Committee on Finance and the Northampton City Council

Councilor David A. Murphy, Chair
Councilor Maureen T. Carney
Councilor Marianne L. LaBarge
(Vacant)

City Council Chambers, 212 Main Street
Wallace J. Puchalski Municipal Building
Northampton, MA

Meeting Date: September 1, 2016

Note: The Finance Committee Meeting will take place during the City Council Meeting as announced. The City Council Meeting is scheduled to begin at 7:05 pm.

1. **Meeting Called To Order**

2. **Roll Call**

3. **Approval Of Minutes From The Previous Meeting**

   A. **Minutes Of August 18, 2016 Meeting**

      Documents:

      committee_on_finance_minutes_8-18-2016.pdf

4. **Independent Audit For FY2016 - Contract Award Announcement**
   In accordance with Northampton City Charter Finance and Fiscal Procedures Section 7-6, the Northampton City Council is announcing that the award of a contract for an outside audit of the FY2016 books and accounts of the City has been awarded to Thomas J. Scanlon & Associates, Certified Public Accountants of 8 Tina Drive, South Deerfield, MA.

5. **Financial Orders**

   A. **16.149 An Order To Authorize Payment For A Previous Year Bill For The DPW**

      Documents:

      16.149_previousyearbill-dpw.pdf

   B. **16.150 An Order To Appropriate $17,045 For Stair Repair At The Academy Of Music**

      Documents:

      16.150_stairrepairacademyofmusic.pdf

C. **16.151 An Order To Appropriate $41,137 For Replacement Of 1986 Six-Wheel Sander For DPW**

Documents:

16.151_dpwsander.pdf

D. **16.152 An Order To Rescind Borrowing Authority For Various Projects**

Documents:

16.152_rescindborrowingauthority.pdf

E. **16.153 An Order To Rescind Borrowing Authority For Various Projects**

Documents:

16.153_rescindborrowingauthority-2projects.pdf

F. **16.155 An Order To Appropriate $60,000 To Demolish Or Makesafe A Fire Damaged Structure At 49 Round Hill Road**

Documents:

16.155_order_demolish_49_roundhillroad.pdf

G. **16.156 A Resolution To Accept A Gift Of Crosswalk Equipment From Northampton Montessori School**

Documents:

16.156_resolution_gift.pdf

6. **New Business**
   -Reserved for topics that the Chair did not reasonably anticipate would be discussed.

7. **Adjourn**

Prepared by:
P. Powers, Administrative Assistant to the City Council
ppowers@northamptonma.gov, (413) 587-1210

Committee on Finance and the Northampton City Council

Councilor David A. Murphy, Chair
Councilor Maureen T. Carney
Councilor Marianne L. LaBarge
(Vacant)

City Council Chambers, 212 Main Street
Wallace J. Puchalski Municipal Building
Northampton, MA

Meeting Date: August 18, 2016

Meeting Minutes

(Note: This meeting took place as announced during City Council.)

1. Meeting Called to Order: At 7:43 p.m. Councilor Murphy called the meeting to order.

2. Roll Call: On a roll call the following committee members were present: Councilors Murphy, LaBarge and Carney. Also present from City Council were: Councilors Dwight, O'Donnell, Sciarra, Bidwell, and Klein.

3. Approve Minutes of the July 14, 2016 Meeting: Councilor LaBarge moved to approve the minutes; Councilor Carney seconded the motion. The motion was approved on a voice vote of 3 Yes, 0 No, 1 Vacant.

4. Financial Orders

A. 16.139 An Order to Authorize Purchase of Four Lots for affordable housing on Glendale Road

Councilor LaBarge moved to send forward to the full City Council with a positive recommendation; Councilor Carney seconded the motion. The motion was approved on a voice vote of 3 Yes, 0 No, 1 Vacant.

Wayne Feiden, the Director of Planning and Sustainability was present to answer any questions about several orders.

Mr. Feiden commented that the City Council had previously given authority to buy up to 55 acres of land in this area and it was thought at that time that the developer would by an additional 2.29 acres directly. The way the process works for funding for affordable housing, there is federal housing money available, but only if the land is donated. So rather than the developer buying the land and CDBG paying for the land, it would be better for the City to buy the land and donate it to the developer. It will be more or less the same deal that the City Council approved previously, except that four parcels identified as part of this order will move through the City's hands. Surveying and perc tests have been completed; this work had not been completed when the 55 acre order had been approved previously.

