

## Budget and Finance Committee

**3/30/23 6:00 PM**

**Meeting Post:** <https://www.cityofnewburyport.com/budget-finance/events/331406>

### **Roll:**

**B/F:** Zeid, Wright

**Other Members:** Vogel, Donahue

**Staff:** Manning, Levine

**Agenda:** (green = coming out of cmte, pink = coming out of cmte amended, yellow = staying in cmte)

### **Public Comment:**

- Andi Egmont – Ordinance 129. Thoughts and questions on this. Just want to make sure these volunteers are appreciated. Orders and training
- Paul Bevilacqua – 126 Merrimac St Unit 3 – Had an oppty to speak on proposal. Looked at Rules of Engagement and proposed ordinances. Clear rules, transparency are very important. Focusing on having outcomes, positive
- Jeanette Isabella – 100 Water St. Don't understand the rules of engagement. Military? Like we're at war.

### **High Priority (plan to discuss)**

#### **• ORDR00434\_03\_27\_2023 FY24 CPC Recommendations (COTW)**

- **Project #1**
  - Susanne Cameron
  - SC – developing a new program. Have existing for 80% AMI and only for deed restricted properties.
  - SC – Thinks we can have a new source funds, available up to 100% of AMI. This would be middle income. This would be for any market rate. Maybe allow someone renting to move up to ownership.
  - SC – Program would have 10-12 families and it is flying out the door. Interest rate environment is stubborn. Funds could be used. It is a forgivable grant then the grant is forbidden. If they move within years 1 to 5 then it gets clawed up.
  - SC – Asset limit of \$75k
  - SC – First come, first serve in terms.
  - SC – Family of 4, Essex County, no more \$140,200
  - AK – Has this been offered before?
  - SC – Yes, other places do have this.

- AK – Eligibility, must purchase property in Newburyport
  - AK – Where does the asset limit come from?
  - SC – Pretty standard in other cities and towns and affordable mortgage projects
  - BV – Asset limit?
  - SC - \$75k
  - BV – Liquid?
  - SC – Yes, not retirement
  - BV – How do you let it be known
  - SC – It is what it is. Money runs out it runs out
  - \$20k is the max
  - Brian Race – 223 Low St. – AHT - Buying down the interest rate along. 700 sq ft, 450k, Mortgage payments, \$1200 a month move
  - Jane Snow – 9 Coffin St. – What happens if not used
  - MD – Working on 24 months then can ask for extensions. Ask for discretion
  - AK – Will be following and will support
  - BV - \$75k seems challenging
  - SC – The rationale is clear for a reason
  - ***Motion to approve MW/AK – 3-0***
- **Project #2 – not discussed**
  - **Project #3 – not discussed**
  - **Project #4 – not discussed**
- **Project #5**
    - Many lights downtown not converted to LED. They all still have ballasts. Ballasts are going to be considered an environmental hazard. Applied for all lights. Historic preservation is the group. But that didn't work, not feasible. But just wanted to Market Sq, Inn St. Patrick Tracy Square. Lights installed during urban renewal. 31 light toppers will be installed. This is now in the rec category.
    - Lights are in poor shape.
    - Map provided of the lights
    - Led, wattage, etc – applying for LED fixtures. Slightly less energy use. Because they are downtown, we need actual lighting.
    - AK – Total fixtures, 265 fixtures but we're doing 31, correct?
    - KTurn – Yes
    - AK – What's the goal for the others? Is this because had to reapply?
    - KTurn – Trying to get other grants but hasn't been identified yet.
    - KTurn – also allows us to essentially run a test
    - AK – Green communities? Grants?
    - KTurn – Lights have to meet certain wattage. This one wouldn't comply because need more light.

