORM

DEADLINE NOTICE: Council Rules require items to be docketed with the Clerk of the Council NO LATER THAN 7:45 P.M. ON THE MONDAY PRIOR TO A FULL COUNCIL MEETING.

NEWTON, MA. 02459

To: Clerk of the City Council

Date: March 14, 2022

From (Docketer): Lara Kritzer, Community Preservation Program Manager

Address: Planning Department, Newton City Hall, 1000 Commonwealth Avenue Newton MA 02459

Phone: 617-796-1144

E-mail: lkritzer@newtonma.gov

Additional sponsors: Community Preservation Committee

1. Please docket the following item (it will be edited for length if necessary):

Recommendation from the Community Preservation Committee that \$88,554 in Community Preservation Act funding be appropriated from the FY22 Unrestricted Funds to the control of the Planning & Development Department for a grant to the Newton Community Farm for the rehabilitation and restoration of the ca. 1855 farmhouse including excessive water and moisture remediation and the installation of a new electrical system, water heater, and kitchen ceiling.

2. The purpose and intended outcome of this item is:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Fact-finding & discussion | <input type="checkbox"/> Ordinance change |
| <input checked="" type="checkbox"/> Appropriation, transfer, | <input type="checkbox"/> Resolution |
| <input checked="" type="checkbox"/> Expenditure, or bond authorization | <input type="checkbox"/> License or renewal |
| <input type="checkbox"/> Special permit, site plan approval, | <input type="checkbox"/> Appointment confirmation |
| <input type="checkbox"/> Zone change (public hearing required) | <input type="checkbox"/> Other: _____ |

3. I recommend that this item be assigned to the following committees:

- | | | |
|---|---|--|
| <input type="checkbox"/> Programs & Services | <input checked="" type="checkbox"/> Finance | <input type="checkbox"/> Real Property |
| <input checked="" type="checkbox"/> Zoning & Planning | <input type="checkbox"/> Public Safety | <input type="checkbox"/> Special Committee |
| <input type="checkbox"/> Public Facilities | <input type="checkbox"/> Land Use | <input type="checkbox"/> No Opinion |

4. This item should be taken up in committee:

Immediately (Emergency only, please). Please state nature of emergency:

- As soon as possible, preferably within a month
- In due course, at discretion of Committee Chair
- When certain materials are made available, as noted in 7 & 8 on reverse
- Following public hearing

PLEASE FILL OUT BOTH SIDES

5. I estimate that consideration of this item will require approximately:

- One half hour or less
- More than one hour
- More than one meeting
- Up to one hour
- An entire meeting
- Extended deliberation by subcommittee

6. The following people should be notified and asked to attend deliberations on this item. (Please check those with whom you have already discussed the issue, especially relevant Department Heads):

City personnel

Citizens (include telephone numbers/email please)

Lara Kritzer

Paul Holt - paul@newtoncommunityfarm.org

Josh Morse

Michael Goldman - megoldman@comcast.net

7. The following background materials and/or drafts should be obtained or prepared by the Clerk's office prior to scheduling this item for discussion:

8. I have or intend to provide additional materials and/or undertake the following research independently prior to scheduling the item for discussion. *

CPC Funding Recommendation, the Newton Community Farm's Farmhouse Rehabilitation and Restoration proposal and attachments

(*Note to docketer: Please provide any additional materials beyond the foregoing to the Clerk's office by 2 p.m. on Friday before the upcoming Committee meeting when the item is scheduled to be discussed so that Councilors have a chance to review all relevant materials before a scheduled discussion.)

Please check the following:

- 9. I would like to discuss this item with the Chairman before any decision is made on how and when to proceed.
- 10. I would like the Clerk's office to contact me to confirm that this item has been docketed. My daytime phone number is:
- 11. I would like the Clerk's office to notify me when the Chairman has scheduled the item for discussion.

Thank you.

Lara Kritzer
Signature of person docketing the item

[Please retain a copy for your own records]



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

216-22
Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

**Community Preservation Committee
Funding Recommendation for the
Newton Community Farm Farmhouse
Rehabilitation and Restoration Project**

Date: March 14, 2022
From: Community Preservation Committee
To: The Honorable City Council

PROJECT GOALS & ELIGIBILITY This proposal requests \$88,554 in CPA funds, under the category of historic resources, to complete work necessary to preserve the ca. 1855 farmhouse which provides housing for the Newton Community Farm's farm manager. The City acquired the property in 2005 and leases it to the Newton Community Farm (NCF), which oversees the agricultural work and programs on the site and is responsible for managing and maintaining the existing structures. CPA historic resource funding was used in 2006 to complete lead abatement and some window and door replacements on the farmhouse and is requested at this time to make necessary improvements to the farmhouse in order to preserve its useability in the future. The proposed work is limited to the specific elements noted in the proposal which include water and moisture remediation efforts, replacing the outdated electrical system, installing a new water heater, and replacing the kitchen ceiling and lighting. This project is eligible for CPA funding under historic resources as the property has been determined to be locally significant by the Newton Historical Commission.

RECOMMENDED FUNDING At its monthly meeting on Tuesday, March 8, 2022, the Community Preservation Committee unanimously recommended, with a vote of 7 to 0, that \$88,554 in Community Preservation Act funding be appropriated from the FY22 Unrestricted Funds to the control of the Planning & Development Department for a grant to the Newton Community Farm for the rehabilitation and restoration of the ca. 1855 farmhouse including excessive water and moisture remediation, new electrical systems, a new water heater, and a new kitchen ceiling.

Proposed CPA Funding Accounts for the Newton Art Center's Church of the Open Word Restoration			
Account Name	Account Number	Amount Currently Available in Account	Proposed Amount for New Art Center's Restoration Project
FY22 Unrestricted Funds	#58R10498-579000	\$2,462,025	\$88,554
Total Project Funds			\$88,554

www.newtonma.gov/cpa

Lara Kritzer, Community Preservation Program Manager
lkritzer@newtonma.gov 617.796.1144

SPECIAL ISSUES CONSIDERED BY THE CPC

Community Need: The Newton Community Farm is a much loved community resource which hosts educational programs, summer camps, and community events throughout the year in addition to operating a CSA program and farm stand. The property is the last surviving farm in Newton and is listed as both an asset in the City’s Historic Landscape Report and for its ecological connectivity in the Open Space and Recreation Plan (page 135). The property is also included in the City’s Capital Improvement Plan, FY22-26, for its contributions to addressing climate change.

Project Budget: The proposed budget relies heavily on the use of CPA funding for 90% of the proposed work, with the NCF to provide the funding needed to oversee and prepare the site for the work. While the property is municipally owned, the lease agreement with the NCF requires the applicants to oversee and maintain both the site and its existing structures. The NCF’s mission and budget center on the agricultural and educational aspects of the property, leaving little for capital improvements to the farmhouse, which provides the required onsite housing for the farm manager and must remain in good and livable condition. The NCF will continue to maintain the property and plan for future improvements to its structures. The NCF is also working to solicit grants and other funding sources to increase the energy efficiency of the site through the addition of solar panels and other systems.

Historic Significance: The Newton Community Farm is located on the former Angino Farm and is the last remaining intact farmscape in the City of Newton. The site was part of a larger farmstead dating back to the last quarter of the seventeenth century and represents both the early settlement patterns and agricultural roots of southern Newton, an area which remained largely undeveloped well into the twentieth century. Both the ca. 1855 house and ca. 1890s barn have been altered over time but retain their integrity of form and location. A full history of the site and its development is available on the website at:

<https://www.newtonma.gov/home/showpublisheddocument/36562/637284108605370000>

Sponsor Finances, Qualifications, and Institutional Support: The Newton Community Farm has managed the site for nearly sixteen years and has overseen previous construction projects including the rehabilitation of the barn and the construction of the farm stand. The organization is also working closely with the Public Buildings Department on both the scope and bids for this project and has volunteers and staff ready to oversee the work once the project is ready to move forward. The project has received eighteen letters of support from City Councilors, neighbors, and local institutions expressing their support for the farm and its contributions to the community. Copies of these letters of support are available on the project’s webpage at

<https://www.newtonma.gov/home/showpublisheddocument/81162/637817526339470000>

ADDITIONAL RECOMMENDATIONS (*funding conditions*)

1. CPA Funding will be used only to complete the work necessary to remediate water and moisture issues, upgrade the electrical system, replace the kitchen ceiling and light fixtures, and replace the hot water heater in the ca. 1855 farmhouse.
2. The Newton Community Farm will provide periodic reports on the status of the project to CPC staff over the course of their work.
3. The Newton Community Farm must provide documentation prior to the release of any CPA historic resource that all of the work to be completed meets the Secretary of the Interior’s Standards for Rehabilitation as required by the Community Preservation Act.
4. All studies, plans and designs completed as part of this project must be submitted to the CPC for its files as part of the required final report.

5. All recommended CPA funds should be appropriated by the City Council within 6 months and the project should begin within 1 year of the date of any CPC recommendation. If either deadline cannot be met, the Newton Community Farm may submit a written request for an extension from the CPC, which the CPC may grant at its discretion.
6. The release of CPA funds should be governed by a grant agreement that includes but is not limited to the usual conditions for the phased release of CPA funds for historic resource projects, including a final report to be presented to the CPC at the close of the project.
7. Any CPA funds appropriated but not used for the purposes stated herein should be returned to the Newton Community Preservation Fund.

KEY OUTCOMES

The Community Preservation Committee anticipates that the successful completion of this project will allow the Newton Community Farm to make the improvements necessary to preserve and protect the historic farmhouse from further deterioration and insure its continued habitability as the required on-site housing for the farm manager.

ATTACHMENTS

- Proposal and selected attachments submitted to the CPC for their March 8, 2022 review
- All letters of support received for the project during the review process

Additional information not attached to this recommendation, including petitions and letters of support, are available on the CPC's website at:

<https://www.newtonma.gov/government/planning/community-preservation-program/proposals-projects/farm>

NCF - FARMHOUSE PROJECTS - CPA FUNDING REQUEST (CYs 2021-2022) ~~2016-22~~

City of Newton
Ruthanne Fuller
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST			
	X	PRE-PROPOSAL	PROPOSAL

(For staff use) date rec'd:

Drafted Nov 2021

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see www.newtonma.gov/cpa or contact:

Lara Kritzer, Community Preservation Program Manager
 City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
lkritzer@newtonma.gov 617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Newton Community Farm- Farmhouse Rehabilitation and Restoration			
Project LOCATION	Full street address (with zip code), or other precise location. 303 Nahanton Street, Newton MA 02459			
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address
Project Manager	Paul Holt	paul@newtoncommunityfarm.org	617-775-4790	303 Nahanton St Newton, MA 02459
Other Contacts	Michael Goldman Josh Morris	megoldman@comcast.net jmorse@newtonma.gov	617-796-1120	City of Newton Planning Dept 1000 Commonwealth Ave Newton, MA 02459
Project FUNDING	A. CPA funds requested: \$ 88,554	B. Other funds to be used: \$10,000	C. Total project cost (A+B): \$98,554	

Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.
------------------------	---

Overview

Newton Community Farm (NCF) is requesting CPA funds to rehabilitate and restore parts of the farmhouse on the City of Newton's Angino Farm. Our proposal requests funding for four key projects, listed as follows:

- #1 Remediate excessive water and moisture situation; includes three sub-projects
- #2 Upgrade electrical systems
- #3 Replace kitchen ceiling
- #4 Replace hot water heater

NCF intends to contribute to this project by absorbing the costs for site preparations (i.e. clear basement of obstructions), accommodations for the Farmer and his family as-needed during construction, and the staff time to coordinate the project.

Please see **Attachment #1** for more information about each project.

Background

This structure dates back to the mid-1800s or earlier. Although the house was modified in the 20th century to include some more modern features, it still required extensive work to renovate it after the City purchased it in 2005 to make it more livable for the farmer and his family. The farmhouse must be occupied by farm personnel or a watchperson per Newton Community Farm's license agreement with the City of Newton. Unfortunately, the 2005 renovation did not address all the outstanding issues with the house and several of those issues now require near-term attention to ensure the house is habitable. Also, there are other projects that are emerging as components of the house reach the end of their useful lives. NCF is requesting funds for those emerging projects that require attention in the next few years and will defer consideration for projects outside that timeframe until a later date.

Clean Energy Initiatives

In addition to rehabilitating these issues in the house, these projects also show NCF's shift to more environmentally-sustainable practices. We are pushing to electrify our heating system in line with the City of Newton's energy priorities. For example, NCF and the City have recently been notified of a grant award from Massachusetts Department of Agricultural Resources to install solar panels and a storage system on the barn to provide 99% of the agricultural electric use. (Total system cost is \$61,000.)

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Newton Community Farm- Farmhouse Rehabilitation and Restoration	
USE of CPA FUNDS	HISTORIC RESOURCES	
	acquire	

NCF - FARMHOUSE PROJECTS - CPA FUNDING REQUEST (CYs 2021-2022) ~~2021-2022~~ 2016-22

(To be completed by CPC staff.)	create	not allowed
	preserve	X
	rehabilitate/ restore	

COMMUNITY NEEDS	<p>From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa, provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.</p>
------------------------	---

- **Historic Landscape Plan p.31** - There is only one remaining Farm in Newton, Angino Farm, now owned by the City
- **Open Space and Rec Plan 2020-2027 p. 135 Ecological Connectivity** -We offer programs that connect people with farming and gardening. See NCF’s cover letter for more information about the extent of community involvement in our programs and participation.
- **Capital Improvement Plan FY2022-2026 p10- Addressing climate Change**-we are making the home more environmentally-sustainable with these improvements.

COMMUNITY CONTACTS	List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.
---------------------------	--

Name & title or organization	Email	Phone	Mailing address
Adrian Bishop NCF Volunteer	ajlbishop@gmail.com	857-636-0330	69 Kaposia Street Auburndale, MA 02466
Josh Morse City of Newton Commissioner of Public Buildings	jmorse@newtonma.gov	617-796-1120	City of Newton Planning Dept 1000 Commonwealth Ave Newton, MA 02459
Michael Goldman, Chairperson Newton Community Farm Commission	egoldman@comcast.net	617-527-1936	14 Saxon Terrace Newton, MA 02461

NCF - FARMHOUSE PROJECTS - CPA FUNDING REQUEST (CYs 2021-2022) 2016-22

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.
Full proposals must include separate, detailed budgets in addition to this page.

