



Committee on Finance and the Northampton City Council

*Councilor David A. Murphy, Chair
Councilor Maureen T. Carney
Councilor Marianne L. LaBarge
Councilor Gina-Louise Sciarra*

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

Meeting Date: September 20, 2018

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 September 6, 2018

Documents:

[09-06-2018_finance committee minutes.pdf](#)

4. Financial Orders

**A. 18.161 An Order Authorizing The Mayor To Accept Industrial Park Lot
And Allow Its Use For Damon Road Reconstruction**

Documents:

[18.161 an order authorizing the mayor to accept industrial park lot and allow its use for damon road reconstruction.pdf](#)

**B. 18.162 An Order Authorizing Waiver Of Right Of First Refusal And
Conservation Commission Acceptance Of Park Hill Road Land**

Documents:

[18.162 an order authorizing waiver of right of first refusal and conservation commission acceptance of park hill road land .pdf](#)

**C. 18.163 An Order To Appropriate Funds For Community Preservation
Purposes**

Documents:

18.163 an order to appropriate funds for community preservation purposes.pdf

D. 18.164 An Order To Authorize PILOT Agreement With CED Northampton Solar, LLC

Documents:

18.164 an order to authorize pilot agreement with ced northampton solar, llc.pdf

E. 18.165 An Order Authorizing Payment Of Prior Year Bill

Documents:

18.165 an order authorizing payment of prior year bill.pdf

F. 18.167 An Order To Authorize Using \$3,600 From Senior Center Gift Fund For Financial Aid For Programs

Documents:

18.167 an order to authorize using 3,600 from senior center gift fund for financial aid for programs.pdf
18.167 marie westburg letter.pdf

G. 18.168 An Order To Authorize Gift Acceptance From Eversource For Culvert On Park Hill Road

Documents:

18.168 an order to authorize gift acceptance from eversource for culvert on park hill road.pdf

5. New Business

-Reserved for topics that the Chair did not reasonably anticipate would be discussed.

6. Adjourn

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Committee on Finance and the Northampton City Council

*Councilor David A. Murphy, Chair
Councilor Maureen T. Carney
Councilor Marianne L. LaBarge
Councilor Gina-Louise Sciarra*

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

Meeting Date: September 6, 2018

Note: The Finance Committee Meeting took place during the City Council Meeting as announced. The City Council Meeting began at 7 p.m.

1. **Meeting Called To Order:** At 7:20 p.m. Councilor Murphy called the meeting to order.
2. **Roll Call:** Present were committee members David Murphy, Maureen Carney, Marianne LaBarge & Gina-Louise Sciarra. Also present from the City Council were Bill Dwight, Jim Nash, Ryan O'Donnell, Dennis Bidwell, and Alisa Klein.
3. **Approval Of Minutes From The Previous Meeting**
 - A. Minutes of August 16, 2018
Councilor Carney moved to approve the minutes. Councilor LaBarge seconded. The motion passed unanimously 4:0 by voice vote.
4. **Financial Orders**
 - A. 18.155 An Order to Authorize Intermunicipal Agreement For Greenfield Community College To Use City Fiber Network
Councilor Murphy read the text of the order.

Councilor LaBarge moved to return the order to the full City Council with a positive recommendation. Councilor Sciarra seconded.

The Greenfield Community College (GCC) nursing program moved into the former Park & Recreation Department building at Smith Vocational and Agricultural School, Mayor Narkewicz reminded. In its first year of operation the college used a Comcast service line but they now want to procure internet service through the Five College network. The city has access to the Five College network through its fiber optic network but needs a municipal agreement in order to allow the college access to a strand of that network. The terms of this agreement track the terms of the lease between GCC and Smith Vocational. The fee is minimal and amounts to about \$780 a year to

City Council Committee on Finance Meeting Minutes for September 6, 2018

cover maintenance and incidental supply costs. City officials want to support the arrangement of having GCC in Franklin County and having the nursing program at Smith Vocational.

In response to a question, he clarified that such agreements are needed for government agencies as well as municipalities.

The motion passed unanimously 4:0 by voice vote.

B. **18.156 An Order to Rescind Borrowing Authorizations For Rail Trail Access And Mineral Hills Land Acquisition**

Councilor Murphy read the text of the order.

Councilor LaBarge moved to return the order to the full City Council with a positive recommendation. Councilor Sciarra seconded.