- AK – Don't see the packet? Was there a comparison of technology. Anything that way we could get more?
  - KTurn – top 3 were all around the same price points. Can't purchase lights for the rest of the downtown because of this category.
  - JD – Want to make sure I am hearing correctly. This project for the 3 parks mentioned. Concern is that the rest of the lights, pleasant up state
  - KTurn – Trying on that
  - JD – Want more lights – can businesses donate?
  - SZ – yes, maybe can discuss over options
  - BV – Wattage? Brightness
  - KTurn – Yes, we want brighter because we want consistent. So they are too high wattage to qualify
  - BV – Yes but trying to understand. Do you have go dimmer?
  - Matheson – Yes
  - BV – 2300 per light?
  - SZ – 2300 is per light
  - 72 State St. Charleston and Coco – Hoping for lights to extend up to Harris St. Minimal lights. It's very dark. Dangerous. Downtown kind of stops at Pleasant. We have other businesses up there.
  - Aradme – owner of Virdues. Support Jennie. Foot traffic but it is door
  - SZ – Are these lights going to be in production
  - Matheson – we will look at all of them, lead times, project will be phased. Would like to pick one and then use them consistently.
  - AK – Thinking about this more. Spacing, etc. Should we replace the whole thing?
  - AK – Feels like a big decision?
  - Matheson – Yes, understood. Phase. Funding from different sources.
  - Andy Port – want things to match. Get grants.
  - BV – That raises question of the planning. When put in, they were put in around their capabilities. Brighter lights now? How much of that has been considered
  - BV – Can they be spread out. How much of that analysis has been done.
  - Matheson – We're trying to use existing poles and wiring and some is OK. Reusing poles they are good in shape.
  - ***Motion to recommend approval AK/MW – 3-0***
- **Project #6**
    - Suspend recommend on this one
    - Maybe voted on it with a mistaken understand on current balance.
  - **Project #7**

- Mike Dissette – protect open space subdivision, protect that land
  - MD – 2 components – 1 is the removal and demolition of existing of horse pasture fence parallel to Low St. Exterior and Interior
  - MD – Another one is in a race track. Invites access off of low st which would not be helpful to the land there.
  - MD – New Fence would delineate better and protect from vehicular access. New fence would also install adjacent to the new development.
  - MD – Growing of the vegetation would also be better with this
  - MD – Conservation commission supports this project. They helped put together the application. They will manage it and the conservation restriction. Will expand services.
  - MD – Last element is to put a sign on and kiosk. Explains historic use.
  - AP – Monitoring the work on open space properties. That is what is being extended.
  - MW – Abutter concern with the fence placement. Discussed with them.
  - MD – When project gets underway then project manager will reach out.
  - MW – Yes, concern about property line.
  - AP – can't confirm just yet but relying on survey and will verify that in the field.
  - BV – Do you have a scope of work. How did you come up with number?
  - MD – Number is based on fence contractor and the monitoring person
  - ***Condition on verifying property lines***
  - ***Motion to approve as amended AK/MW – 3-0***
- **Project #8**
- Ron Barrett – mobi mats save the beach, walk on hard surface instead of the dune
  - Ron Barrett – these mats have been very important. Instead of walking on everything. We can only afford so much, volunteers and volunteer money
  - Ron Barrett – Last time got some money was the CPC was boardwalk
  - Ron Barrett – move from 53<sup>rd</sup> to 77<sup>th</sup>.
  - Ron Barrett – usage
  - AK – How install?
  - Ron Barrett – Roll it out that's how it works
  - AK – Feel like they work well
  - Ron Barrett – Roll the wagons on the beach
  - Rosemarie Janco – helps with accessibility

- **Motion to approve MW/AK, 3-0**
- **Project #9 – Explore locations**
  - Ted Boretti – Group of kids approached Parks Commission they were granted in 2020. Then were concerns – safety, etc. They had a lot of fun but it got a little beyond
  - Ted Boretti about \$1150 per site. Maybe some ideas but that's built in there.
  - AK/BV – do we have a list to start from?
  - TB – Some sites that have been considered, is there any space. Colby Farm Lane. Question might be if Marchs hill the best place? Current network of places.
  - AK – Conservation restricted?
  - AK – Would like to know sites
  - BV – Would like assurances from PC that all the background has been considered. Active vs Passive
  - Public Comment
    - Jane Snow, 9 Coffin St. – Attended a lot of the parks meeting. Appreciate kids are creative. Good chance someone get hurt. Does this need oversight? Serious accident?
    - Brian Callahan – 29 Warren St. – Seen this movie more. Skate parks. Kids are going to get hurt. Next to rail trail. Argument comes up all the time. It will happen but it won't be tragic. Wasteland. Cleaned up.
  - Kids are going to do it. Do we want to give kids a place to do it.
  - AK – like bike park idea. Used during COVID
  - AK - Not against bike park, looking at the cost
  - BV – More ideas?
  - MW – Move people out of inn st and go to Nock, like Skate Park
  - **AK/MW – Motion to approve with contingency to work with Parks Commission on identifying the 3 locations. 3-0**
- **Project #10 – not discussed**

**ODNC00129\_11\_01\_2022 Defining Conflict Rule for Dept. Heads (COTW)**

- Chair Summarized
- AK – Hear intent
- AK – Instead of codifying, can we use policy?
- AK – Can we use something as policy document
- AK – Other ways to do things in other ways
- AK – Conflict of interest page and training, some of this is already addressed
- AK – Seems redundant?