Project TITLE **Newton Community Farm- Farmhouse Rehabilitation and Restoration**

SUMMARY CAPITAL/DEVELOPMENT BUDGET

Uses of Funds (see Attachments #1 and #2 for more info on project descriptions)

Project 1a - Water Intrusion: basement drain and pump		\$ 7,400
Project 1b - Moisture Remediation - HVAC System		\$ 35,000
Project 1c - Moisture Remediation - Basement Dehumidifier		\$ 4,270
Project 2 - Electrical Systems Upgrades		\$ 15,050
Project 3 - Kitchen Ceiling Replacement		\$ 9,700
Project 4 - Hot Water Heater Replacement		\$ 5,250
Construction Contingency (10%; per City of Newton, reasonable % for this stage of the process)		\$ 7,667
Professional Services Costs (project oversight		\$ 4,217
Site Preparation		\$ 5,000
NCF Staff Time		\$ 5,000
D. TOTAL USES (should equal C. on page 1 and E. below)		\$ 98,554
Sources of Funds	Status (requested, expected, confirmed)	
CPA funding	Requested	\$ 88,554
NCF Funding	Confirmed	\$ 10,000 (could be more)

NCF - FARMHOUSE PROJECTS - CPA FUNDING REQUEST (CYs 2021-2022) 2016-22

Sub-Total	\$ 98,554
Other	\$0
E. TOTAL SOURCES (should equal C. on page 1 and D. above)	\$ 98,554

SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)

Uses of Funds

See Attachment #3 for operating costs from 2019 - 2021 (actuals 2019, 2020; budget 2021)	\${amount}
	\${amount}
	\${amount}
	\${amount}
F. TOTAL ANNUAL COST (should equal G. below)	\${amount}

Sources of Funds

See Attachment #3 for operating revenues from 2019 - 2021 (actuals 2019, 2020; budget 2021)	}
	\${
G. TOTAL ANNUAL FUNDING (should equal F. above)	}\${

Project TIMELINE	Phase or Task	Season & Year
Get final quotes		Winter 2021

NCF - FARMHOUSE PROJECTS - CPA FUNDING REQUEST (CYs 2021-2022) 2016-22

Start projects (Will need to work around schedules of the farmhouse occupants as well as availability of contractors. Will also need to work around farm operations during the growing season.)	Spring 2022
Projects finished	Spring 2023

Project TITLE	Newton Community Farm- Farmhouse Rehabilitation and Restoration	
Check off submitted attachments here.		
REQUIRED	PHOTOS	See attached photos
	MAP	See attached photos.
Pre-proposals: Separate attachments not required, just use page 3 of form	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds	
Full proposals: separate, detailed budget attachments REQUIRED	Development pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
	Operating/maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
	Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
	Purchasing of goods & services: briefly summarize sponsor’s understanding of applicable state statutes and City policies	
Pre-proposals: Recommended Full proposals: REQUIRED.	HISTORIC SIGNIFICANCE	For all historic resources projects, see separate instructions for 3 attachments analyzing historic significance and significant features, and showing how project meets national preservation standards
REQUIRED for all full proposals	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT	
	For sponsoring department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
	For project manager: relevant training & track record of managing similar projects	
REQUIRED for all full proposals involving City govt., incl. land acquisition	CAPITAL IMPROVEMENT PLAN	Current listing/ranking & risk factors for this project. N/A There is no funding in the City of Newton’s CIP for rehabilitation of structures on the historic Angino Farm.

NCF - FARMHOUSE PROJECTS - CPA FUNDING REQUEST (CYs 2021-2022) 2016-22

	<p>COVER LETTER</p>	<p>From head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management.</p> <p>Attached.</p>
<p>ZONING & PERMITTING</p>		
<p>Brief property history: at least the last 30 years of ownership & use (ask CPC staff for assistance with sources)</p>		
<p>Environmental mitigation plans (if applicable): incl. lead paint, asbestos, underground tanks</p>		
<p>Zoning relief and permits required: incl. parking waivers, demolition or building permits, comprehensive permit or special permit</p>		
<p>Other approvals required: Newton Conservation Commission, Newton Historical Commission, Farm Commission, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.</p>		
<p>DESIGN & CONSTRUCTION</p>		
<p>Professional design & cost estimates: include site plan, floor plans & elevations</p>		
<p>Materials & finishes; highlight “green” or sustainable features & materials</p>		
<p>OPTIONAL for all proposals</p>	<p>LETTERS of SUPPORT</p>	<p>See attached letter from Josh Morse, City of Newton, Building Commissioner.</p>



NEWTON COMMUNITY FARM

HIGHLIGHTS OF RECENT ACCOMPLISHMENTS

(as of Nov 2021)

- Grew **50,000 lbs. of food** on less than two acres of farmable land.
- Distributed **over 1,600 CSA shares** from June through December 2021 to **150 summer and 30 fall families**. Both Summer and Late Fall CSA programs sold out.
- Increased our produce donations to **\$12,000 (over 3,300 lbs. produce)** to Newton Food Pantry, Food to Your Table, and the Boston Area Gleaners in response to increasing food insecurity in our community in 2021. Have donated food to the community since the first growing season (2006)
- Developed relationships with more grantors and **increased our grant income** to support programs and initiatives including our Produce Donation Program, farm equipment to improve our resilience to climate change, and a solar array on the roof of the barn.
- Taught **109 kids at our summer classes** about farming and environmental stewardship and continued to teach children and adults both on- and off-site.
- Provided **farm education programming** to 300+ participants hosted by NCF or through six community partners.
- Hosted **Kids' Fall Fun Party** for 25 children in October.
- Ran our on-site **farmstand** three days per week, June through November.
- Sold our produce at the **Newton Farmers' Market** on Saturdays since 2006
- Added **SNAP** (Supplemental Nutrition Assistance Program) to the list of benefits we accept as payment, in addition to WIC and Elder checks.
- Held our **first online event** "Crisis Farming: The Essential Work of Feeding a Community" which has been **viewed 180 times**, live or on our Youtube channel.
- **Sold 800 bags** of fresh, healthy, local produce through our Healthy Harvest Bag program in 2020.
- Ran our educational, hands-on Summer Student Internship Program with **seven college and high school student interns** led by our intern supervisor over the summer of 2021.
- In 2020-21, produced **50 shows** on gardening, cooking, and story time on our YouTube channel which has more than **130 subscribers**. Shows are also available on our website and on NewTV.
- Created **25 educational newsletters** on gardening and nutrition and healthy cooking in 2020.
- In spring of 2021, distributed over **24,000 seedlings** of **98 plant varieties** to more than **600 customers** through our annual seedling sale.
- Celebrated our **15th anniversary** in Sept 2021 with an outdoor event at the Farm for 130 people.
- Grew over **50 varieties** of crops in 2021 including Hakurei turnips, beets, parsley, basil, cutting broccoli, broccoli raab, cucumbers (three types), eggplant (three types), peppers (seven types), tomatoes (11 types), zucchini, zephyr squash, scallions, white onions, red onions, fennel, herbs (rosemary, thyme, lavender, lemon balm, mint, oregano, sage), garlic, carrots, spinach, arugula, snap



NEWTON COMMUNITY FARM

HIGHLIGHTS OF RECENT ACCOMPLISHMENTS

(as of Nov 2021)

peas, beans, chard, lettuce (three types), radishes, mustard greens, leeks, kale (two types), celery, Asian pears, and nasturtiums as well as offering fruit shares and produce from other local farms.

November 19, 2021

Newton Community Preservation Committee,

The City of Newton Farm Commission is submitting this pre-proposal for CPA funding for the next phase of restoration and improvements to the farmhouse on the historic Angino Farm. This mid-1800 farmhouse has been modified in the past to include some more modern features and to make it more livable for the farmer and his family. However, as with any old structure, it continues to need substantial work to ensure the building envelope is more habitable. Our proposal requests funding for four key projects, listed as follows (see attachments #1 and #2 for more information):

- #1 Remediate excessive water and moisture situation; includes three sub-projects
- #2 Upgrade electrical systems
- #3 Replace kitchen ceiling
- #4 Replace hot water heater

Newton Community Farm (NCF) intends to contribute to this project by allocating staff time for project and logistical coordination. NCF will also absorb the costs for site preparations (i.e. clear basement of obstructions) and accommodations for the Farmer and his family as-needed during construction.

These projects also show NCF's shift to more environmentally-sustainable practices by pushing to electrify the farmhouse heating system in line with the City of Newton's energy priorities. For example, NCF and the City have recently been notified of a grant award from Massachusetts Department of Agricultural Resources to install solar panels and a storage system on the barn to provide 99% of the agricultural electric use. (Total system cost is \$61,000.)

NCF manages the farm and its educational, historic, and public access programs via several operating licenses from 2006-2031 with the City of Newton. Since its inception, NCF has established a robust portfolio of programs and has served thousands of Newton residents through its Community Supported Agriculture shares, on-site farmstand, Newton Farmers' Market booth, Produce Donation Program (major partner; Newton Food Pantry), youth and adult educational programs, annual Seedling Sale, and many public events. As with many organizations, NCF had to quickly curtail many in-person programs during this recent pandemic and find other ways to serve the public. NCF successfully pivoted to new ways of delivering services while maintaining the agricultural operations of this historic working farm (see attachment with recent accomplishments). The farm continues to be a 'beloved gem' in the Newton Community.


Financially, NCF is stable most recently due to revenue from non-recurring sources such as PPP loans, earmarked fundraising campaigns (i.e. funds for transition to Exec Director), major gifts, and grants. Most of these sources have restrictions on use so NCF has carefully allocated funds to ensure compliance. NCF hired its first Executive Director in 2019 with the expectation of increased emphasis on securing revenue from corporate sponsors, foundations, major benefactors, and government agencies. Recent successful efforts to secure funds have enabled NCF to buy needed equipment and a used vehicle, build a more modern greenhouse, and rehabilitate the existing greenhouse. All of these uses are critical to the successful operations of the farm. Additionally, sponsorships have enabled NCF to better serve the public by hosting public events, expanding the Seedling Sale, and increasing donations to local food pantries.

NCF's financial situation allows for the organization to cover the costs of its on-going operations and maintenance but it does not provide sufficient funds to complete major capital projects on the farm's buildings. Revenue from farm operations programs (CSAs, Seedling Sale, produce sales) generally provide a revenue stream to cover NCF's baseline expenses but they do not sufficiently cover all the costs of the Farm's labor, education programs, and outreach initiatives. NCF has already identified significant increases in estimated operating costs for 2022 due to supply chain disruptions; maintenance needs in the buildings; inflation for equipment, packaging, etc; and increased labor costs due to labor shortages. NCF will have to find ways to sufficiently increase revenue to cover those expenses. NCF has relied in the past on other sources of funding such as the CPA to restore the farm's major structures and continues to need financial support to complete the current list of critical projects.

Thank you for your consideration of this request. The City of Newton Farm Commission supports this project.

Sincerely,

Michael Goldman
Chair, City of Newton Farm Commission

From: **Michael Goldman** megoldman@comcast.net 
 Subject: Signed Letter
 Date: November 24, 2021 at 12:14 PM
 To: Paul Holt paul@newtoncommunityfarm.org
 Cc: Sue Bottino sue@newtoncommunityfarm.org

Paul,

See attached pdf of the signed letter. I've also provided a Word version of the final letter. I got a few spaces in for formatting and corrected one typo.

Michael

Michael Goldman
 14 Saxon Terrace
 Newton, MA 02461
 617.527.1936

November 19, 2021

Newton Community Preservation Committee,

The City of Newton Farm Commission is submitting this pre-proposal for CPA funding for the next phase of restoration and improvements to the farmhouse on the historic Angino Farm. This mid-1800 farmhouse has been modified in the past to include some more modern features and to make it more livable for the farmer and his family. However, as with any old structure, it continues to need substantial work to ensure the building envelope is secure and the house remains habitable. Our proposal requests funding for four key projects, listed as follows (see attachments #1 and #2 for more information):

- #1 Remediate excessive water and moisture situation; includes three sub-projects
- #2 Upgrade electrical systems
- #3 Replace kitchen ceiling
- #4 Replace hot water heater

Newton Community Farm (NCF) intends to contribute to this project by allocating staff time for project and logistical coordination. NCF will also absorb the costs for site preparations (i.e. clear basement of obstructions) and accommodations for the Farmer and his family as-needed during construction.

These proposed CPA funded projects also show NCF's shift to more environmentally-sustainable practices by pushing to electrify the farmhouse heating system in line with the City of Newton's energy priorities. In addition to the above proposed projects, NCF and the City have recently been notified of a grant award from the Massachusetts Department of Agricultural Resources to install solar panels and a storage system on the barn which will provide 99% of the agricultural operations' electric use. (Total system cost is \$61,000.)

NCF has managed the farm and its educational, historic, and public access programs via several operating licenses from 2006-2031 with the City of Newton. Since its inception, NCF has established a robust portfolio of programs and has served thousands of Newton residents through its Community Supported Agriculture shares, on-site farmstand, Newton Farmers' Market booth, Produce Donation Program (major partner: Newton Food Pantry), youth and adult educational programs, annual Seedling Sale, and many public events. As with many organizations, NCF had to quickly curtail many in-person programs during this recent pandemic and find other ways to serve the public. NCF successfully pivoted to new ways of delivering services while maintaining the agricultural operations of this historic working farm (see attachment with recent accomplishments). The farm continues to be a 'beloved gem' in the Newton Community.

Financially, NCF remained healthy during the pandemic due to revenue from non-recurring sources such as PPP loans, earmarked fundraising campaigns (i.e. funds for transition to an Exec. Director), major gifts, and grants. Most of these sources have restrictions on use. NCF hired its first Executive Director in 2019 with the expectation of securing additional revenue from corporate sponsors, foundations, major benefactors, and government agencies. Recent successful efforts to secure such funds have enabled NCF to buy needed equipment and a used vehicle, build a more modern greenhouse, and rehabilitate the existing one. All of these uses are critical to the successful operations of the farm. Additionally, sponsorships have enabled NCF to better serve the public by hosting public events, expanding the Seedling Sale, and increasing donations to local food pantries.

NCF's financial situation allows for the organization to cover the costs of its on-going operations and maintenance requirements, but

it does not provide sufficient funds to complete major capital projects on the farm's buildings. Revenue from farm operations (CSAs, Seedling Sale, produce sales) generally provide a revenue stream to cover NCF's baseline expenses but it does not cover all the costs of the Farm's labor, education programs, and outreach initiatives. NCF has already identified significant increases in estimated operating costs for 2022 due to supply chain disruptions affecting the cost of maintenance, equipment, supplies, and increased labor costs due to labor shortages. NCF will find ways to increase overall revenue to cover those expenses. NCF has relied in the past on outside sources of funding such as the CPA to restore the farm's major structures so it can continue to execute on its multi-faceted mission for the community. The Farm Commission of the City of Newton fully supports the projects outlined in this Pre-Proposal letter.

