

## Budget and Finance Committee

**4/13/23 6:00 PM**

**Meeting Post:** <https://www.cityofnewburyport.com/budget-finance/events/331411>

### **Roll:**

**B/F:** Khan, Zeid, Wright

**Other Members:** McCauley

**Staff:** Manning, Levine

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

### **Public Comment:**

## High Priority

### • **ORDR00434 03 27 2023 FY24 CPC Recommendations (COTW)**

- **Project 4:** [Newburyport Custom House Masonry Repair - Portico Roof](#)
  - Christopher Silva
  - CS - Very important, need to keep exterior sealed
  - CS - Preservation of building is needed 100%, and also to protect the interior, relative humidity, etc.
  - CS - Action item that has to be taken care of.
  - CS - Tourism. Façade being repaired very important.
  - AK – How often does this get done
  - CS – Rejoint all of the joints, lead flashing, etc. Façade of building. Should 25-50 years with specifications of designer and masonry engineer. Some has been there since 1835.
  - CS – Roof is going to be leaded copper, that is existing but deteriorating. Usually good for about 100 years.
  - AK – what is total project amount
  - CS – Total is 191k. Grants and reserve to cover any gap.
  - SZ – timing
  - CS – try to start at end of fall

Motion AK/MW –

- AK buffer to get this done, worried about rising cost
- AK in terms of CPC use
- MW – nothing to add
- 2-1 (SZ)

- **Project 2:** [Atkinson Common Rock Tower Restoration](#)

- KT – Presentation
- Won't go through full history but there are a lot
- Stone tower was WPA
- Residents used to be able to go up there.
- Tower is in trouble, views are obstructed
- The place is welded shut
- Bellville tried to raise funds, they raised \$100k. Removed staircase. Put temp staircase.
- Installed steel beam for each floor
- Some exterior has been cleaned
- This is phase 1. About \$350k. Planning to do it in phases. Per Parks Commission
- Fix concrete and coat concrete <- that is this phase
- There are 3 other phases.
- Paragraph
- SZ – public access?
- KT – not sure when but it is a goal
- AK – it is a beautiful thing and support this
- AK – about the use though
- AK – how many have access. Is it access for maintenance but public purpose?
- AK – safety perspective? What are the trends in other communities? Can look?
- KT – discussing that
- MW – think is a good thing to do
- MW – symptomatic of neglect of buildings and significant items. Lots of deferred maintenance.
- CP – Very supportive of this project.
- CP – What is timeline to get through this project? Bought a brick a step, etc. Wondering if continuing that fundraising effort? Upcoming phases, is that fundraising or CPC?
- Matt Ellsworth (ME) – grassroots effort, was part of the restoration of gazebo
- ME – BIS, realized situation. Few people trying to raise funds.
- ME – Got \$100k, getting to stable environment
- ME – more donations coming in.
- ME – can use help raising funds.
- ME – Maybe within 5 years
- CP – sooner would be better, Parks Commission take on further funds on this?
- JM – Preservation restriction on tower. Not sure?

- KT – not sure
- JM – going by application might want to get one. Checked off as acknowledged. Maybe want to get this.
- KT – understood.
- AK – quote for project was to BIS
- KT - This would have to go through procurement process
- Public Comment
  - Jane Snow, 9 Coffin St. – this tower used to be open from dawn to dusk. 5 years is a long time. Seemed like it wasn't damaged before. Would like to see this on fast track. Lot of ways this could be used.
- AK/MW – 3-0
- **Project 3:** [The Perkins Art and Research Center](#)
  - Bethany Groff Dorau
  - Executive director
  - Space is the most pressing issue, been collecting since 1877. We are filled to the roof top
  - Interfering with ability to preserve things that are coming through.
  - Want to make space
  - Best way is to move art which is move to perkins building on our campus and the third floor will be made into art storage facility and allow for move of this collection up that floor. More accessible. Some will go into viewable storage.
  - More easy for researchers and for the public
  - Sliding rack system, it is floor system to accommodate the weight
  - Will accommodate all of the paintings
  - Also includes flat file storage
  - Part of other funding, \$287k is the total for phase 1 and other funds will come from other funding sources, etc. And fundraising.
  - Timeline – does not involve interior work. Sometime this fall.
  - Free for residents for Newburyport/Newbury/West Newbury
  - CP – What building is this?
  - BD – It's the one that is behind the barn
  - CP – you will get rest of funds
  - BD – Yes
  - AK – Appreciate creative way to deal with situation. Looking at breakdown of cost. How much more for HVAC? Etc?
  - BD – A lot of that work already done in Perkins building. But it is under control from temp and humidity.
  - Public Comment