- AK – Could it be like a snow and ice plan? As opposed to embedding something in code ordinances
- BV – Second that, feel the same way
- BV – See and hear the intent, question the motivation
- BV – it gets buried, better as an outside document
- BV – Not a lot of guidelines, need guidelines
- BV – Minutes, etc
- BV – document becomes workable
- MW – While I agree it makes sense to have guidelines, specific rules for Department Heads. Doesn't reflect on friends of groups.
- MW – this document would be very clear to me and tell me exactly
- MW – come from industry where compliance is important
- MW – need to provide guidance
- MW – it's not onerous
- Public Comment
  - Ben Iacono - Appreciate the ability to develop some rules. Relationship has to be close. Breaking that relationship is bad.
  - Jeanette Isabella – 100 Water St. – Where will separation around.
  - Stephanie Niketic – 93 High St. – Good governance and simple
  - Paul Bevilacqua – Merrimac St. – much easier without rules on engagement
  - Brian Callahan – Warren St – School Committee. But not representing. Does NEF. Superintendent is the
- EM – Supportive of it in its intent, anything to help
- Stays in Committee

- TRAN00150\_03\_27\_2023 Mayor: General Fund-Free Cash \$30,000 to (B&F) City Hall Main Floor HVAC \$30,000

- ORDR00435\_03\_27\_2023 Buildings Up Grant Acceptance

- ORDR00436\_03\_27\_2023 Katherine Day Gift Acceptance

**Medium Priority (as time allows)**

- ORDR00437\_03\_27\_2023 Morrill Foundation Gift Acceptance

**Low Priority (unlikely to discuss)**

- ORDR00336\_03\_28\_2022 ARPA Amesbury 250K (COTW)

**Public Comment:**

See above.

**Motion to adjourn:**

AK/MW, 3-0, 8:25pm

**Recording:**

[https://us02web.zoom.us/rec/share/cEyoJVdSnrRbpzgkTO1n-zU1XgMPjGypnJNceqUiuYPdsxyOGK3WU7P0HM0147U.7\\_poiOtaIYAeHFpH](https://us02web.zoom.us/rec/share/cEyoJVdSnrRbpzgkTO1n-zU1XgMPjGypnJNceqUiuYPdsxyOGK3WU7P0HM0147U.7_poiOtaIYAeHFpH)

## CPC Project Status Summary

	CPA Project	Applicant	Request	Recommended	Discussed	Amendments	Vote
1.	<a href="#">First-Time Homebuyer Program</a>	Affordable Housing Trust	\$250,000	\$250,000	3/30/23		3-0 recommend approval
2.	<a href="#">Atkinson Common Rock Tower Restoration</a>	City of Newburyport Parks Commission & Division	\$59,950	\$59,950			
3.	<a href="#">The Perkins Art and Research Center</a>	Historical Society of Old Newbury	\$210,251	\$210,251			
4.	<a href="#">Newburyport Custom House Masonry Repair - Portico Roof</a>	Christopher Silva	\$150,000	\$150,000			
5.	<a href="#">Downtown Lighting Project</a>	Department of Public Services	\$69,377	\$69,377	3/30/23	None	3-0 recommend approval
6.	<a href="#">Open Space Reserve Fund</a>	City of Newburyport / Open Space Committee	\$100,000	\$100,000	3/30/23		On Hold per CPC
7.	<a href="#">Colby Farm Open Space Preservation</a>	City of Newburyport / Open Space Committee	\$51,000	\$51,000	3/30/23	Contingent upon confirmation of property lines, all work to be done on public property	3-0 recommend approval with contingency
8.	<a href="#">Mobi mats - Dune Preservation</a>	Plum Island Taxpayers Association PITA	\$6,657	\$6,657	3/30/23	None	3-0 recommend approval
9.	<a href="#">Bike Feasibility Study</a>	City of Newburyport Parks Commission & Division	\$5,750	\$5,750	3/30/23	Contingent upon Applicant identifying the 3 specific sites and providing that list.	3-0 recommend approval with contingency
10.	<a href="#">Cashman Multi-sport Courts Resurfacing</a>	City of Newburyport Parks Commission & Division	\$61,271	\$61,271			