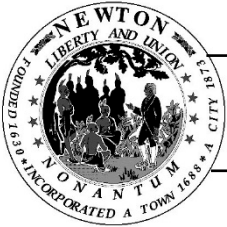
Sincerely,



Michael Goldman
Chair, City of Newton Farm Commission



CPC Pre-
Propos...al.docx



CITY OF NEWTON, MASSACHUSETTS

PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor
Josh Morse
Building Commissioner

Telephone (617) 796-1600
TDD/tty # (617) 796-1608

Valerie Birmingham
Chief Preservation Planner
Planning Department
1000 Commonwealth Ave.
Newton Centre, MA 02459

November 10, 2021

To Whom It May Concern:

I am writing in support of the renovations to be made to the farmhouse located on Newton's Angino farm. It is a requirement that this home is occupied. Even though there was a previous renovation done, there are some outstanding repairs necessary as components of the home reach the end of their useful lives. We would also like to take this opportunity to make improvements to the HVAC system to update it to the more environmentally friendly standards the City strives for. The projects are detailed as follows:

Project Part 1: There is a moisture problem in the basement, as is common with homes in Newton. We propose the installation of a French Drain and Sump Pump to remove the moisture that occurs. In addition to these components, we propose installing a Whole Heat Pump and Ductless HVAC system. This will help with the humidity, as well as provide energy efficient heating for the home. This system is powered by electricity, which is much more environmentally sustainable than the current gas-powered boiler.

To further aid in the removal of damaging moisture from the home, we propose installation of an All-House Dehumidifier in the basement. This has a much larger capacity than a standard dehumidifier.

Project Part 2: The electrical system was partially upgraded in the 2005 renovation, however there are many areas of the home where the electrical is not up to code, causing a safety hazard. We would like to update the electrical systems in the basement and outside to meet current codes, as many of them are currently non-operational. There are also several locations throughout the house that require GFCI outlets, which will be added in this project.

Project Part 3: The kitchen ceiling is at risk of collapsing. We propose a replacement of ceiling, also bringing the lighting up to code.

Project Part 4: The current water heating is nearing the end of its' useful life. We would like to replace the water heater with an electric pump water heater. While there is a higher installation cost, the replacement water heater is much more sustainable as it does not burn fossil fuels. All of these projects are necessary to bring the home up to the environmentally sustainable standards the City expects and will extend the life on the home for continuous habitation.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Morse", written in a cursive style.

Josh Morse
Public Building Commissioner

2015 Plan Map



Newton Community Farm, Inc.
303 Nahanton St.
Newton, MA 02459
Approx. Acres: 2.2

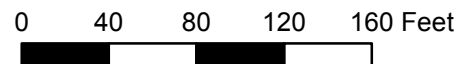
Field Office: Westford Service Center
Agency: MA Assoc. of Conservation Districts
Assisted by: Elizabeth McGuire 5/22/2015



Legend

Practice name

-  Seasonal High Tunnel System for Crops 2015
-  Consplan



1 inch = 88 feet



2014 aerial

OVERVIEW

The farmhouse on the City of Newton's Angino Farm dates back to the mid-1800s or earlier. Although the house was modified in the 20th century to include some more modern features, it still required extensive work to renovate it after the City purchased it in 2005 to make it more livable for the farmer and his family. The farmhouse must be occupied by farm personnel or a watchperson per Newton Community Farm's license agreement with the City of Newton. Unfortunately, the 2005 renovation did not address all the outstanding issues with the house and several of those issues now require near-term attention to ensure the house is habitable. Also, there are other projects that are emerging as components of the house reach the end of their useful lives. NCF is requesting funds for those emerging projects that require attention in the next few years and will defer consideration for projects outside that timeframe until a later date. NCF will absorb the cost of farm family accommodations during the work and also clear the basement of any obstructions.

In addition to rehabilitating these issues in the house, these projects also show NCF's shift to more environmentally-sustainable practices. We are pushing to electrify our heating system in line with the City of Newton's energy priorities. For example, NCF and the City have recently been notified of a grant award from Massachusetts Department of Agricultural Resources to install solar panels and a storage system on the barn to provide 99% of the agricultural electric use. (Total system cost is \$61,000.)

PROJECT #1 – REMEDIATE WATER AND MOISTURE SITUATION IN FARMHOUSE

Issue - There is a serious and continuous water and moisture problem in the interior of the house. The occupants are continually attempting to remediate the effects. The situation is due to water in the basement emanating from a high water table (common for that area of Newton) and leaks in the fieldstone foundation walls. The wet basement results in extensive humidity and moisture issues in the house. The occupants have dealt with the leaks during the entire time they have lived there (since the City purchased the farm) and have tried to address it with a dehumidifier in the basement and redirection of water away from the house. These efforts only marginally mitigate the situation and have not eliminated the problem.

Project Components -

Part 1a - Basement Drain and Sump Pump:

Install an interior French drain along the east wall and a sump pump in the basement to remove water as necessary to ensure a drier basement. This is a common system in many homes in this area of Newton due to the high water table.

Part 1b - Whole House Heat Pump and Ductless HVAC System:

Installation of a heat pump and ductless HVAC air conditioning system would help address the humidity in the home. The planned modification is to install a heat pump system which will help remove humidity, cool the air on the first and second floors, and very efficiently heat the both floors. The heat pump system, which is powered by electricity, is more environmentally friendly than a boiler, which uses natural gas. There are no plans to remove the gas-powered boiler at this time.

Part 1c - Basement All-House Dehumidifier:

The French drain and sump pump will remove water flowing into the basement but the all-house dehumidifier located in the basement will further remove humidity and moisture in the basement and throughout the entire house. All-house dehumidifiers have a much larger capacity to remove humidity than a standard dehumidifier.

PROJECT #2 – UPGRADE ELECTRICAL SYSTEMS

Issue – The initial renovation of the house by the City included partial, but not comprehensive upgrades of the electrical systems. There are many areas in the home where the electrical system is not up to prevailing codes and it is a safety hazard. For example;

- the basement does not have proper lighting and most switches do not work
- the outside light is not working and does not meet code
- many areas that require a GFCI outlet do not have them and need to be installed.

Project – Upgrade the electrical system to meet prevailing safety codes and to ensure ample capacity for use of typical household appliances and equipment.

PROJECT #3 – KITCHEN CEILING REPLACEMENT

Issue - The kitchen ceiling is bowing and is dangerously at risk of collapse.

Project – Replace the kitchen ceiling and install new lighting that is up to prevailing codes.

PROJECT #4 – HOT WATER HEATER REPLACEMENT

Issue – The hot water heater is near the end of its 10-year useful life. There is a risk of leaks or equipment failure if used beyond that time.

Project – Replace the hot water heater with an energy efficient, electric heat pump model. Heat pump water heaters have a higher installation cost but are much more efficient than gas-powered hot water tank models and since they run on electricity they do not burn fossil fuels.

PROJECT #5 – SITE PREPARATION

Clear basement of obstructions, accommodate Farmer and family during construction, and other TBD when project commences

PROJECT #6 – NCF STAFF TIME

Paid staff including the Executive Director, Farm Manager, and periodically the Education Manager will need to be involved in project oversight and logistics. The work will most likely take place during the growing season so there will be a need to coordinate farm operations and public access with the presence of contractors on site. In addition to staff time, NCF expects there will be considerable volunteer time spent overseeing and managing this project.

		Project	Estimated
#	Name	Description	\$
PART 1 - CPA FUNDING			
1a	Water Intrusion - Basement drain and pump	Install sump pump and interior French drain along one wall in basement	\$ 7,400
1b	Moisture Remediation - HVAC System	Install air-source heat pump and ductless HVAC system in the house	\$ 35,000
1c	Moisture Remediation - Basement Dehumidifier	Install all-house dehumidifier in basement	\$ 4,270
2	Electrical System Upgrades	Bring electrical system to code and ample capacity	\$ 15,050
3	Kitchen Ceiling Replacement	Replace ceiling and install new lighting	\$ 9,700
4	Hot Water Heater Replacement	Replace hot water heater with energy efficient model	\$ 5,250
		Sub-Total	\$ 76,670
		10% Hard Costs Contingency	\$ 7,667
		Sub-Total	\$ 84,337
		5% Professional Services Costs Contingency	\$ 4,217
		TOTAL - CPA FUNDS	\$ 88,554
PART 2 - NEWTON COMMUNITY FARM FUNDS			
5	Site Preparation	Clear basement of obstructions, accomodate Farmer and family during	\$ 5,000
6	NCF Staff Time	Executive Director, Farm Manager (estimate; costs could be more)	\$ 5,000
		TOTAL - NCF FUNDS	\$ 10,000
		TOTAL COSTS	\$ 98,554

	2019	2020	2021	Notes
Revenue				
Farm Operations	\$125,097	\$131,083	\$129,883	Includes ~\$65k to \$70k/yr from summer & late fall Community Supported Ag (CSA) shares; donated
Education Income	\$ 76,367	\$ 1,910	\$ 27,000	Program revenues affected as of 2020 by pandemic due to curtailment of on-site programs,
Public Support	\$132,436	\$231,468	\$158,234	Events = 2019/\$40k, 2020/\$45k, 2021/\$47.5k Major event is Seedling Sale.
Total Revenue	\$333,900	\$364,461	\$315,117	
Expenditures				
Farm Operations	\$ 41,488	\$ 46,932	\$ 49,865	Includes seeds, supplies, tools, equipment, vehicle upkeep, etc. Expect costs to rise in 2022
Educational Programs	\$ 10,199	\$ 2,423	\$ 3,300	Supplies.
Public Support	\$ 30,612	\$ 5,744	\$ 9,300	Costs of events and fundraising. Decrease from 2019 due to discontinuation of major events
Administrative & Office	\$ 26,195	\$ 31,776	\$ 29,376	Insurance, bank fees, tax prep, software, supplies, etc.
Maintenance	\$ 7,985	\$ 15,375	\$ 9,850	On-going building and site maintenance including doors in 2020, etc. Will increase in 2022
Payroll	\$219,641	\$214,755	\$206,089	Includes full-time staff (~3), part-time staff, and seasonal labor. Also rely on substantial
Utilities	\$ 12,769	\$ 11,436	\$ 15,200	
Total Expenditures	\$348,889	\$328,441	\$322,980	
Net Income Without Depreciation	\$(14,989)	\$ 36,020	\$ (7,863)	
Depreciation	\$ (30,000)	\$ (30,000)	\$ (30,000)	
Net Income With Depreciation	\$(44,989)	\$ 6,020	\$(37,863)	
Other Non-Routine Transactions:				
Revenue				
Donor-restricted funds: ED salary	\$ 40,325	\$ 19,163	\$ -	Portion of contributions pledged in prior years for ED salary (total for 3 yrs = \$80,650)
PPP Loan/Grant (maximum)	\$ -	\$ 45,198	\$ 41,485	2021 revenue - not included in initial budget due to uncertainty.
Total Non-Routine Revenue	\$ 40,325	\$ 64,361	\$ 41,485	
Expenses				
Contribution to Capital Account	\$ (5,000)	\$ -	\$ -	NCF aims to replenish capital account each year depending on financial situation; minimum
Farmhouse roof repair	\$ -	\$ (6,000)	\$ -	Critical repair; applied limited funds earmarked for capital expenditures
Total Non-Routine Expense	\$ (5,000)	\$ (6,000)	\$ -	
Net Non-Routine Transactions	\$ 35,325	\$ 58,361	\$ 41,485	
Net Income with Other Transactions	\$ (9,664)	\$ 64,381	\$ 3,622	

	2019	2020	2021	2021	NOTES
Revenue					
Farm Operations					
CSA Income					
Fruit Share	\$ 2,460	\$ 5,984	\$ 5,915	\$ 5,915	
Full Shares	\$ 30,038	\$ 32,683	\$ 33,120	\$ 33,120	
Half Shares	\$ 24,288	\$ 22,976	\$ 23,808	\$ 23,808	
Hours	\$ 1,535	\$ 60	\$ -	\$ -	
Winter Share	\$ 6,765	\$ 6,800	\$ 7,040	\$ 7,040	
Total CSA Income	\$ 65,086	\$ 68,503	\$ 69,883	\$ 69,883	
Donated Produce	\$ 10,000	\$ 11,000	\$ 11,000	\$ 11,000	
Farm Stand - (Harvest bags in 2020)	\$ 30,977	\$ 26,931	\$ 25,000	\$ 25,000	
Farmers' Market	\$ 15,369	\$ 22,220	\$ 21,000	\$ 21,000	
Wholesale Produce	\$ 3,665	\$ 2,429	\$ 3,000	\$ 3,000	
Total Farm Operations Revenue	\$ 125,097	\$ 131,083	\$ 129,883	\$ 129,883	Includes ~\$65k to \$70k year from
Education Revenue					
Grants	\$ 2,818	\$ -	\$ -	\$ -	
Other Education Revenue	\$ 380	\$ 25	\$ -	\$ -	
Programs					
Group visits/off-sites	\$ 5,478	\$ 1,715	\$ 1,000	\$ 1,000	
On-site year-round	\$ 9,674	\$ 170			
Summer Youth Programs	\$ 58,017	\$ -	\$ 26,000	\$ 26,000	
Total Programs	\$ 73,169	\$ 1,885	\$ 27,000	\$ 27,000	
Total Education Income	\$ 76,367	\$ 1,910	\$ 27,000	\$ 27,000	Program revenues affected as of
Public Support					
Events					
Dinner on Farm	\$ 12,461	\$ -	\$ 6,500	\$ 6,500	
Growing Green Online Auction/CF	\$ -	\$ -	\$ 8,000	\$ 8,000	
Crisis Farming Event	\$ -	\$ 10,028	\$ -	\$ -	
Fall Festival	\$ 3,324	\$ -	\$ 2,000	\$ 2,000	
Seedling Sale	\$ 24,382	\$ 35,096	\$ 31,034	\$ 31,034	
Total Events	\$ 40,167	\$ 45,124	\$ 47,534	\$ 47,534	
Fundraising					
Corporate Support					
Corp Contr - Donor Restricted	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	
Corporate Donations in Kind	\$ 6,657	\$ -	\$ -	\$ -	
Corporate Sponsorships	\$ 13,650	\$ 15,124	\$ 18,000	\$ 18,000	
Corporate Volunteer Fee	\$ 100	\$ -	\$ -	\$ -	
Total Corporate & Org Support	\$ 21,407	\$ 15,124	\$ 19,000	\$ 19,000	
Grants	\$ -	\$ 9,800	\$ 14,000	\$ 14,000	Restricted and unrestricted
USDA Grants	\$ -	\$ 12,534	\$ -	\$ -	
Total Fdns & Govt Agencies	\$ -	\$ 22,334	\$ 14,000	\$ 14,000	
Individual Contributions	\$ -	\$ -	\$ -	\$ -	
CSA Registrant Add-on Donation	\$ -	\$ 1,410			
Donations - Donor Restricted	\$ 7,822	\$ 21,599	\$ 1,000	\$ 1,000	
Donations - General	\$ 53,461	\$ 61,418	\$ 45,000	\$ 45,000	
Donations in Kind	\$ 56	\$ -	\$ -	\$ -	
Major Gifts	\$ 5,000	\$ 62,500	\$ 30,000	\$ 30,000	includes Kalman bequest in 2020
Total Individual contributions	\$ 66,339	\$ 146,927	\$ 76,000	\$ 76,000	
Other Fundraising Income	\$ 1,092	\$ 776	\$ 1,200	\$ -	
Total Fundraising	\$ 88,838	\$ 185,161	\$ 110,200	\$ 109,000	
Total Public Support	\$ 129,005	\$ 230,285	\$ 157,734	\$ 156,534	
Administrative Income - Barn Rentals,	\$ 3,431	\$ 1,183	\$ 500	\$ 500	
Total Revenue	\$ 333,900	\$ 364,461	\$ 315,117	\$ 313,917	
Expenditures					
Farm Operation					
Bought Produce	\$ 14,393	\$ 16,412	\$ 17,510	\$ 17,510	
Donated Produce	\$ 10,000	\$ 11,000	\$ 11,000	\$ 11,000	
Field Supplies	\$ 794	\$ 1,239	\$ 1,775	\$ 1,775	
Greenhouse Supplies	\$ 4,973	\$ 3,016	\$ 4,366	\$ 4,366	
Irrigation Supplies	\$ 174	\$ 318	\$ 318	\$ 318	
Marketing	\$ 1,431	\$ 4,365	\$ 2,291	\$ 2,291	
Mulch	\$ 42	\$ 408	\$ 200	\$ 200	
Seed & Plants	\$ 4,816	\$ 6,447	\$ 6,873	\$ 6,873	
Other	\$ 852	\$ 1,422	\$ 700	\$ 700	shipping, 2020 intern honorarium
Soil Management/Compost	\$ 752	\$ 734	\$ 1,327	\$ 1,327	