Tonight will be a good tutorial in the debt authorization process as city officials are asking to rescind borrowing authority but then subsequently will ask to authorize new borrowing, Mayor Narkewicz explained. The process of authorizing and then rescinding borrowing authority to fulfill grant program requirements has become routine, he noted. As always, administrators' pledge is that they will never actually borrow the money. Financial officers need to rescind unused borrowing authorizations so that the debt will not apply against the city's debt limit.

Councilor Klein expressed her understanding that the bike path into Williamsburg is being paved. She asked where that money was coming from if not from this source.

Mayor Narkewicz said he was fairly certain it was coming from another grant program but would have to research it to identify the specific source of funding.

Generally speaking, the city has a pretty good record of getting some of these grants, Councilor Murphy observed.

The motion passed unanimously 4:0 by voice vote.

C. **18.158 An Order To Apply Bond Premium To Installation Of Arcanum Field Play Structure**

Councilor Murphy read the text of the order.

Councilor LaBarge moved to return the order to the full City Council with a positive recommendation; Councilor Sciarra seconded.

The play structure at Arcanum field was a subject of suspected arson, Mayor Narkewicz reminded. City officials have been going through a long process of insurance settlement and bidding and design and are now going through the construction phase of actually replacing the structure. There was an insurance settlement of \$30,000 and the Ray Ellerbrook Memorial Fund contributed \$10,000. They went through the bidding process, acquired the play structure and now have to hire a construction firm to assemble it, he explained. They have come up a little short in the final budget

by about \$5,000. Coincidentally, they have bond proceeds of \$5,013.40 from a borrowing that occurred earlier this year. They typically apply these bond proceeds to a capital project and are asking the council to appropriate it to this project. Given the age and condition of the play structure, the insurance settlement was less than what is needed to replace it.

Councilor Klein noted that she has gotten a lot of e-mails from constituents about the popular play structure and is really happy to see its replacement moving forward. She asked if there is a timeline for its completion.

The city is almost ready to sign a contract. It has hired Mountainview Landscaping & Construction. The DPW needs to do a little bit of site prep work but the hope is to get it done very quickly this fall. He said he could maybe give a quicker timeline once the contract is signed. The components are all nearby at the cemetery.

The motion passed unanimously 4:0 by voice vote.

D. 18.159 An Order To Authorize Borrowing And Grant Application For Florence Recreation Fields

Councilor Murphy read the text of the order.

Councilor LaBarge moved to return the order to the full City Council with a positive recommendation; Councilor Sciarra seconded.

This is the reverse of the earlier procedure, Mayor Narkewicz advised. This has been one of the most successful and popular recreation areas in the city. On any given day, people are using the walking trails, a number of games are going on and families are playing on the playground.

The goal of this final phase is to try to complete the project by adding additional shade trees, final playground pieces including a play structure for young children and an accessible play area, fencing in the baseball dugout area, solar-powered score boards, accessible benches, etc. The City has to demonstrate that it is committed to the project and that it has the funds needed.

The motion passed unanimously 4:0 by voice vote.

5. New Business

-Reserved for topics that the Chair did not reasonably anticipate would be discussed.

None.

6. **Adjourn:** At 7:38 p.m., Councilor LaBarge moved to adjourn. Councilor Sciarra seconded. The motion was approved on a voice vote of 4 Yes, 0 No.

Contact: D. Murphy @ david.murphy8@comcast.net
or 413-586-5461

City of Northampton
MASSACHUSETTS

In City Council, September 20, 2018

Upon the recommendation of Mayor David J. Narkewicz

18.161 An Order

Authorizing the Mayor to Accept Industrial Park Lot and Allow its Use for Damon Road
Reconstruction

Ordered, that

WHEREAS, The Northampton Redevelopment Authority, a quasi-independent authority of the City of Northampton, initially acquired title to what became the Northampton Industrial Park; and

WHEREAS, After selling lots and creating roads, the Northampton Redevelopment Authority only retains title to a very small amount of original Industrial Park, including the parcel at the southeast corner of Industrial Drive and Damon Road (Assessors Map ID 18D-197); and

WHEREAS, Some of this land is important for the planned reconstruction of Damon Road and the related installation of additional sidewalks on Damon Road and the northerly end of Industrial Drive;

WHEREAS, On September 12, 2018, the Northampton Redevelopment Authority voted to transfer this remaining land to the City of Northampton

Ordered, that

The Mayor is authorized to accept a deed for the property and to grant such licenses, access agreements, or easements as necessary to allow the land to be used for the Damon Road reconstruction project.