- Jane Snow, 9 Coffin St. It is a great building and it's a place that you can spend a little bit of time and you can keep going back.
  - Motion to approve AK/MW – 3-0
- **Project 6:** [Open Space Reserve Fund](#)
  - CPC had another meeting to update on balance.
  - Additional reserve of \$100k
  - We don't have to do this, this year
  - AP – no open opportunities at this point, keep on our radar
  - AK – What is last draw
  - MD – Believe it was \$250k, water supply protection

### **Motion to Approve AK/MW, 3-0**

- **Project 10:** [Cashman Multi-sport Courts Resurfacing](#)
  - KT - Built in 1922, specific vision.
  - Outlived useful life
  - Same scope work as Atkinson
  - Will also feel like new courts
  - Tennis court will be striped for pickleball
  - Fix fence
  - Windscreen because of the river, lots of wind
  - Backboard also possible
  - Also includes basketball courts
  - Will all be restored
  - AK – Installation of board
  - KT – this is a picture of similar
  - CP - \$15k came from pickleball people, they are raising funds
  - Motion to approve MW/AK
  - James Jones – appreciate conversation. It's not a bad word. Focus comment on Cashman. The resurfacing is key. People have fallen. People that play tennis, they welcome this.
  - Motion to approve, 3-0
  - Going forward will be forward. They would reserve it.
- **Debt**
  - For 16 and 17 no debt issue
  - For 16 and 17, bids are coming in
  - EManning – will go out in May. Actively putting list of projects. Not clear if either will be ready for this raft. Depends on whether we have a notice to proceed.
  - EManning – may be able to wait

- EManning – would be a proponent of approving debt service payment. With uncertainty. Whatever is left over would roll back to the CPC. It would get closed out and come back.
- SZ – what kinds of rates are we looking at.
- EManning – Probably high 3's. Trying to figure out if using short term notes. \$10m tax free liability.
- APort – Some changes to the re-bid. So it is available as a re-bid. Broke down it in terms of that. Base bid is east and west wing bid.
- SZ – more context, first round came in too high
- MW – other bonds, how much is left in terms of time
- EM – Fuller, 15 year 2 years ago. Stadium 15, 5 years ago. Cherry is 15 years maybe 9-10 years ago.
- SZ – when coming back for bartlett
- KT – may 2<sup>nd</sup> concom
- KT – talked to MEPA, Army Corps, still on track to put this out to bid out late spring early summer break ground September, October. 2 month. Want conservation before.
- Motion to approve, AK/SZ
- CP – circle back on Market Landing. How far off the mark was the bid that you got and what hope do we have going forward.
- AP – hope have more options. \$3m more than what was estimated.
- AP – time constraints were driving most of concern by breaking off alternate.
- AK – how does that impact the timeline
- AP – Talking about late May, add more time for bidding
- CP – We're all circling around the same question. What is the feasibility of us actually starting by end of July.
- AP – I think that will be an issue
- JM – Crafting a memo is worthwhile. Public safety committee handle this and help everyone get on the same page
- AP – Will know more in a couple of weeks. Some of them easier when we have contractor.
- Vote 3-0
- **Administrative Costs**
  - [Motion to approve MW/SZ, 3-0](#)
- **Project 11 – Atkinson Courts**
  - Tennis courts installed a long time ago
  - Pictures taken last fall
  - High School no longer using these courts