	Tools and Equipment	\$ 2,155	\$ 804	\$ 2,450	\$ 2,450	
	Vehicles	\$ 1,080	\$ 767	\$ 1,055	\$ 1,055	
	Continuing education	\$ 26				
	Total Farm Operations Expenditures	\$ 41,488	\$ 46,932	\$ 49,865	\$ 49,865	
	Educational Programs					
	Animals	\$ 759	\$ 1,265	\$ 1,700	\$ 1,700	
	Continuing education	\$ -	\$ 52	\$ 350	\$ 350	
	Discounts-Education	\$ 4,394	\$ 31	\$ -	\$ -	
	Licensing Fee	\$ 190	\$ 276	\$ -	\$ -	
	Other	\$ 103	\$ -	\$ 150	\$ 150	
	Outside instructors/consultants	\$ 1,035	\$ -	\$ -	\$ -	
	Publicity/Marketing	\$ 130	\$ -	\$ 100	\$ 100	
	Supplies	\$ 3,588	\$ 799	\$ 1,000	\$ 1,000	
	Total Educational Programs	\$ 10,199	\$ 2,423	\$ 3,300	\$ 3,300	
	Public Support Expenses					
	Events					
	Discounts-Events-FoF	\$ 369	\$ -	\$ -	\$ -	
	Entertainment	\$ 325	\$ -	\$ -	\$ -	
	Food	\$ 17,634	\$ -	\$ 5,000	\$ 5,000	
	Materials	\$ 6,045	\$ 614	\$ -	\$ -	
	Permits	\$ 225	\$ -	\$ -	\$ -	
	Publicity	\$ 238	\$ 113	\$ -	\$ -	
	Total Events	\$ 24,836	\$ 727	\$ 5,000	\$ 5,000	
	Fundraising					
	Materials	\$ 2,443	\$ 2,691	\$ 1,600	\$ 1,600	t-shirts purchased 12/2020
	Postage	\$ 1,262	\$ 1,417	\$ 700	\$ 700	
	Printing	\$ 2,071	\$ 909	\$ 2,000	\$ 2,000	
	Total Fundraising	\$ 5,776	\$ 5,017	\$ 4,300	\$ 4,300	
	Total Public Support Expenses	\$ 30,612	\$ 5,744	\$ 9,300	\$ 9,300	
	Administrative Expenses					
	Bank and Payment Processing Fees	\$ 4,939	\$ 9,420	\$ 5,500	\$ 5,500	
	Insurance	\$ 9,998	\$ 10,422	\$ 12,036	\$ 12,036	
	Office Supplies	\$ -	\$ 603			
	Other Office Expenses	\$ 1,023	\$ 2,251	\$ 1,250	\$ 1,250	
	Software	\$ 3,693	\$ 4,541	\$ 4,350	\$ 4,350	
	Total Office Expenses	\$ 19,653	\$ 27,237	\$ 23,136	\$ 23,136	
	Staff Expense	\$ 1,174	\$ 489	\$ 700	\$ 700	
	Tax Prep	\$ 4,620	\$ 4,000	\$ 4,000	\$ 4,000	
	Other Office Expenses	\$ 748	\$ 50	\$ 1,540	\$ 1,540	
	Total Administrative Expense	\$ 26,195	\$ 31,776	\$ 29,376	\$ 29,376	
	Preservation					
	Building Maintenance	\$ 6,551	\$ 15,019	\$ 9,500	\$ 9,500	inc. doors in2020
	Site Maintenance	\$ 1,434	\$ 356	\$ 350	\$ 350	
	Total Preservation	\$ 7,985	\$ 15,375	\$ 9,850	\$ 9,850	
	Payroll Expenses					
	Education Manager	\$ 43,000	\$ 37,969	\$ -	\$ -	
	Education Instructors	\$ 18,268	\$ 32	\$ 21,000	\$ 21,000	
	Executive Director	\$ 56,152	\$ 51,500	\$ 54,075	\$ 54,075	
	Farm Manager	\$ 45,211	\$ 46,567	\$ 48,896	\$ 48,896	
	Farm Stand	\$ 5,878	\$ 2,336	\$ 3,780	\$ 3,780	2020 also includes farmers market
	Assistant Grower & HS Intern Instructor	\$ 22,113	\$ 27,686	\$ 30,122	\$ 30,122	2020 also includes temp farming staff due to pandemic limitations
	Office Staff, OCE Mgr, Barn Event Staff	\$ 10,660	\$ 31,894	\$ 31,200	\$ 31,200	
	Payroll Taxes	\$ 18,359	\$ 16,771	\$ 17,016	\$ 17,016	
	Total Payroll Expenses	\$ 219,641	\$ 214,755	\$ 206,089	\$ 206,089	
	Total Utilities	\$ 12,769	\$ 11,436	\$ 15,200	\$ 15,200	
	Total Expenditures	\$ 348,889	\$ 328,441	\$ 322,980	\$ 322,980	
	Net Income Without Depreciation	\$ (14,989)	\$ 36,020	\$ (7,863)	\$ (9,063)	
	Depreciation (balance sheet)	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)	
	Net Income With Depreciation	\$ (44,989)	\$ 6,020	\$ (37,863)	\$ (39,063)	
	Other Non-Routine Transactions:					
	Revenue					

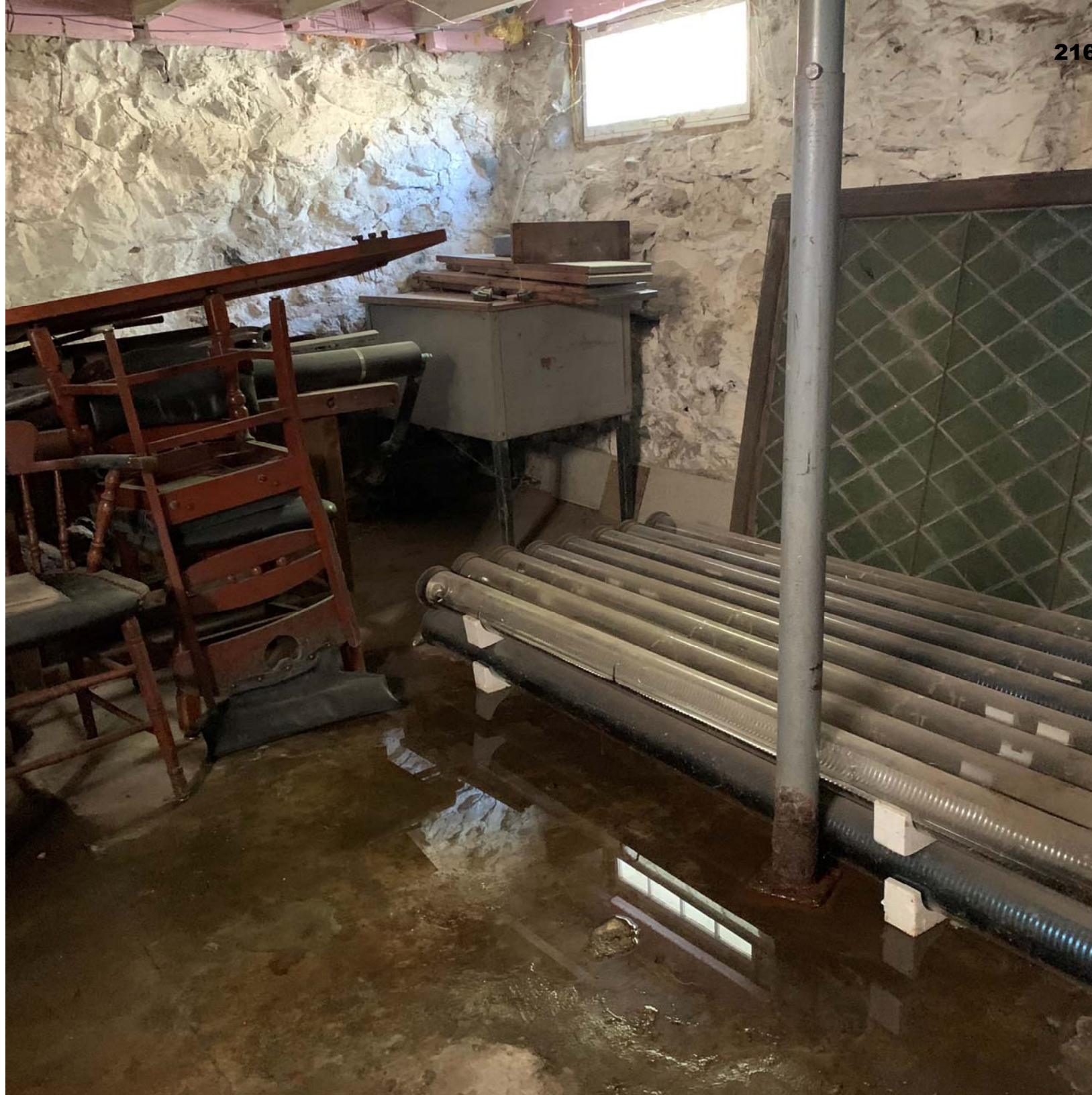
Donor-restricted funds: ED salary	\$ 40,325	\$ 19,163	\$ -	\$ -	Portion of contributions pledged in
PPP Loan/Grant (maximum)	\$ -	\$ 45,198	\$ -	\$ -	
Total Non-Routine Revenue	\$ 40,325	\$ 64,361	\$ -	\$ -	
Expenses					
Contribution to Capital Account	\$ (5,000)	\$ -	\$ -	\$ -	NCF aims to replenish capital
Farmhouse roof repair	\$ -	\$ (6,000)	\$ -	\$ -	Critical repair; applied funds
Total Non-Routine Expense	\$ (5,000)	\$ (6,000)	\$ -	\$ -	
Net Non-Routine Transactions	\$ 35,325	\$ 58,361	\$ -	\$ -	
Net Income with Other Transactions	\$ (9,664)	\$ 64,381	\$ (37,863)	\$ (39,063)	



CAUTION-
LISTED 6649
us USE WHERE
RECESSED FIXTURE
WATER NOT FOR
MADE IN CHINA









State
WATER HEATERS
ProLine
COMMERCIAL GRADE

⚠ DANGER
To prevent fire, explosion, or other hazardous conditions, read and follow the instructions in this manual carefully. Storage of all gas or propane or other flammable vapors in the vicinity of the water heater is strictly prohibited. Do not use the water heater if you detect a gas leak or other hazardous condition. Do not use the water heater if you detect a gas leak or other hazardous condition. Do not use the water heater if you detect a gas leak or other hazardous condition.

⚠ WARNING
Flammable Vapors
THE HOT EXHAUSTION GASES
Can result in serious injury or death.
Do not store or use gasoline or other flammable vapors and liquids in the vicinity of the water heater. Storage of all gas or propane or other flammable vapors in the vicinity of the water heater is strictly prohibited. Do not use the water heater if you detect a gas leak or other hazardous condition. Do not use the water heater if you detect a gas leak or other hazardous condition. Do not use the water heater if you detect a gas leak or other hazardous condition.