City of Northampton
MASSACHUSETTS

In City Council, September 20, 2018

Upon the recommendation of Mayor David J. Narkewicz and the Conservation Commission

18.162 An Order
Authorizing Waiver of Right of First Refusal and Conservation Commission Acceptance of Park Hill
Road Land

Ordered, that

WHEREAS, The City of Northampton holds a MGL Chapter 61A lien on 38.7± acres on Park Hill Road extension (Map ID: 49-012), which provides the city with a right-of-first refusal to purchase the land if it is ever removed from MGL Chapter 61A; and

WHEREAS, The City has secured an agreement for 13± acres of the land along the Manhan Brook to be donated to the City as a permanently protected greenway if the city waives our right of first refusal, consistent with land acquisition goals in the City's *Open Space, Recreation, and Multiuse Trail Plan (2018-2025)*; and

WHEREAS, The site is not appropriate for affordable housing or other city development and the Agriculture Commission does not object to this transaction;

NOW, THEREFORE BE IT ORDERED,

City Council authorizes the Mayor to waive the City's right of first refusal pursuant to the provisions of G.L. c. 61A contingent upon the proposed land donation; and

Further, City Council authorizes the Conservation Commission to purchase or otherwise acquire for conservation and passive recreation purposes, as provided by MGL Chapter 40, §8C, any fee, easement or conservation restriction as defined in MGL Chapter 184, §31 or any other interest in the above land and any immediately adjoining land, with such related restrictions and agreements as the City determines are agreeable;

Further, that the City Council hereby accepts such conservation restrictions;

Further, that the Conservation Commission is authorized to grant conservation restrictions on any land so acquired

City of Northampton
MASSACHUSETTS

In City Council, September 20, 2018

Upon the recommendation of the Community Preservation Committee

18.163 An Order

To Appropriate Funds for Community Preservation Purposes

Ordered, that

The following amounts be appropriated or reserved from fiscal year 2019 Community Preservation Fund estimated revenues **\$1,491,000** **(\$1,271,000 FY19 local assessment estimate + \$220,000 estimated state match)** for fiscal year 2019 Community Preservation purposes:

\$164,000 from FY19 Total Estimated CPA Revenue to the Community Preservation Fund Open Space Reserve (account # 2344930-359931)

\$164,000 from FY19 Total Estimated CPA Revenue to the Community Preservation Fund Historic Preservation Reserve (account # 2344930-359932)

\$164,000 from FY19 Total Estimated CPA Revenue to the Community Preservation Fund Affordable Housing Reserve (account # 2344930-359933)

\$65,000 from FY19 Total Estimated CPA Revenue to the Community Preservation Fund Administrative Account (account # 2344930-359934)

\$934,000 from FY19 Total Estimated CPA Revenue to the Community Preservation Fund Budgeted Reserve (account # 2344930-359930)

Also, the following amounts be appropriated from the Community Preservation Fund Budgeted Reserve (account #2344930-359930) for FY18 Community Preservation bonding repayment purposes:

\$65,000 for principal and \$12,150 for interest for Bean Farm bond (account #3100931-393102-11)

\$95,000 for principal and \$26,500 for interest for Florence Fields bond (account #3100931-393103-12)

\$265,000 for principal and \$18,550 for interest for Pulaski Park I bond (account #3100931-393104-15)

\$65,000 for principal and \$19,950 for interest for Pulaski Park II bond (account #3100931-393105-16)

City of Northampton
MASSACHUSETTS

In City Council

September 20, 2018

Upon recommendation of the Mayor

18.164 An Order

To Authorize PILOT Agreement with CED Northampton Solar, LLC

Whereas, a solar electric generating facility has been proposed for privately-owned property on Burts Pit Road by CED Northampton Solar LLC, which property is shown as Parcels 079-001 and 080-001 on Assessors Map 35;

Whereas, the Developer requires an accurate projection of the prospective expenses with respect to the real and personal property that is taxable under law; and

Whereas, given the difficulty in determining a taxable value for a solar electric generating facility, it is in the City's interest to have an agreement whereby the city is assured of a fixed stream of tax income from the project; and

Whereas, it is the best interests of the City and the Developer to enter into an agreement fixing the payments that will be made with respect to all taxable real and personal property incorporated within the Project for the term of the agreement;

Ordered, that

the Mayor be authorized to negotiate and execute a PILOT agreement pursuant to MGL C. 59 sec. 38H(b), with CED Northampton Solar, LLC for a 5.6 megawatt direct current facility on two parcels of land totaling 49.7 acres located at Burts Pit Road, Assessors Map 35, Parcels 079-001 and 080-001, on such terms and conditions as the Mayor deems advisable.