- Pressure wash and remove crack system
- Crack sealer used was not the best product
- New product should last longer
- Remove old, replace then resurface
- Will feel like a brand new court
- AK – See quotes from October. Been in contact and should still be valuable
- AK – Amazing can't tell how old they are
- AK – Fence?
- KT – Have talked to fence contractor but can do some repairs
- KT – pickleball not allowed at these courts per parks commission
- CP – Also want to ask about pickleball. Did recently approve nock/molin tennis court without multi use lines. Tennis team are state champs. Should have pickleball since this is municipal property. How do we justify this that they get it for exclusive use. Pickleball could be used during the day.
- SZ – compare to building new
- KT – More than 300k
- CP – want an answer
- KT – it's park commission answer. 2 sets of lines is distracting to the players. The commission voted this way. It's not that other people can't play there by camps, etc. Commission not pickleball.
- AK – is there a contract? How do the schools access these courts?
- KT – first right for these parks
- TBorretti – want to sympathize with Councillor Preston
- TB – keep coming up against the same old, limited resources
- TB – trying to make the best compromise that we can. And not lining.
- TB – hands tied to accommodate high school
- **Motion to approve AK/MW**
- SZ – We need to bring this debate to a close
- JM – baseball struggles, all sports are coming up short. Everyone wants more. Soccer does what they can. We have lots of parks but not always the right setup. Can private step in and meet the demand.
- CP – Accept the argument, looking for private fundraising.
- AK – Nock there was a friends of group
- JM – yes but they didn't raise funds
- JM – there is private fundraising and user fees.
- JM – it is happening

- **3-0**

### **Project 12: Woodman Park**

- Michael Hennesy
- Presentation
- Woodman one of few rec parks in the west end
- Not ADA compliant at the moment
- Plastic edging is falling over
- Lots of deterioration
- Timber walls are crumbling all need help
- No estimate, used in-house expertise
- Utilize a contractor for this
- AK – Glad something being done here
- MH – yes, it's out there
- AK – breakdown on budget
- MH - Access is being addressed
- Motion to approve AK/MW – 3-0

### **• ORDR00441 04 10 2023 CPA Housing Rehab Reappropriation**

- \$30k
- Housing reserve fund
- CDBG has dwindled
- Meant to help rehabilitate homes
- CP – No understanding of this
- CP – Does the CPC agree with this would it be better this towards the Trust
- Motion to approve – MW/SZ – 3-0

### **• ORDR00442 04 10 2023 CPC FY24 Plum Island Beach Public Access Dune Preservation (Mobi Mats Sand Fencing)**

- SZ – Introduced
- AP – Showed it to the CPC, emergency
- AP – Trying to recreate recreational experience
- AP – Meant to supplement
- AK – Will they be marked
- AP – City property, working with partners
- CP – No objection, thanks Mark Wright
- Motion to approve, 3-0 MW/SZ

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

- Did not discuss

**• TRAN00150\_03\_27\_2023 Mayor: General Fund-Free Cash \$30,000 to City Hall Main Floor HVAC \$30,000**

- EM – Old building has a lot going in terms of HVAC
- EM – Specifically talking about main offices – COS and HR
- EM – Unit failed in late January, office have not heat or cooling fine over the winter but not so good in summer when too hot.
- EM – Bring in contractor to put new system, leave antiquated system
- JM – Heat pump that's about what they cost and labor
- AK – Mini splits?
- JM – yes
- EM – EAC looked at this and its fine for green communities
- SZ – Any other source of funds? City Hall maintenance fund
- EM – Could have cobbled it
- SZ – free cash?
- EM – submit with budget
- **Motion to approve AK/MW, 3-0**

**Medium Priority**

**• ORDR00435\_03\_27\_2023 Buildings Up Grant Acceptance**

- Motion to approve AK/MW 3-0

**• ORDR00436\_03\_27\_2023 Katherine Day Gift Acceptance**

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**• ORDR00437\_03\_27\_2023 Morrill Foundation Gift Acceptance**

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**Low Priority**

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

**Public Comment:**

See above.