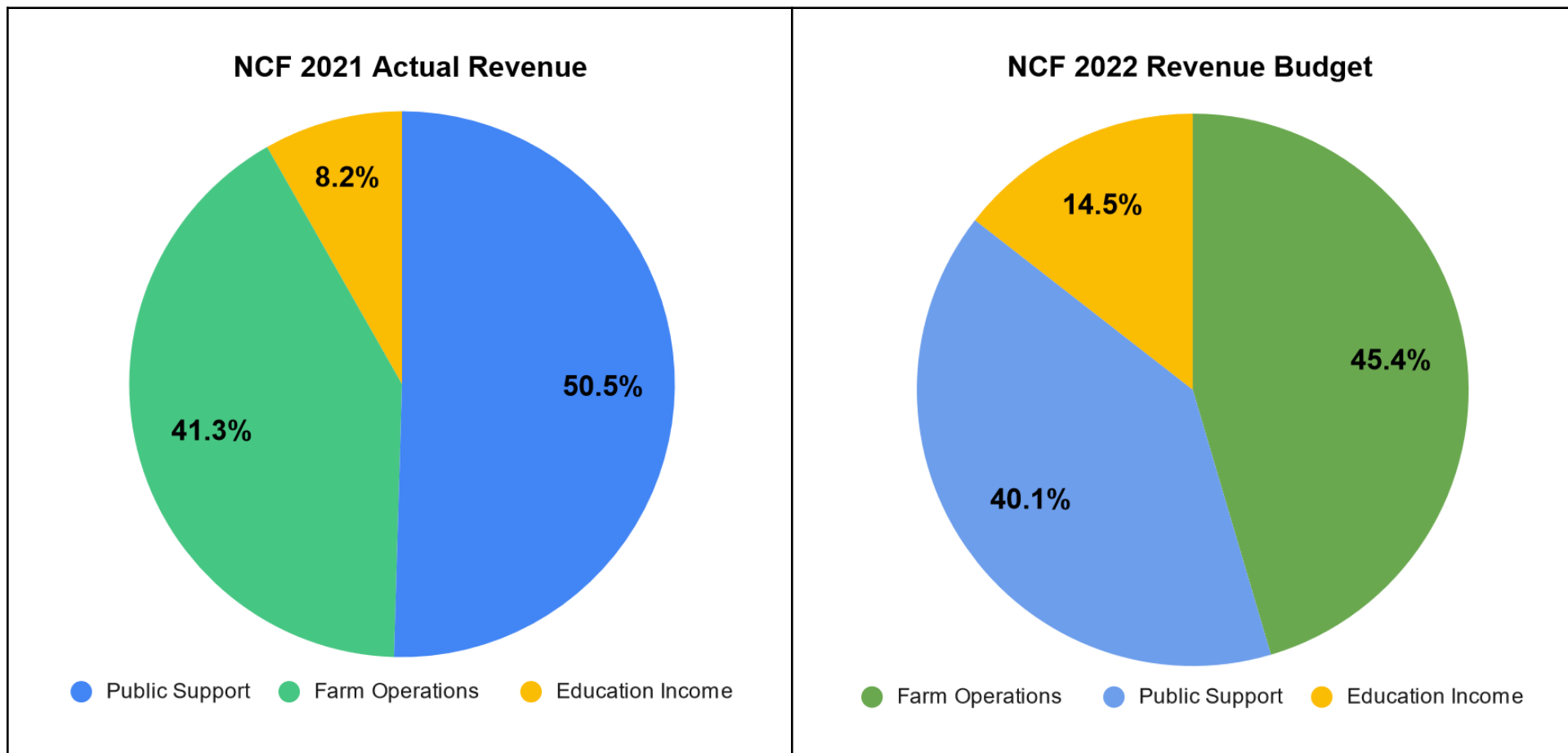
ENERGYGUIDE
205
First Water Heating
Energy Guide

120 Volt
Pilot
Pilot



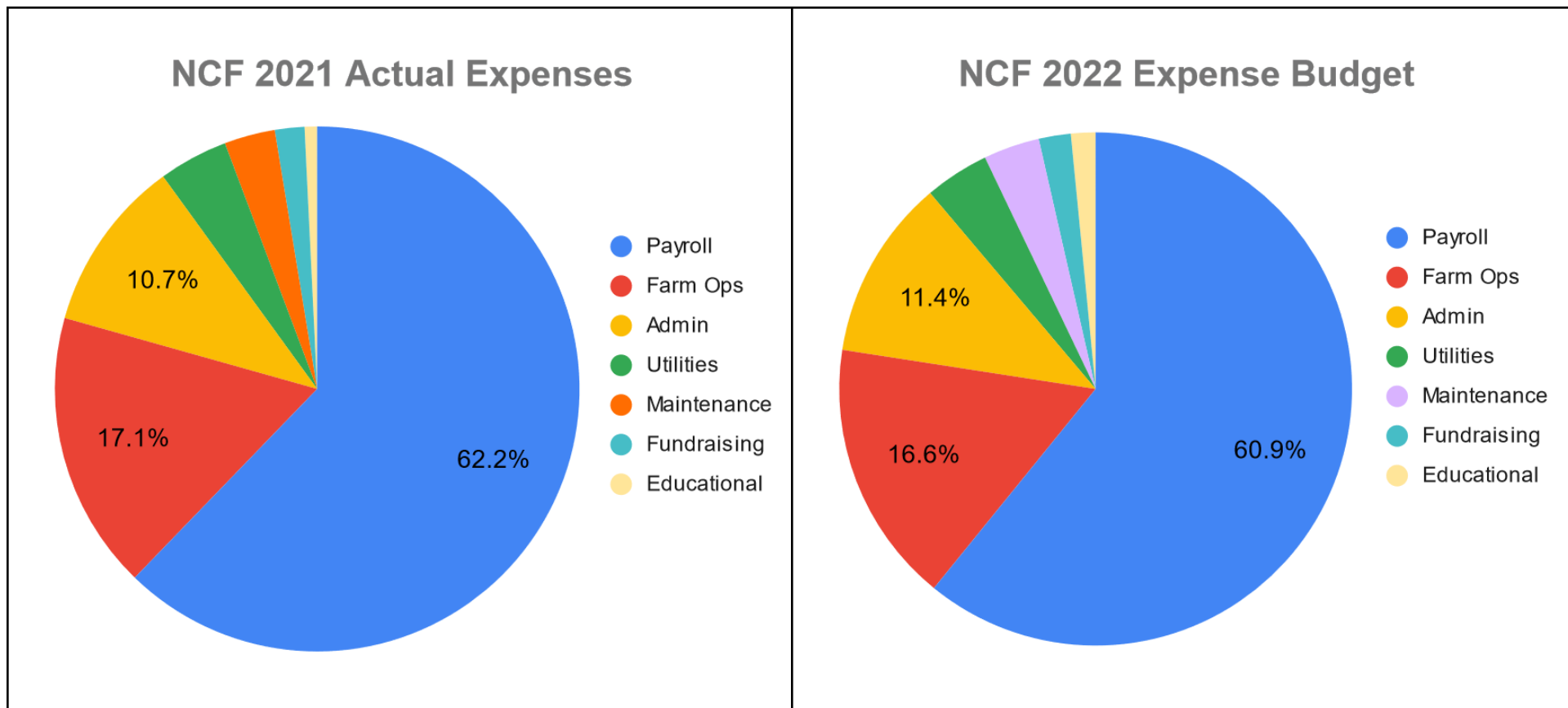


NCF REVENUE



- NCF relies heavily on public support: donations, grants, sponsorships
- Public support revenue varies by year depending on available funds.
- COVID affected education & events income. Plan to ramp up again in 2022
- Already optimizing agricultural revenue; very high amount for size of farm

NCF EXPENDITURES



- Majority of expenses are for labor including three full time staff, seasonal farm labor, and summer education instructors.
- Next largest expense is for agricultural operations; seeds, tools, supplies, etc.
- NCF continues to pursue cost-effective programming to meet our mission.

NCF'S PRELIMINARY CAPITAL, MAJOR MAINT, TRANSITION PLAN NEXT FIVE YEARS

Physical Assets:

- Total ~ \$400k (excluding solar energy system on the Barn)
- More than 25 projects primarily in farmhouse, barn, greenhouses, farmstand
- Want to complete a comprehensive assessment of the farmhouse and barn
- Will require ~\$300k in next three years
- Currently have ~\$55k in capital account.

Transition:

- Expect to incur ~ +\$50k in one-time labor costs during key personnel transition.
- Will employ two farmers concurrently for six to eight months.
- Timing TBD but planning for next few years.

NCF – Major Projects Completed Since Purchase

- ~ \$1.3 m expended on four structures

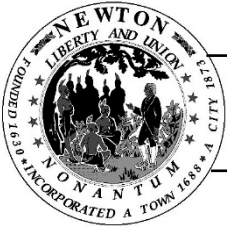
When	What	Cost (estimates)	Comments
2021	Farmhouse roof and boiler	\$15K	<ul style="list-style-type: none"> ● Emergency projects
2017, 2021	Rebuilt chicken coop & fence	\$20k	<ul style="list-style-type: none"> ● Structure was falling apart
2012	Rebuilt farmstand	\$10k	<ul style="list-style-type: none"> ● Emergency project after arson incident
2012-2013	Barn renovations	\$1 m	<ul style="list-style-type: none"> ● Extensive work; many projects ● CPA funding ~\$750k
2006	Farmhouse renovations & deleading	\$225k	<ul style="list-style-type: none"> ● Initial work post-purchase to ensure livability of house ● CPA funding ~110k

NEWTON COMMUNITY FARM
PROJECTED SPENDING MAJOR CAPITAL AND MAINTENANCE PROJECTS 2022-2024

#	Project	Estimate	When	Priority	Notes
1	Farmhouse projects	\$ 99k	2022	1	<ul style="list-style-type: none"> See separate list in CPA funding application.
2	Build new greenhouse	\$ 15k	2022	1	<ul style="list-style-type: none"> Already in progress. High priority project. Yield increase for seedling sale. Less weather-related crop loss. Received \$20k for project. Total cost w/ utilities, site prep, materials, and fit out is ~\$30k. NCF staff providing labor.
3	Retrofit greenhouse	\$ 15k	2022	1	<ul style="list-style-type: none"> Older greenhouse needs new ventilation and heating system.
4	Farmhouse renovations	\$ 100k	2023-2024	1	<ul style="list-style-type: none"> Will repair and renovate farmhouse as needed during transition to next occupant. Timing TBD; likely before 2025. Will include interior & exterior painting, window repairs, insulation, caulking, porch rebuild, and many other projects.
5	Barn deck renovations	\$ 20k	2023	2	<ul style="list-style-type: none"> Deck materials are deteriorating due to weather resulting in very costly annual maintenance. Need to rebuild deck with weather-resistant materials.
6	Barn equipment bay floor renovations	\$ 10k	2023	2	<ul style="list-style-type: none"> Floor is uneven, not safe enough to easily access equipment. Need to implement a solution; complicated situation.
7	Fix barn doors	\$ 40k	2023	2	<ul style="list-style-type: none"> Numerous doors no longer shut securely. Need to fix/replace. Some of the doors cost \$12k each.
TOTAL SPENDING		~ \$300K			

		2019	2020	2021	2022	
		Actual	Actual	Actual	Budget	Notes
Revenue						
	Farm Operations	\$ 149,479	\$ 166,179	\$ 167,266	\$ 167,840	Includes ~\$65k to \$70k/yr from summer & late fall Community Supported Ag (CSA) shares; ~\$24k to \$36k for Seedling Sale; donated produce \$11k to \$12k/pass through cost; remainder from farmstand, farmers market, etc.
	Education Income	\$ 76,367	\$ 1,910	\$ 33,365	\$ 53,500	Program revenues affected as of 2020 by pandemic due to curtailment of on-site programs, mostly youth summer camp.
	Public Support	\$ 108,054	\$ 241,570	\$ 204,450	\$ 148,150	Events = 2019/\$16k, 2020/\$10k, 2021/\$6k, 2022/\$18.5k Corporate, Foundations, Govt contributions = 2019/\$21.4k, 2020/\$82.6, 2021/\$78k, 2022/\$52k. Includes restricted grants & contributions. Non-recurring revenue: PPP funds = ~\$45k in 2020 & \$41.5k in 2021. Individual contributions = 2019/\$66k, 2020/\$147k, 2021/\$118k, 2022/\$76k. Includes non-recurring major gifts of \$62.5k in 2020 and \$30+k in 2021.
	Total Revenue	\$ 333,900	\$ 409,659	\$ 405,081	\$ 369,490	

Expenditures						
	Farm Operations	\$ 43,572	\$ 46,932	\$ 52,640	\$ 58,327	Includes seeds, supplies, tools, equipment, vehicle upkeep, etc.
	Educational Programs	\$ 10,199	\$ 2,423	\$ 2,369	\$ 5,450	Supplies.
	Public Support	\$ 28,528	\$ 5,744	\$ 5,607	\$ 7,100	Costs of events and fundraising. Decrease from 2019 due to discontinuation of major events during the pandemic.
	Administrative & Office	\$ 26,195	\$ 31,776	\$ 32,746	\$ 40,070	Insurance, bank fees, tax prep, software, supplies, etc.
	Maintenance	\$ 7,985	\$ 15,375	\$ 9,621	\$ 12,450	On-going building and site maintenance including doors in 2020, etc. Will increase in 2022 due to backlog of deferred maintenance projects.
	Payroll	\$ 219,641	\$ 214,755	\$ 191,355	\$ 214,100	Includes full-time staff (~3), part-time staff, and seasonal labor. Also rely on substantial volunteer labor; in-kind costs not included in the budget.
	Utilities	\$ 12,769	\$ 11,436	\$ 13,126	\$ 14,300	
	Total Expenditures	\$ 348,889	\$ 328,441	\$ 307,464	\$ 351,797	
	Depreciation	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)	
	Net Income	\$ (44,989)	\$ 51,218	\$ 67,617	\$ (12,307)	



CITY OF NEWTON, MASSACHUSETTS

PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor
Josh Morse
Building Commissioner

Telephone (617) 796-1600
TDD/tty # (617) 796-1608

Valerie Birmingham
Chief Preservation Planner
Planning Department
1000 Commonwealth Ave.
Newton Centre, MA 02459

November 10, 2021

To Whom It May Concern:

I am writing in support of the renovations to be made to the farmhouse located on Newton's Angino farm. It is a requirement that this home is occupied. Even though there was a previous renovation done, there are some outstanding repairs necessary as components of the home reach the end of their useful lives. We would also like to take this opportunity to make improvements to the HVAC system to update it to the more environmentally friendly standards the City strives for. The projects are detailed as follows:

Project Part 1: There is a moisture problem in the basement, as is common with homes in Newton. We propose the installation of a French Drain and Sump Pump to remove the moisture that occurs. In addition to these components, we propose installing a Whole Heat Pump and Ductless HVAC system. This will help with the humidity, as well as provide energy efficient heating for the home. This system is powered by electricity, which is much more environmentally sustainable than the current gas-powered boiler.

To further aid in the removal of damaging moisture from the home, we propose installation of an All-House Dehumidifier in the basement. This has a much larger capacity than a standard dehumidifier.

Project Part 2: The electrical system was partially upgraded in the 2005 renovation, however there are many areas of the home where the electrical is not up to code, causing a safety hazard. We would like to update the electrical systems in the basement and outside to meet current codes, as many of them are currently non-operational. There are also several locations throughout the house that require GFCI outlets, which will be added in this project.

Project Part 3: The kitchen ceiling is at risk of collapsing. We propose a replacement of ceiling, also bringing the lighting up to code.

Project Part 4: The current water heating is nearing the end of its' useful life. We would like to replace the water heater with an electric pump water heater. While there is a higher installation cost, the replacement water heater is much more sustainable as it does not burn fossil fuels. All of these projects are necessary to bring the home up to the environmentally sustainable standards the City expects and will extend the life on the home for continuous habitation.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Morse", written in a cursive style.

Josh Morse
Public Building Commissioner

Susan Albright, President and Ward 2 Councilor at Large
Newton City Council
1075 Commonwealth Ave
Newton, 02459

Dan Brody, Chair
City of Newton Community Preservation Committee
Newton, MA

February 1, 2022

Dear Mr. Brody,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. These funds would make sure that we protect the investment Newton made in the farm so many years ago. The farm house will remain a livable asset and the environmental upgrades will be in line with our city's climate action goals. As I understand it the upgrades will include the following:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a french drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- complete an electrical upgrade;
- replace the sagging kitchen ceiling;
- replace the hot water heater.