Councilor LaBarge thanked Director Feiden for visiting the site with Ward 6 residents. They are happy that the 24 homes that were originally planned to be built will now only be four. This is a significant change; the residents have expressed concerns because of the wildlife. Councilor LaBarge states that she never approved the first development. She will support the change that is being presented to night. The abutter agrees with the change. Since single family affordable homes are planned, this plan has value in Northampton.

Councilor Bidwell asked about the mechanism to ensure permanent affordability; Director Feiden stated that a permanent deed restriction will be attached to the property.

B. 16.140 Order to authorize the purchase of 17.9 acres to add to the Saw Mill Hills Conservation area east of Sylvester Road

Councilor LaBarge moved to send forward to the full City Council with a positive recommendation; Councilor Carney seconded the motion. The motion was approved on a voice vote of 3 Yes, 0 No, 1 Vacant.

Director Feiden reports that very generous donors have made this purchase possible at no cost to the City. The City does try to put money aside for an endowment when it purchases the land so the donor is paying for the value of the land, the City's "soft costs", and the value for the endowment for the property. The current owner is worried about turning the land over because it has been in the family for over 200 years. This will allow them to leave a legacy behind.

Councilor LaBarge is happy to see this and thanks the family for their generosity. She knows exactly where the land is located and she knows that this will allow the City to preserve wildlife in this area.

Councilor Klein also thanks Director Feiden as well. It is a great expansion of that area; she has put out a notice on the Ward 7 Listserve. She has received about fifteen responses where people are thrilled about adding this on to the current conservation land. The one area of concern is that although the land is located in the Saw Mill Hills area, this particular piece of property is known as Robert's Hill in Leeds. People are hoping that the signage reflects this as there is a lot of historic meaning behind the name. Director Feiden reports that Smith College interns will help fabricate the signs for this area. They will say "Saw Mill Hills Conservation Area" (the official name) and then below it will say "Robert's Hill". This will be done for the new acquisition and also will be done for the existing signs.

C. 16.141 An Order to authorize the purchase of 20 acres to add to the Broad Brook Greenway west of North Farms Road

Councilor LaBarge moved to send forward to the full City Council with a positive recommendation; Councilor Carney seconded the motion. The motion was approved on a voice vote of 3 Yes, 0 No, 1 Vacant.

Councilor Dwight pointed out that there is a small piece of land that allows access to this property. It is not clear on the map unless the map is enlarged.

Councilor Klein asked whether this was near the area where No Hunting had recently been discussed. That location, explained Director Feiden is due east about ½ mile. To the west of the property, only archery hunting is allowed. The reason is that this area is really important for wild life. There is only one snowmobile trail that has access to the land and so there is a lot less pedestrian traffic. Councilor Klein asked if there was any discussion about expanding the risk. Director Feiden explained that a management plan has not yet been done for this property. When this is done, this is the sort of thing that is looked at: should hunting be allowed on the new property?; does this create a risk so that we don't want hunting on the old property?; what are the sign requirements?, etc. Director Feiden is not sure how the Conservation Commission will weigh in on this issue.

D. 16.143 Order to Authorize the Purchase of 9 Lots for limited development off Burts Pit Road and Overlook Drive

Councilor LaBarge moved to send forward to the full City Council with a positive recommendation; Councilor Carney seconded the motion. The motion was approved on a voice vote of 3 Yes, 0 No, 1 Vacant.

Councilor LaBarge thanked Director Feiden for going on site with her to visit this area. She does not have a problem with what is going to be in place there. The only concern that she had was about Burts Pit Road and the conditions that are so deplorable there. She hopes that at some point the road will be restored so that it is drivable and safe. It is an excellent area to place the homes; the area is wooded. Director Feiden explained that it is hoped that one or two affordable homes will be created. There will be a common driveway that serves two or three lots each. In essence there will be four new common driveways. Councilor LaBarge stated that she does not have a problem with that.

Councilor Bidwell asked a question about the mechanics of the process. Director Feiden explained that there are a lot of balls in the air right now. In an ideal world, the Conservation Commission will show up with a State check, a CPA check, and some money from fund raising. They will buy 110 acres of land that will go directly to the City. The 2.67 acres outlined in the order, again in an ideal world, the City would take title, a buyer would be on hand to take almost immediate action to purchase the land from the City. That person would pay the City and that money would be put toward the acquisition. If there is a gap, meaning those things don't happen simultaneously, Director Feiden would have to figure out a different solution.