City of Northampton
MASSACHUSETTS

In City Council

September 17, 2018

Upon recommendation of the Mayor

18.165 An Order Authorizing Payment of Prior Year Bill

BE IT ORDERED

That the Council authorize payment of prior fiscal year bills (FY2018) related to the Credit Card Fees for the Parking Garage and Parking Kiosks:

June 2018 - Bank of America Merchant Services \$3,156.91

June 2018 - Bank of America Merchant Services \$2,158.33

City of Northampton
MASSACHUSETTS

In City Council

September 6, 2018

Upon recommendation of the Mayor

18.167 An Order to Authorize Using \$3,600 from Senior Center Gift Fund for Financial Aid for
Programs

Ordered, that

Up to \$3600 in Fiscal Year 2019 from the Northampton Senior Center Gift Fund be used to provide financial assistance to seniors to attend fee based programs offered at the Senior Center, provided that each participating senior meet financial aid guidelines established by the Senior Services Director and that such assistance be limited to no more than \$150 per person per year.

N O R T H A M P T O N
Senior Services

67 Conz Street
Northampton, MA 01060
Director: Marie Westburg
Assistant Director:



Sept 19th, 2018

Hello City Council Members,

I respectfully request that \$3600 from the Gift Fund be allocated for a Financial Aid Fund at the Senior Center. This fund will help us to ensure that participants who currently are unable to attend fee based programs have the option to do so. As a starting point the qualifying criteria will mirror income guidelines for SNAP.

Applicants who qualify will be able to use this funding for health and wellness programs such as a fitness center membership, fitness classes, cooking classes, the Red Bag Senior Farm Share, and other similar programs. Additionally, those seniors who meet the income guidelines and are homebound and isolated, may also apply for funding to participate in our new local trips program. This program prioritizes non-driving seniors in need of socialization in excursions with peers for food and activities in the valley.

Financial aid awards will be distributed through credit towards program fees and will not be carried over month to month or year to year. Applicants will be required to reapply annually. Applicants will be asked on the application if they would like to be screened, and assisted in applying for other community, state and federal income based programs, but this will not be required. Our hope is that we will connect low income patrons with more services while also making our current programs and services more accessible.

With the \$3600 we will begin by offering 20 people with up to \$15 a month to use towards designated programs. A total maximum of \$180 per year, per applicant.

As the financial aid fund grows, through fundraising efforts and grants, we hope to expand the kinds of programming for which these funds can be used, as well as offer a sliding scale for those who are on fixed incomes that may be just over the SNAP income guidelines.

Thank you for your consideration and support in our efforts to serve the seniors of Northampton!

Sincerely,

Marie Westburg

City of Northampton
MASSACHUSETTS

In City Council

September 20, 2018

Upon recommendation of the Mayor

18.168 An Order
to Authorize Gift Acceptance from Eversource for Culvert on Park Hill Road

Whereas, an existing culvert located on Park Hill Road between Autumn Drive and Whittier Street is undersized and in disrepair; and

Whereas, the culvert is located on a tributary to an ecologically-important stream and is listed as a priority culvert for replacement for the State to provide terrestrial and aquatic species connectivity between upstream and downstream stream and wetland areas, improve habitat to a Cold Water Fishery stream, increase flood-period hydraulic conveyance, and improve the condition of the culvert to minimize City-required maintenance; and

Whereas, in August, 2018, the Northampton Department of Public Works received a grant for engineering design services from the Massachusetts Department of Ecological Resources for which engineering design for the culvert replacement will be completed using the Massachusetts Stream Crossing Standards; and

Whereas, the Northampton Department of Public Works has been offered material, labor, and construction oversight services for the replacement of the Park Hill Road culvert, associated paving and relocation of a water main to accommodate the new culvert donated from Eversource Energy; and

Whereas, Massachusetts General Laws ch. 44 s.53A1/2 provides that acceptance of gifts of tangible personal property requires a vote of the City Council and approval of the Mayor; and

Now Therefore Be It Ordered,

The City Council hereby authorizes the Northampton Department of Public Works to accept the gift from Eversource Energy of material, labor and construction oversight services for the culvert replacement of the Park Hill Road culvert, associated paving and relocation of a water main to accommodate the new culvert.