I remember those many years ago when the Council, then the Board of Aldermen, supported the Community Preservation Committee's decision to fund the purchase of Angino Farm, the last surviving farm in our city, to allow it to remain a farm for posterity, education and for historic preservation. We had one Councilor at that time who said it wouldn't last five years. I think we are all thrilled that he was wrong. I go there every spring to buy plants for my farm, i.e my back yard!

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor educational center. In 2021, NCF grew 50,000 lbs. of food and distributed it through CSA programs, donations to local nonprofits, Newton Farmers' Market, and NCF's on-site farmstand. NCF also provided education programs to more than 300 people and also offered hands-on opportunities to student interns and volunteers.

Providing support for these capital projects will assure that our original investment in the farm will continue to serve our community into the future. This is an appropriate use for CPC funds, putting funds right back into a community service that so many use. I urge you to approve this application.

Sincerely,
Susan
Susan Albright, President
Newton City Council

From: [Alison M. Leary](#)
To: danielsbrody@gmail.com
Cc: [Lara Kritzer](#)
Subject: In Support of NCF Application for CPA Funds for Historic Farmhouse
Date: Friday, February 11, 2022 2:46:23 PM

Dear Chair Brody.

I am writing in support of the application submitted by the Newton Community Farm and the Farm Commission for CPA funds for capital improvements for the historic farmhouse. This includes fixing water intrusion in the basement, a full electrical upgrade and replacing the hot water heater (which I hope will be electric).

We are very fortunate to have a community farm and all the benefits it offers and it certainly has served us well these last 15 years. All the benefits are too numerous to list but it includes wonderful fresh local vegetables, produce donations to the Newton Food Pantry, farm education programs and of course the seedling sale.

We have a collective responsibility to respond to the need for capital improvements that benefit a public purpose and this project is an ideal candidate for CPA funds on many levels. As an environmentalist and strong supporter of meeting the City's climate action plan goals and am very pleased that NCF has received a grant from the MA Department of Agricultural Resources to cover the costs of a battery storage system and solar panels for the barn to cover almost all the agricultural electric use.

Looking forward to another great year for NCF!

Kind regards,

Alison M. Leary
Newton City Council
Ward 1
617-821-5619

City Council

2022-2023

City of Newton



February 9, 2022

Dan Brody, Chair
City of Newton Community Preservation Committee
Newton, MA

Dear Dan:

When the CPC deliberated whether to fund the purchase of Angino Farm in 2005-06, I was a member of the Newton League of Women Voters' CPC grant reading committee, and was one of the unanimous voices in the LWVN supporting the grant.

Every time I bike or drive by the farm, or pick up produce or find Newton Community Farm staff at one of our Farmer's Market, I am proud of the wisdom of the City and the CPC in acquiring, preserving and continuing to support the farm's operations and increasingly, energy efficiency.

There are always many worthy projects contained in proposals to the CPC. The renovation and repair of the farmhouse, which is before you this season, is extremely worthy.

1. Newton owns this building, and its maintenance (or lack of it) is our responsibility.
2. Fixing water intrusion in the basement will further preserve the historic home.
3. Adding heat pumps and ductless HVAC, along with needed electrical upgrades is the right thing to do for the climate and the house and NCF's farmer family.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor educational center. In 2021, NCF grew 50,000 lbs. of food and distributed it through CSA programs, donations to local nonprofits, Newton Farmers' Market, and NCF's on-site farmstand. NCF also provided education programs to more than 300 people and also offered hands-on opportunities to student interns and volunteers.

As is true with many of the CPC's early investments, this one yields many community benefits on many fronts. I urge the Committee to fund these needed repairs and approve the NCF's application.

All best,

February 4, 2022

Dan Brody, Chair
City of Newton Community Preservation Committee Newton, MA



Dear Dan,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. These funds would be used to:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a French drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- complete an electrical upgrade;
- replace the sagging kitchen ceiling;
- replace the hot water heater.

These projects will also contribute to NCF's shift to more environmentally-sustainable practices by electrifying the farmhouse heating system in line with the City of Newton's energy priorities.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor educational center. In 2021, NCF grew 50,000 lbs. of food and distributed it through CSA programs, donations to local nonprofits, Newton Farmers' Market, and NCF's on-site farmstand. NCF also provided education programs to more than 300 people and also offered hands-on opportunities to student interns and volunteers.

It is critical to complete these capital projects so the organization can continue to offer these services to the community and preserve this unique city asset. I urge you to approve this application.

Sincerely,

Bill Humphrey
Newton City Councilor
Ward 5

February 11, 2022

Dan Brody, Chair
City of Newton Community Preservation Committee
Newton, MA

Dear Dan,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. These funds would be used to:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a french drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- complete an electrical upgrade;
- replace the sagging kitchen ceiling;
- replace the hot water heater.

These projects will also contribute to NCF's shift to more environmentally-sustainable practices by electrifying the farmhouse heating system in line with the City of Newton's energy priorities.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor educational center. In 2021, NCF grew 50,000 lbs. of food and distributed it through CSA programs, donations to local nonprofits, Newton Farmers' Market, and NCF's on-site farmstand. ***I can't underscore enough the value and pride that NCF brings to the community, young people, and us in Ward 8 and citywide. It is a gem in our City and one that deserves to continually be invested in.***

It is critical to complete these capital projects so the organization can continue to offer these services to the community and preserve this unique city asset. I urge you to approve this application.

Sincerely,

David Kalis
City Councilor-at-Large, Ward 8
66 Andrew St



February 14, 2022

Mr. Dan Brody
Chair, Newton Community Preservation Committee
Newton, MA

Dear Dan,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. These funds would be used to:

- Resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a French drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- Complete an electrical upgrade;
- Replace the sagging kitchen ceiling;
- Replace the hot water heater.

These projects will also contribute to NCF's shift to more environmentally sustainable practices by electrifying the farmhouse heating system in line with the City of Newton's clean energy priorities.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for fifteen years, primarily serving as a thriving vegetable farm and outdoor educational center. In 2021, NCF grew 50,000 lbs. of food and distributed it through CSA programs, donations to local nonprofits, Newton Farmers' Market, and NCF's on-site farmstand. NCF also provided education programs to more than 300 people and also offered hands-on opportunities to student interns and volunteers.

It is critical to complete these capital projects so the organization can continue to offer these services to the community and preserve this unique city asset. I urge you to approve this application.

Sincerely,

Emily Norton
Ward 2 City Councilor

February 9, 2022

Harvey Crosby
277 Nahanton Street
Newton Centre, MA 02459

Dan Brody
City of Newton Community Preservation Committee
Newton, MA 02459

Dear Dan,

I am the Chair of the Board of Directors at the Ledgebrook condominiums adjacent to the Newton Community Farm (NCF). As you probably know, we at Ledgebrook, especially the late Gene Rubin, were instrumental in the establishment of The Farm. Gene's daughter recently made a significant contribution to The Farm for the construction of a new greenhouse, so that The Farm can significantly increase seedlings for sale to the community at the annual seedling sale.

We have been financial supporters of The Farm since inception. We couldn't ask for more from our neighbor, and respectfully request the the Committee approve the request currently before you to remedy the capital repair issues in the historic farmhouse.

Greg Maslowe has been the Farm manager since 2006. He is a gem. He is the absolute best person for the role. Greg and his family have lived in the farmhouse since they first came to manage The Farm. Anyone visiting the farmhouse would immediately recognize that the requested improvements are very very necessary.

The funds would be used to:

- (1) Resolve chronic water intrusion in the basement and corresponding moisture.
- (2) Install an air-source heat pump and ductless HVAC system and a whole-house humidifier.
- (3) Complete an electrical upgrade
- (4) Replace the sagging kitchen ceiling.
- (5) Replace the hot water heater.

These projects will also contribute to NCF's shift to more environmentally sustainable practices by electrifying the farmhouse heating system in line with the City's energy priorities.

Newton Community Farm is a unique asset for the entire City of Newton. We are truly privileged to have The Farm, and especially to have Greg Maslowe as the Farm manager.

Please support this request to improve the living conditions for Greg and his family.

Thanks vey much.

Sincerely,



Harvey Crosby
Chair, Board of Directors Ledgebrook Condominium
email: harveypop11@gmail.com
617-733-9327

February 14, 2022

Dan Brody, Chair
City of Newton Community Preservation Committee
Newton, MA

Dear Dan,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. These funds would be used to:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a French drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- complete an electrical upgrade;
- replace the sagging kitchen ceiling;
- replace the hot water heater.

These projects will also contribute to NCF's shift to more environmentally-sustainable practices by electrifying the farmhouse heating system in line with the City of Newton's energy priorities.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor educational center. In 2021, NCF grew 50,000 lbs. of food and distributed it through CSA programs, donations to local nonprofits, Newton Farmers' Market, and NCF's on-site farmstand. NCF also provided education programs to more than 300 people and also offered hands-on opportunities to student interns and volunteers.

It is critical to complete these capital projects so the organization can continue to offer these services to the community and preserve this unique city asset. I urge you to approve this application.

Sincerely,

Mark Sokoll
Chief Executive Officer
JCC Greater Boston
333 Nahanton Street
Newton, MA 02459

February 13, 2022

Dan Brody, Chair
City of Newton, Community Preservation Committee
1000 Commonwealth Ave., Newton, MA 02459

Mr Brody,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse.

These funds would be used to:

- Resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a French drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- Complete an electrical upgrade;
- Replace the sagging kitchen ceiling;
- Replace the hot water heater.

These projects will contribute to NCF's shift to a more environmentally-sustainable practice by electrifying the farmhouse heating system in line with the City of Newton's energy priorities.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor educational center. In 2021, NCF grew 50,000 lbs. of food and distributed it through CSA programs, donations to local nonprofits, Newton Farmers' Market, and NCF's on-site farmstand. NCF also provided education programs to more than 300 people and also offered hands-on opportunities to student interns and volunteers.

It is critical to complete these capital projects so the organization can continue to offer these services to the community and preserve this unique city asset. I urge you to approve this application.

Sincerely,

John Oliver
City Councilor-at-large, Ward 1
joilver@newtonma.gov

Dan,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. These funds would be used to resolve chronic water intrusion in the basement and corresponding moisture issues in the house; complete an electrical upgrade; replace the sagging kitchen ceiling; replace the hot water heater; and allow a shift to more environmentally-sustainable practices by electrifying the farmhouse heating system.

NCF is an outstanding community resource and I believe that this would be an excellent use of CPA funds.

I hope that the Community Preservation Committee fully supports and funds this project.

Marc C. Laredo, Councilor at-Large, Ward 7

When responding, please be aware that the Massachusetts Secretary of State has determined that most email is public record and therefore cannot be kept confidential.



GreenNewton

January 31, 2022

Board of Directors

Marcia Cooper
President

Jim Purdy
Vice President

Dan Ruben
Chair

Sharon Cushing
Treasurer

Sunwoo Kahng
Clerk

Cory Alperstein
Barbara Brousal Glaser
Craig Forman
Beverly Craig
Brian Hodgson
Karen Kipman
John Lewis
Mindy Gregory Sieber
Peter Smith
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Advisory Board

Ana Zarina Asuaje Solon
Louise Bruyn, *Founder*
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Ellie Goldberg
Barbara Herson
Ira Krepchin
Lois Levin
Brooke Lipsitt
Brita Lundberg
Jean MacRae
Ken Mallory
Heather Tausig
Jay Walter

Dan Brody, Chair
City of Newton Community Preservation Committee
Newton, MA

Dear Dan,

I am writing on behalf of Green Newton in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. These funds would be used to:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a french drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier.
- complete an electrical upgrade.
- replace the sagging kitchen ceiling.
- replace the hot water heater.

Green Newton wants these NCF projects to move forward to shift to more environmentally sustainable practices, especially by electrifying the farmhouse heating system. This will be in sync with the city's energy priorities spelled out in Newton's Climate Action Plan.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years.

It is critical to complete the proposed capital projects, so I urge you to approve their application.

Sincerely,

Marcia Cooper
President, Green Newton

216-22

P.O. Box 590242 Newton Centre, MA 02459 617-965-1995 www.GreenNewton.org info@GreenNewton.org

From: Maria Scibelli Greenberg
Sent: Friday, February 11, 2022 4:05 PM
To: Lara Kritzer <lkritzer@newtonma.gov>
Subject: CPA funding for NCF Plz share with CPC members

February 11, 2022

Dan Brody, Chair
City of Newton Community Preservation Committee
Newton, MA

Dear Dan,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. NCF is an important community resource that must be supported. These funds would be used to:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a French drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- complete an electrical upgrade;
- replace the sagging kitchen ceiling;
- replace the hot water heater.

These projects will also contribute to NCF's shift to more environmentally-sustainable practices by electrifying the farmhouse heating system in line with the City of Newton's energy priorities. Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor educational center. In 2021, NCF grew 50,000 lbs. of food and distributed it through CSA programs, donations to local nonprofits, Newton Farmers' Market, and NCF's on-site farm stand. NCF also provided education programs to more than 300 people and also offered hands-on opportunities to student interns and volunteers.

It is critical to complete these capital projects so the organization can continue to offer these services to the community and preserve this unique city asset.

I urge you to approve this application.

Sincerely,

Maria Scibelli Greenberg (she/her)
Newton Ward 1 City Councilor
617-631-8691

The Massachusetts Secretary of State has determined that most email is public record and therefore cannot be kept confidential.

When responding, please be aware that the Massachusetts Secretary of State has determined that most email is public record and therefore cannot be kept confidential.

February 2, 2022

Dan Brody, Chair
City of Newton Community Preservation Committee
1000 Commonwealth Avenue
Newton, MA 02459

Dear Dan,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. These funds would be used to:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a French drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- complete an electrical upgrade;
- replace the sagging kitchen ceiling;
- replace the hot water heater.

Newton Community Farm (NCF) intends to contribute to this project by allocating staff time for project and logistical coordination. NCF will also absorb the costs for site preparations and accommodations for the farmer and his family as needed during construction. These projects will also contribute to NCF's shift to more environmentally-sustainable practices by electrifying the farmhouse heating system in line with the City of Newton's energy priorities. Please also note that NCF recently funded on its own two capital repair projects for the farmhouse that would have been included in the CPA proposal had they not been emergencies.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor educational center. In my view and the view of many, NCF has superbly executed on the mission that the City laid out in its original purchase of the Angino Farm. Newton Community Farm's performance is a model for public/private partnerships of this kind.