Councilor Bidwell noted that this is a great project, even with all of the moving pieces.

Councilor LaBarge commented about the lot on Overlook Drive. She stated that if Director Feiden is able to get the funding for this project, then the land will remain conservation land. If not, then the land would potentially be used for building a home. Director Feiden stated that this is correct. When open space is protected, the City always gets an option. If you go to any private sector developer, they almost always pay for the option. The City never pays for the option. The way the City gets away with that is that they City has been able to say that they always have a fallback. So the City is applying for a State grant for the 110 acres; if the City gets that grant, then they won't be needing the lot.

E. Accept a deed or a taking for Pleasant Street from Holyoke Street to Hockanum Road

Councilor LaBarge moved to send forward to the full City Council with a positive recommendation; Councilor Carney seconded the motion. The motion was approved on a voice vote of 3 Yes, 0 No, 1 Vacant.

Mayor Narkewicz explained that at the previous City Council meeting the Council approved a petition to accept a portion of road on Pleasant Street; this is the next step after the petition. The City is trying to apply for the next round of MassWorks grants where the City is proposing to do some work on this section of roadway. The Mayor would like to have this in place so that the City will have full control of the roadway.

Councilor Bidwell asked about why the Hampshire County Commissioners signed off on the map; Mayor Narkewicz explained that this probably a carryover from when the Commission did exist.

Director Feiden explained that the City is working on a MassWorks Application. City Solicitor Alan Seewald is still working on the final language for this project; it is likely that this document will be replaced at the next City Council meeting. The order attached to tonight's agenda may be replaced with an Order of Taking. The concept will be the same, however, the legal mechanism may change.

F. 16.144 Order to authorize payment for prior year bills

Councilor LaBarge moved to send forward to the full City Council with a positive recommendation; Councilor Carney seconded the motion. The motion was approved on a voice vote of 3 Yes, 0 No, 1 Vacant.

Mayor Narkewicz explained that these are bills received after the close of FY2016; Mass General Law requires that payment of such bills requires a vote by the City Council to allow payment outside of the fiscal year in which the services were provided. The four legal bills are for title work that was done in connection with recent watershed protection property purchases. The Comcast bill was incorrectly addressed.

G. 16.145 Order to accept a gift of a van from PVTA for the IT Department

Councilor LaBarge moved to send forward to the full City Council with a positive recommendation; Councilor Carney seconded the motion. The motion was approved on a voice vote of 3 Yes, 0 No, 1 Vacant.

Mayor Narkewicz explained that the IT Department has to make frequent trips around the City hauling equipment and tools for various projects. The van will be used in place of personal vehicles to transport such items.

Councilor Dwight asked if PVTA had any expectation for any special consideration of any kind. The Mayor explained that PVTA is surplusing the vehicle and frequently make vehicles available to municipalities. Linda Desmond, the new Senior Services Director is also looking at potentially getting handicap accessible vans for the Center. PVTA has a replacement program for replacing vehicles within their fleet and they are allowed by law to make the replaced vehicles available to governmental agencies.

Councilor Sciarra noted that she is grateful for the donation and wondered whether the donation language on the PVTA donation acknowledgment could be updated to be more inclusive. Mayor Narkewicz stated that he would advise the Administrator.

Councilor Klein asked if other departments could use the donation; Mayor Narkewicz explained that other departments requiring vehicles have a replacement program in place. This department does not currently have a department vehicle and currently the employees are using their own vehicles for transport.

H. 15.382 Order regarding Paid Sick Time - Referred to Committee on July 14, 2016

Councilor LaBarge moved to send forward to the full City Council with a positive recommendation; Councilor Carney seconded the motion. The motion was approved on a voice vote of 3 Yes, 0 No, 1 Vacant.

Councilor O'Donnell recommended that the committee postpone discussion on this item. The Mayor is still waiting for collective bargaining to be completed with City unions. Mayor Narkewicz noted that there is an effort to align the collective bargaining contract to the new language.

Councilor Carney motioned to postpone this item until collective bargaining is complete; Councilor LaBarge seconded the motion. The motion was approved on a voice vote of 3 Yes, 0 No, 1 Vacant.