**Motion to adjourn:**

MW/AK – 3-0 8:13pm

**Recording:**

[https://us02web.zoom.us/rec/share/zwaJ61pW3S5PiWWDIuADrFKFDp5Zev4I12picbRuj3SGLNRtcRQ6fhDe-QNKPUD\\_.bm\\_jCbHAC2FDVpz](https://us02web.zoom.us/rec/share/zwaJ61pW3S5PiWWDIuADrFKFDp5Zev4I12picbRuj3SGLNRtcRQ6fhDe-QNKPUD_.bm_jCbHAC2FDVpz)

## CPC Project Status Summary

	CPA Project Title	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	4/13/23		3-0
3.	<a href="#">The Perkins Art and Research Center</a>	Historical Society of Old Newbury	\$210,251	\$210,251	4/13/23		3-0
4.	<a href="#">Newburyport Custom House Masonry Repair - Portico Roof</a>	Christopher Silva	\$150,000	\$150,000	4/13/23		2-1 (SZ)
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 4/13/23		3-0
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	4/13/23		3-0
11.	<a href="#">Atkinson Tennis Court</a>	City of Newburyport Parks Commission & Division	\$49,557	\$49,557	4/12/23		3-0
12.	<a href="#">Woodman</a>	City of Newburyport Parks Commission & Division	\$57,570	\$57,570	4/13/23		3-0

	Debt		\$688,170	4/13/23		3-0
	Administrative Costs		\$14,000	4/13/23		3-0

March 2023

### **DOE- Buildings UP Program Summary- Newburyport**

The U.S. Department of Energy (DOE) Buildings Upgrade Prize (Buildings UP) is a capacity-building prize focused on reducing greenhouse gas emissions in existing buildings through energy efficiency and efficient electrification. In its first phase, Buildings UP will award over \$22 million in cash prizes and technical assistance to winning teams that develop innovative initiative models, leveraging billions in federal funding for energy efficiency and efficient electrification to accelerate building upgrades and achieve greenhouse gas reduction, equity, economic development, and health goals.

The Department of Energy is NOT looking for technical research projects. They are funding grassroots efforts to help spur adoption of electrification of buildings. They are interested in projects that address local problems yet can be scaled effectively to the region or other areas.

They also realize that many community groups may not have the experience or expertise to put together effective teams, even though they have good ideas. To help address this problem, they are awarding prizes to help defray the costs of preparing a proposal and give teams technical support they need to build a team. They are awarding \$5,000 to teams and providing ten hours of technical support. The Department of Energy is using an outside organization, HeroX, to run this program and make the awards. Organizing the project in this way, allows winners to use the money for the project, while not being subject to federal government accounting procedures. Winners are allowed to spend the money in any way they see fit to further the project.

The Newburyport Energy Advisory Committee applied for funding because this project is completely in line with the city's commitment to becoming Net 0. Roughly a third of Newburyport's energy use is due to building heating and cooling. The pathway both the federal and state governments are funding is to convert buildings and transportation to electric while greening up the grid. The problem we see here in Newburyport is how to convert our older homes to electric heat pump technology while being sensitive to the historic character of the homes and our city. This is why we are preparing a proposal titled "Electrifying Old Homes with Care." Our goal will be to create a roadmap or decision tree for homeowners to help them sort through all the options and incentives regardless of the type of heat or distribution system they now have in their homes.

We have won the application support prize and will use it to build an appropriate team including historic preservation, building scientists, and community groups to write an effective proposal. If we are one of the awardees of the next phase, we will receive \$200,000 to carry out the work.