In 2021, NCF grew 50,000 lbs. of food (on tiny acreage) and distributed it through CSA programs, donations to local nonprofits, Newton Farmers' Market, and NCF's on-site farm stand. NCF also provided education programs during the Covid shutdown to more than 300 people and also offered hands-on opportunities to student interns and volunteers. In the spring of 2021 NCF distributed, through its annual seeding sale, over 24,000 seedlings to more than 600 community members. NCF also donated approximately \$12,000 worth of produce to the Newton Food Pantry, Food to Your Table, and the Boston Area Gleaners.

It is critical to complete the capital projects for which CPA funding is requested so Newton Community Farm can continue to execute on its multi-faceted mission to the community. I urge you to approve this application.

Sincerely,



Michael Goldman
Chair, City of Newton Farm Commission

**Peter J. Barrer
60 Endicott St.,
Newton, MA 02461**

February 11, 2022

Dan Brody, Chair
City of Newton Community Preservation Committee
Newton, MA

Re: Newton Community Farm application to the CPC

Dear Mr. Brody,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. The funds would be used to:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a French drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier
- complete an electrical upgrade
- replace the sagging kitchen ceiling
- replace the hot water heater.

These projects will contribute to NCF's ongoing shift to environmentally-sustainable practices by electrifying the farmhouse heating system.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor education center. Over the years the Farm has been a landmark example of successful use of the CPA process.

It is critical to complete these capital projects so the organization can continue to offer these services to the community and preserve this unique city asset. I urge you to approve this application. Please contact me at 617-630-0923 or pbarrer@gmail.com if there are any questions.

Sincerely yours,



Peter J. Barrer



February 3, 2022

Dan Brody, Chair
City of Newton Community Preservation Committee
Newton, MA

Dear Dan,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. These funds would be used to:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a French drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- complete an electrical upgrade;
- replace the sagging kitchen ceiling;
- replace the hot water heater.

These projects will also contribute to NCF's shift to more environmentally-sustainable practices by electrifying the farmhouse heating system in line with the City of Newton's energy priorities.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor educational center. In 2021, NCF grew 50,000 lbs. of food and distributed it through CSA programs, donations to local nonprofits including **3300 lbs to the Newton Food Pantry**, Newton Farmers' Market, and NCF's on-site farmstand. NCF also provided education programs to more than 300 people and also offered hands-on opportunities to student interns and volunteers.

The Newton Food Pantry is grateful to partner with the Newton Community Farm during the growing season and could not continue to serve over 1800 Newton residents without dedicated inventory partners like NCF. . Our clients at our oncampus distribution as well as our offsite initiative, the Newton Community freedge value the opportunity to enjoy fresh locally grown produce that they might otherwise not have access to.

I urge you to approve this application. It is critical to complete these capital projects so that Newton Community Farm can continue to offer these services to the community and preserve this unique city asset. NCF's impact goes way beyond its physical space and we need to do whatever we can to enable it to thrive.

Sincerely,

Regina Wu, MD
President, Newton Food Pantry



Dan Brody, Chair
City of Newton Community Preservation Committee
Newton, MA

February 10, 2022

Dear Dan,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds. I am a former board member of NCF, and was President for 6 years (2015 – 2021).

When the City of Newton chose to purchase the Angino Farm, and turn its operations over to the private nonprofit NCF, this created an important and valuable resource for our community. It brings joy, health, connection, learning and land preservation into our lives. During my years as President, I learned just how important the Farm is to so many Newton residents. It is a unique and valuable asset, improving our quality of life with fresh produce for sale and donated to organizations serving the food insecure, education classes, supporting home gardeners, and cultivating a love for nature, science and food in our children.

The CPA funds would be used to:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a French drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- complete an electrical upgrade;
- replace the sagging kitchen ceiling;
- replace the hot water heater.

These projects will also contribute to NCF's shift to more environmentally-sustainable practices by electrifying the farmhouse heating system in line with the City of Newton's energy priorities.

The needed repairs to the Farmhouse are substantial, and represent a significant monetary commitment. This is not a burden that NCF can bear without harming its financial stability and future. Awarding CPA funds would contribute to the longevity of the Farm that is such a treasured asset. It is critical to complete these capital projects so the organization can continue to offer these services to the community. I urge you to approve this application.

Sincerely,

Stephanie Cogen

Stephanie Cogen
98 Allen Avenue
Newton, MA 02468

February 23, 2022

Dan Brody, Chair
City of Newton Community Preservation Committee
Newton, MA

Dear Mr. Brody and members of the CPC,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission to use Community Preservation Act funds to address the need for capital repair in the historic farmhouse.

I acknowledge that you are familiar with the specific needs of the physical plant, including electrification (an initiative that is symbiotic with legislation that my colleagues in I are pursuing consistent with the Climate Action Plan) and other badly needed repairs that have been requested for the Farm.

I have long felt that the City should financially support the Farm's capital maintenance and improvements. I also think that we should be applying more of our CPA funds to green initiatives and needs. Please add my support to that of many others for maintaining one of Newton's wonderful public resources.

Sincerely,

Chris Markiewicz
Councilor, Ward 4

CC: Ms. Lara Kritzer

From: [Cheryl Lappin](#)
To: danielsbrody@gmail.com
Cc: [Lara Kritzer](#)
Subject: Letter of Support for NCF application for CPA funds for historic farmhouse
Date: Saturday, February 26, 2022 1:04:28 PM

[DO NOT OPEN links/attachments unless you are sure the content is safe.]

February 25, 2022

Dan Brody, Chair
City of Newton Community Preservation Committee
Newton, MA

Dear Dan,

I am writing to support Newton Community Farm's application for Community Preservation Act Funds to repair the historic farmhouse.

As the first Chair of the Farm Commission and a 9-term Ward 8 City Councilor I have had the pleasure of watching the NCF from acquisition to the thriving community asset it is today. With only one acre of growing space and the best Farm Manager we could ask for, the NCF has provided the citizens of Newton with tens of thousands of pounds of produce, a myriad of educational programs, and help to the neediest in our community.

I have been increasingly impressed that our little farm has been self sustainable with revenue from CSA shares, programming, fundraising and grants.

These repairs of the historic farmhouse are long overdue, will make the farm even more environmentally sustainable and will allow NCF to continue to thrive and be a source of pride for the City.

I urge you to support this important application.

Best regards,



Cheryl Lappin
Newton Farm Commission
Former VP of Newton City Council

CITY OF NEWTON

IN CITY COUNCIL

DRAFT

ORDERED:

That, in accordance with the recommendation of the Community Preservation Committee through its Chair, Dan Brody, the Zoning & Planning Committee through its Chair Deborah J. Crossley and the Finance Committee through its Chair Rebecca Walker Grossman, the appropriation of eighty-eight thousand five hundred and fifty-four dollars (\$88,554) in Community Preservation Act fund from the FY22 Unrestricted funds to the control of the Planning & Development Department for a grant to the Newton Community Farm for the rehabilitation and restoration of the ca. 1855 farmhouse including excessive water and moisture remediation and the installation of a new electrical system, water heater and kitchen ceiling be and is hereby approved as follows:

FROM:	CPA Unrestricted Budgeted Reserves (58R10498-579000)	\$88,554
TO:	Newton Community Farm Rehab (58B11416-524070)	\$88,554

Under Suspension of Rules
Readings Waived and Approved
DRAFT

(SGD) CAROL MOORE
City Clerk

(SGD) RUTHANNE FULLER
Mayor

Date: _____



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#249-22

Telephone
(617) 796-1100
Fax
(617) 796-1113
TDD/TTY
(617) 796-1089
Email
rfuller@newtonma.gov

March 28, 2022

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

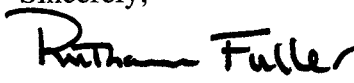
Honorable City Councilors:

I respectfully submit this docket item to this Honorable Council requesting the authorization to accept and expend a \$81,250 grant from the Massachusetts Department of Environmental Protection's Diesel Emissions Reduction Act (DERA) program.

The DERA program funds up to 35% of applicable vehicle purchases to accelerate the retirement of older, less efficient, and more polluting diesel vehicles. The funding will be used to fund the \$330,000 replacement of a 2005 front end loader Tier 2 compliant machine with a new Tier 4 final compliant machine of similar size.

Please see the attached memo from Commissioner of Public Works James McGonagle.

Thank you for your consideration of this matter.

Sincerely,

Mayor Ruthanne Fuller

RECEIVED
2022 MAR 28 PM 4:31
CITY CLERK
NEWTON, MA 02459

DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE COMMISSIONER
1000 Commonwealth Avenue
Newton Centre, MA 02459-1449

March 10, 2022

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

From: James McGonagle, Commissioner of Public Works

Subject: Request Acceptance of a Grant

I respectfully request that the Mayor docket the following request to authorize the acceptance of a grant in the amount of \$81,250 from the Massachusetts Department of Environmental Protection's Diesel Emissions Reduction Act program.

These funds will be used to offset the \$330,000 expended for the purchase of the new front-end loader for the Streets Division.

Sincerely,

James McGonagle
Commissioner Public Works

Attachment: Grant Award Letter

CITY OF NEWTON

IN CITY COUNCIL

DRAFT

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chair Rebecca Walker Grossman, to accept and expend an eighty-one thousand two hundred- and fifty-dollar (\$81,250) grant from the Massachusetts Department of Environmental Protection's Diesel Emissions Reduction Act (DERA) program is hereby approved.

Under Suspension of Rules
Readings Waived and Approved
DRAFT

(SGD) CAROL MOORE
City Clerk

(SGD) RUTHANNE FULLER
Mayor

Date: _____

#247-22



City of Newton, Massachusetts
Office of the Mayor

Telephone
(617) 796-1100

Telefax
(617) 796-1113

TDD
(617) 796-1089

E-mail
rfuller@newtonma.gov

RUTHANNE FULLER
MAYOR

March 28, 2022

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

Councilors:

I respectfully submit a docket item to your Honorable Council requesting the authorization to establish a departmental revolving account within the Department of Public Works Fleet Division per MGL Chapter 44, Section 53E^{1/2}. The revenue is being generated from the sale of surplus Public Works equipment and parts through government auction. The Department would like to request an annual spending limit of \$200,000.

The revolving fund will be used to fund equipment expenses within the Fleet Division, such as the update of the fuel station pedestals, hardware, and software at both the Crafts and Elliot Street Yards. The existing fuel management system is beyond its useful life, as it is over twenty years old. The software is obsolete as accessing all its functions is reliant on the Microsoft XP operating system, which is no longer supported by Microsoft.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink that reads "Ruthanne Fuller".

Ruthanne Fuller
Mayor

CITY CLERK
NEWTON, MA. 02459

2022 MAR 28 PM 5:37

RECEIVED

City of Newton

DEPARTMENT OF PUBLIC WORKS

OFFICE OF THE COMMISSIONER

1000 Commonwealth Avenue
Newton Centre, MA 02459-1449

Ruthanne Fuller
Mayor

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

From: James McGonagle, Commissioner of Public Works

Subject: Request to Establish a Revolving Account – Fleet Division

Date: March 28, 2022

I respectfully request that the Mayor docket the following request to establish a departmental revolving account within the Department of Public Works Fleet Division per MGL Chapter 44, Section 53E¹/₂. The revenue is being generated from the sale of surplus Public Works equipment and parts through government auction. The Department would like to request an annual spending limit of \$200,000.

The revolving fund will be used to fund equipment expenses within the Fleet Division, such as the update of the fuel station pedestals, hardware, and software at both the Crafts and Elliot Street Yards. The existing fuel management system is beyond its useful life, as it is over twenty years old. The software is obsolete as accessing all its functions is reliant on the Microsoft XP operating system, which is no longer supported by Microsoft.

Thank you for your consideration of this matter.

James McGonagle
Commissioner

Telephone: (617) 796-1009 • Fax: (617) 796-1050 • jmcgonagle@newtonma.gov

#248-22



RUTHANNE FULLER
MAYOR

City of Newton, Massachusetts
Office of the Mayor

Telephone
(617) 796-1100

Telefax
(617) 796-1113

TDD
(617) 796-1089

E-mail
rfuller@newtonma.gov

March 28, 2022

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

Councilors:

I respectfully submit a docket item to your Honorable Council requesting the authorization to establish a departmental revolving account within the Department of Public Works Engineering Division per MGL Chapter 44, Section 53E¹/₂ to allow for National Grid payments to City-owned road repairs. The account would have an annual spending limit of \$500,000.

National Grid will be making payments to the City of Newton for roadways where they have replaced the gas main. Currently, National Grid's contractor paves the area of the roadway where a gas main was replaced, which amounts to half of the width of the roadway. Instead of restoring this portion of the roadway, National Grid has agreed to provide payment to the city for this restoration in lieu of paving.

The creation of a revolving fund will allow the Department of Public Works the ability to schedule the restoration of the entire roadway using our paving priority list based on the Pavement Condition Index (PCI).

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in cursive script that reads "Ruthanne Fuller".

Ruthanne Fuller
Mayor

CITY CLERK
NEWTON, MA, 02459

2022 MAR 28 PM 5:37

RECEIVED

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 Establish a Revolving Account - Engineering

Date: March 28, 2022

I respectfully request that the Mayor docket the following request to establish a departmental revolving account within the Department of Public Works Engineering Division per MGL Chapter 44, Section 53E¹/₂. The Department would like to request an annual spending limit of \$500,000.

National Grid will be making payments to the City of Newton for roadways where they have replaced the gas main. Currently, National Grid's contractor paves the area of the roadway where a gas main was replaced, which amounts to half of the width of the roadway. Instead of restoring this portion of the roadway, National Grid has agreed to provide payment to the city for this restoration in lieu of paving.

The creation of a revolving fund will allow the Department of Public Works the ability to schedule the restoration of the entire roadway using our paving priority list based on the Pavement Condition Index (PCI).

Thank you for your consideration of this matter.

James McGonagle
Commissioner

Telephone: (617) 796-1009 • Fax: (617) 796-1050 • jmcgonagle@newtonma.gov



RUTHANNE FULLER
MAYOR

City of Newton, Massachusetts
Office of the Mayor

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rfuller@newtonma.gov

February 14, 2022

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

Councilors:

I respectfully submit a docket item to your Honorable Council requesting authorization to appropriate and expend an amount of funds yet to be determined and authorize a general obligation borrowing of an equal amount for the replacement of the residential water meter system and project oversight.

Further, I request that your Honorable Council authorize any premium received upon the sale of the bonds or notes, less the cost of preparing, issuing and marketing them, and any accrued interest received upon the delivery of the bonds or notes be applied to the costs of the project being financed by the bonds or notes and to reduce the amount authorized to be borrowed for the project by a like amount.

The requested funding will provide for new meters and endpoints for all residential properties, installation of these meters and endpoints, a software and billing interface including a customer portal, training, and associated meter reading equipment. Additional information on the amount of funding will be forthcoming as the bidding process continues.

Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller
Mayor

CITY CLERK
NEWTON, MA. 02459

2022 FEB 14 PM 5:01

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City Council Meeting Department of Public Works

Water Meter System Replacement Program

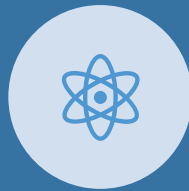
April 4, 2022



Agenda



INTRODUCTION TO WATER
METER TERMINOLOGY



METER HISTORY IN
NEWTON



PROPOSED METER
REPLACEMENT PROGRAM



QUESTION & ANSWER



Water Meter Terminology

Water Meter Terminology

- Water Meter
- Meter Transmission Unit (MTU)
 - Transmit readings at intervals to be read by drive-by or fixed network system
- Advanced Metering Infrastructure (AMI)
 - Real-time data and alerts for customer service
 - Billing Frequency
 - Two types: cellular and fixed network
- Data Processed & Billed



Meters

- Moving parts subject to wearing by friction
 - Residential and commercial
 - Irrigation or fire
 - Batteries for MIUs, lifespan of 15-20 years
- Results in loss of accuracy over time
- MassDEP recommends replacement every 10 years (5/8"-1" sizes)
- AWWA Accuracy Standards
 - New 95-101%, 5 yr. warranty (5/8"-1" sizes)
 - Repaired >90%, 10 yr. warranty from purchase date
 - Shorter warranties typically on older meters and also for commercial meters (sizes 1.5" and larger)



Meter History in Newton

Water Meters by Size

- Current Meters by Size – Total 28,911 meters
 - 5/8": 17,716
 - 3/4": 5,933
 - 1": 4,216
 - 1.5": 479
 - 2": 449
 - Large Meters (3"+): 118

- Irrigation Meters: 3,900 approx.

- Current Annual MWRA Assessments
 - Water: \$13.78M
 - Sewer: \$22.49M

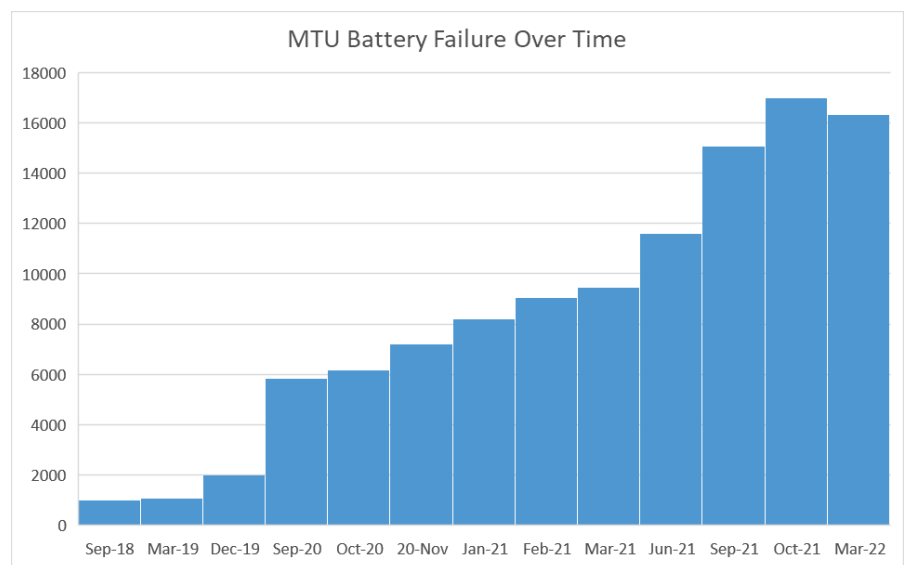


Water Meter History in Newton

- 2009 – Last replaced all water meters via contract installer

- 2012-2013 – Replaced all outside MIUs to increase range

- 2018 – MTU Failures Began



Proposed Meter Replacement Program

Benefits of a Meter Replacement Program

- Increased accuracy of new meters
 - Reduction of Unaccounted-for Water
 - Right-Size larger meters
- New Technology to Increase Reading & Billing Efficiency
- Standardization of all meters in Newton
- Installation program will locate and fix illegal/unregistered water connections.
- Customer Portal
 - Residents can track their own usage
- Backwards Compatibility



Meter Program Timeline

- Procurement of meters, MTUs and data collectors through cooperative bid immediately
- Meter Installation Procurement
 - Bids received and processed by June-July
- Installation Program
 - Public outreach, notices and scheduling begins in July
 - Installations begin in July-August 2022
 - Program substantial completion by December 2023



Installation Program At-a-Glance

- MGL Chapter 30, Section 39M bid package
- Includes the labor to install the meters and MTUs
 - DPW staff will assist with implementation to expedite
- Sealed bids where lowest price is chosen
- Minimum quality requirements to ensure a “responsible” bidder
- Technical specifications will identify steps and minimum criteria for a public outreach and scheduling program



Public Outreach

- Project Kickoff
 - Newspaper advertisement
 - Webpage dedicated for the project
- How to Schedule Appointments
 - Phone line
 - Webpage
 - Mailers = 2 minimum, at least 7 days apart
 - Property postings = 2 minimum
 - Handing unresponsive customers, denial, vacant properties
- Performing the work
 - Health and safety protocols
 - Sign and review work performed
 - Collect contact information



Records

- Database in excel format
 - Customer name, phone, email
 - Property address
 - Account number
 - Old/new meter
 - Size
 - Manufacturer
 - Serial numbers
 - Readings
 - Meter transmission units
 - Manufacturer
 - Serial numbers
 - Work performed
 - Photographs
 - Notes



Meter Program Cost

- Meters, MTUs & Fixed Network System: \$8.85M
- Installation Program: \$6M
- Engineering: \$0.19M
- Contingency: \$1.5M
- **Total Suggested Meter Program Budget: \$16.55M**



Q&A



THANK YOU

Ryan J. Trahan, P.E.
President | COO



Newton Water Meter System Timeline 2009 – 2022

2009

Newton selects Elster/AMCO meters and endpoints. RTM endpoints and C700 meters.

- This technology is a mesh network on a public frequency.
- The mesh tech failed to give us the guaranteed 95% reading rate.
- Frequent failures due to battery depletion.

2012-2013

Elster/AMCO contracts with KP Electronics to replace failed RTM endpoints

- KP Electronics provides a private frequency endpoint tech with greater reliability and increased range.
- Newton reaches it's 95% reading rate (over a 28 day window)

2013-2015

- KP Electronics provides timely software updates to keep system operating well
- Transmitter warranty service has a 30 day turnaround time.
- BETA program to test out two-way MTU systems offered to Newton

2015-2017

- Newton introduces the Irrigation Meter Program to residents
 - o This increases the work load on our AMI system
 - o Thousands of applicants in the first two years

2017

- March
 - o KP Electronics announces Mueller acquisition of AMI software system
 - Muller takes over MegaNET AMI system but promises full support
 - o KP Software support and RMA Warranty service ends
- November
 - o Newton's AMI system has software and hardware issues
 - RAM shortage
 - Hard Disk Drive space issues
 - o Limited support from Mueller
 - No one is fully trained on MegaNET to solve problems

2018

- January
 - o Ober Water Tower Antenna has serious issues
 - Transmissions per day drop from 30,000 to 2,000
 - Residents begin to complain of estimated bills in area around Ober Tower

- August 2018
 - o Support from Mueller is unacceptable. No solutions offered.
 - o Residents have endured three quarters of estimated bills around Ober Tower
 - o Mueller does not return RMA warranty units and offers no explanation
- September
 - o Full report of on-going AMI system issues sent to Mueller HQ. Department heads copied
 - Failure of Ober Tower
 - RMA Process delays
 - 30,000 endpoint threshold recommendations
 - Growing list of non-reporting endpoints due to lack of RMA warranty replacement
 - Request assistance in replacing non-active endpoints with Mueller supplied MTUs
- October
 - o Mueller responds to full report letter
 - Will send representatives to troubleshoot tower concerns
 - RMA clarification – 10 years Full, 10 years pro-rated
 - Acknowledges 30,000 endpoint limitation in KP system
 - Mueller suggests we purchase endpoints as this will be faster than receiving RMA warranty units. Will not send reps to assist in replacement process.
- November
 - o Mueller & Newton meet in person at Utilities to discuss issues 11/13/2018
 - Mueller believes that we need a new antenna at Ober & Stanton
 - Mueller will look into a system upgrade (>30,000 endpoints)

2019

- March
 - o Mueller recommends replacement antennas at three sites
 - Paid for by Utilities, installed by private contractor
 - Stanton, Ober, Recycling Center
 - o Computer failures at:
 - Willow Fire HQ
 - Stanton
 - Ober
 - o Need to pay for replacement antenna computers – Only two year warranty
- July
 - o Mueller proposes a \$30,000 system upgrade to fix numerous issues.
 - Includes system updates to allow for more than 30,000 endpoints
 - New Two-way endpoint deployed to Newton.

- September
 - System update completed
 - Results
 - 30-40% drop in communication with antennas city wide
 - Residents around City Hall, Waban Hill, and Fire HQ see more estimated bills.
 - No explanation available from Mueller. KP is their tech support and there is a delay in solving issues.
- November
 - Total failure of Stanton Tower. New computer is non-functional.
 - Residents west of Stanton Tower (Wellesley border) have high amount of estimated bills.
 - City Hall main AMI system computer crashes
 - Zero disk space, ballooning system file error.
 - No support from Mueller
 - Lead contact at Mueller (Brian Harwood) refuses to honor RMA warranty on endpoints.
 - Out of 559 units sent, 5 accepted and returned
 - Sites short wire contact voids warranty
- December
 - List of issues sent to Mueller
 - System upgrade failure
 - Four month delay on purchasing new endpoints
 - Ten month delay on returning RMA warranty units
 - Warranty process not being honored
 - Vice President of Mueller (Jon DeYarman) responds to Newton's issues
 - Will honor warranty in full
 - Will prioritize RMA warranty shipments
 - Will send employees to diagnose failing towers

2020

- January
 - Upgrade of City Hall computers
 - Move to Virtual Machines with IT support
 - Fixes RAM & Disk space issues
 - Improves speed of meter software
- June
 - Antennas are still running at reduced capacity
 - Need to flash five computer motherboards
 - Completed by Utilities & KP (Remote)

- September
 - o City Hall computers are upgraded and operational
 - o Software upgrade applied to MCM Meter Reading Utility
 - Lost all data prior to December 2019
 - KP/Mueller unable to recover
- November
 - o Failure of Mueller customer support
 - Mueller loses key IT support help during move to Atlanta
 - Shipment dates for MTUs pushed out to 12+ months
 - Ted Jerdee sends letter to Mueller demanding assistance
- December 2020
 - o 8 additional antennas installed by contractor paid for by Mueller
 - Improves communication from two-way endpoints
 - Does not improve legacy endpoint traffic

2021

- Utilities reaches out to new AMI system operators
 - o Begins pilot program studies on next AMI/AMR system
 - o Failure rate of existing Mueller AMI is at 53% of all endpoints
- RMA Warranty replacement shipments delayed
 - o Expected turnaround time is 12-16 months
 - o We are owed 4,000+ endpoints

**City of Newton
Water Meter Replacement Budget**

Engineering

Procurement of Meter Installer			\$	15,000.00	
Water Meter and AMI Endpoint Installation Administration			\$	175,000.00	
					\$ 190,000.00

Materials

Neptune R900 RF Meter Interface	28793	\$	97.81	\$	2,816,243.33
Neptune R900 Gateway V4 data Collectors	8	\$	26,000.00	\$	208,000.00
					\$ 3,024,243.33

Residential

5/8 x 3/4					
		Neptune T-10 Meter			
3/4 Neptune T-10 Meter	17716	\$	129.50	\$	2,294,222.00
1 Neptune T-10 Meter	5933	\$	195.68	\$	1,160,969.44
1-1/2 Neptune Mach 10 Meter	4216	\$	270.50	\$	1,140,428.00
2 Neptune Mach 10 Meter	479	\$	598.56	\$	286,710.24
	449	\$	729.50	\$	327,545.50
					\$ 5,209,875.18
Neptune 360 Advanced AMI Set-up	1	\$	6,892.00	\$	6,892.00
Neptune 360 Advanced AMI cost per end point per year	28793	\$	2.38	\$	68,527.34
					\$ 75,419.34
Neptune R900 Belt Clip Transceiver	3	\$	4,000.00	\$	12,000.00
Neptune MXR920 Mobil Data Collector	1	\$	10,000.00	\$	10,000.00
					\$ 22,000.00

Large Commercial

3" Neptune Mach 10 Meter	23	\$	2,546.57	\$	58,571.11
4" Neptune Mach 10 Meter	26	\$	3,273.20	\$	85,103.20
6" Neptune Mach 10 Meter	32	\$	5,526.45	\$	176,846.40
8" Neptune Mach 10 Meter	18	\$	8,617.66	\$	155,117.88
10" Neptune Mach 10 Meter	1	\$	10,766.24	\$	10,766.24
12" Neptune Mach 10 Meter	1	\$	12,546.17	\$	12,546.17
2" Neptune Mach 10 Meter	17	\$	729.50	\$	12,401.50
					\$ 511,352.50

Installation

Install Residential Meters	28973	\$	200.00	\$	5,794,600.00
Install Large Commercial meters	118	\$	2,500.00	\$	295,000.00
					\$ 6,089,600.00

\$ 15,122,490.35

10% Contingency \$ 1,500,000.00

Total \$ 16,622,490.35



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Office of the Mayor

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RUTHANNE FULLER
MAYOR

April 8, 2022

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

RECEIVED
2022 APR - 8 AM 10:55
CITY CLERK
NEWTON, MA. 02459

Councilors:

I respectfully request that your Honorable Council amend Docket Item # 170-22, by replacing the phrase “requesting authorization to appropriate and expend an amount of funds yet to be determined and authorize a general obligation borrowing of an equal amount for the replacement of the residential water meter system and project oversight” with the following, “requesting authorization to appropriate and expend the amount of sixteen million six hundred twenty five thousand dollars (\$16,625,000) and authorize a general obligation borrowing of an equal amount for the replacement of the residential water meter system and project oversight”.

As in my original docket request, I ask that your Honorable Council authorize any premium received upon the sale of the bonds or notes, less the cost of preparing, issuing and marketing them, and any accrued interest received upon the delivery of the bonds or notes be applied to the costs of the project being financed by the bonds or notes and to reduce the amount authorized to be borrowed for the project by a like amount.

As you know, the requested funding will provide for new meters and meter transmission units (MTUs) for all residential and commercial properties, installation of these meters and MTUs, a software and billing interface including a customer portal, training, and associated meter reading equipment.

Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller
Mayor