5. New Business *Reserved for topics that the Chair did not reasonably anticipate would be discussed.*

6. Adjourn: At 8:11 p.m. Councilor Carney motioned to adjourn the meeting; Councilor LaBarge seconded the motion. The motion was approved on a voice vote of 3 Yes, 0 No, 1 Vacant.

Prepared by:
P. Powers, Administrative Assistant to the City Council
ppowers@northamptonma.gov, (413) 587-1210

City of Northampton
Massachusetts

In City Council September 1, 2016
Upon the recommendation of the Mayor

O-16.149

AN ORDER

To authorize payment of a pervious year bill totaling $268.00

BE IT ORDERED

that the Council authorize payment of a prior fiscal year bill (FY2015) related to the DPW for Alternative Recycling Systems Composting Services in the amount of $268.00.

City of Northampton
Massachusetts

In City Council September 1, 2016
Upon the recommendation of the Mayor

O-16.150
AN ORDER
To Appropriate $17,045 for stair repair at the Academy of Music

Ordered, that:

City Council appropriate $17,045 from the Capital Stabilization Fund to provide funding for the repair of the side stage door granite stairs at the Academy of Music.

City of Northampton
Massachusetts

In City Council September 1, 2016
Upon the recommendation of the Mayor

O-16.151

AN ORDER

To Appropriate $41,137 for replacement of 1986 six-wheel sander for DPW

Ordered, that:

City Council appropriate $41,137 from the Capital Stabilization Fund to provide additional funding for the approved replacement of a 1986 six-wheel sander for the DPW for which bids have been obtained for a total cost of $231,137, which exceeds the originally estimated and appropriated amount of $190,000.

City of Northampton
Massachusetts

In City Council September 1, 2016
Upon the recommendation of the Mayor

O-16.152
AN ORDER
To Rescind Borrowing Authority for various projects

Ordered, that:

the City Council rescind only the borrowing authority granted in the following orders because such borrowing authority is no longer necessary:

Order approved on February 19, 2015 to authorize borrowing in the amount of $491,486 for the partial replacement of the roof at Leeds Elementary School.

Order approved on February 19, 2015 to authorize borrowing in the amount of $901,554 for the partial replacement of the roof at R.K. Finn Ryan Road Elementary School.

Order approved on August 13, 2015 to authorize borrowing in the amount of $625,000 for the purpose of improvements to Pulaski Park – Phase II.

City of Northampton
Massachusetts

In City Council September 1, 2016
Upon the recommendation of the Mayor

O-16.153
AN ORDER
To Rescind Borrowing Authority for various projects

Ordered, that:

the City Council rescind a small portion of the borrowing authority granted in the following orders because such authority is no longer necessary:

Rescind $13 of the $1,354,013 borrowing authority approved on April 21, 2016 for Wastewater Treatment Plant Improvements.

Rescind $500 of the $456,500 borrowing authority approved on April 21, 2016 for VOIP System.

City of Northampton
Massachusetts

In City Council September 1, 2016
Upon the recommendation of the Mayor

16.155
AN ORDER
To appropriate $60,000 to demolish or make safe a fire damaged structure at 49 Round Hill Road

Ordered, that:

the sum of $ $60,000 be and hereby is appropriated to the Emergency Demolition Account (19303–586124–14) from the Stabilization Fund to demolish or make safe a fire damaged structure located at 49 Round Hill Road in accordance with the Massachusetts State Building Code, 780 CMR chapter 1, section 116.4 and pursuant to the recovery provisions of M.G.L. Chapter 139, §3A and in accordance with Chapter 2 of the State Sanitary Code 105 CMR 410.

City of Northampton
Massachusetts

In the Year Two Thousand and Sixteen,
Upon the recommendation of the Mayor

R-16.156
A Resolution
To accept a gift of crosswalk equipment from Northampton Montessori School

Be it resolved by the City Council of the City of Northampton, in City Council,

Whereas, Northampton Montessori School has offered to donate crosswalk equipment for Bates Avenue, said equipment approved by the Department of Public Works, and

Whereas, the permission of the Northampton City Council is required by Massachusetts General Law Chapter 44, sec, 53 A1/2,

Now therefore, be it

Resolved,

That the Northampton City Council accepts the gift of crosswalk equipment from Northampton Montessori School, with thanks.