



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: February 7, 2019

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 January 17, 2019

Documents:

[01-17-2019_finance committee minutes.pdf](#)

4. Financial Orders

A. 18.233 An Order To Acquire Land On Chestnut Mountain Road In Hatfield For Water Supply Protection

Documents:

[18.233 an order to acquire land on chestnut mountain road in hatfield for water supply protection.pdf](#)

B. 18.234 An Order To Accept M.G.L. 64G, 3D(A) To Impose Community Impact Fee On Short-Term Rentals

Documents:

[18.234 an order to accept m.g.l. 64g, 3d\(a\) to impose community impact fee on short-term rentals.pdf](#)

C. 18.235 An Order To Accept M.G.L. 64G, 3D(B) To Impose Community Impact Fee On Short-Term Rentals Within Two- And Three-Family Dwellings

Documents:

18.235 an order to accept m.g.l. 64g, 3d(b) to impose community impact fee on short-term rentals within two- and three-family dwellings.pdf

D. 18.236 An Order To Reprogram AOM Funds From Foundation Repair To Stage Door Handicapped Access

Documents:

18.236 an order to reprogram aom funds from foundation repair to stage door handicapped access.pdf

E. 18.237 An Order To Appropriate Community Preservation Act Funds For Creation Of Affordable Housing Units At Village Hill Apartments

Documents:

18.237 an order to appropriate community preservation act funds for creation of affordable housing units at village hill apartments.pdf
18.237 cpc recommendation letter.pdf

F. 18.238 An Order To Appropriate CPA Funds For Parsons Brook Pine Barrens Acquisition Project

Documents:

18.238 an order to appropriate cpa funds for parsons brook pine barrens acquisition project.pdf

G. 18.239 An Order To Appropriate CPA Funds For Rocky Hill Trail At Burts Bog

Documents:

18.239 an order to appropriate cpa funds for rocky hill trail at burts bog.pdf

H. 18.240 A Order To Appropriate CPA Funds For Restoration Of 125-Year Old Window At Forbes Library

Documents:

18.240 a order to appropriate cpa funds for restoration of 125-year old window at forbes library.pdf

5. New Business

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

6. Adjourn

**Contact: D. Murphy @ david.murphy8@comcast.net
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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: January 17, 2019

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 7:11 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 January 3, 2019
Councilor Sciarra moved to approve the minutes of January 3, 2019. Councilor LaBarge seconded. The motion passed 4:0 by voice vote.
4. **FY2019 Second Quarter Financial Report**

Finance Director Susan Wright reviewed spreadsheets showing revenue and expenditures for the General Fund and for Enterprise Fund accounts for the period October 1, 2018 through December 31, 2018. Beginning with General Fund Revenue, Ms. Wright highlighted the fact that the hotel/motel tax is 4.6% above the level for the same quarter last year. In other positive news, \$80,963 has come in for tax title payoffs, representing taxes that have been collected for properties the city had begun taking for back taxes.

No payments have yet been collected for Payments in Lieu of Taxes (PILOTS) for various entities since the city doesn't usually bill for PILOTS until after it has set the tax rate, she explained. The FY2019 tax rate was just set in November, she reminded.

Under Charges for Services - primarily parking and ambulance revenue - ambulance revenue at the midyear point is \$950,000, which is great, she observed. Last year, the Fire Rescue Depart-

City Council Committee on Finance Meeting Minutes for January 17, 2019

ment brought in \$1.8 million so it is on track to bring in the same amount. Parking revenue has been distributed among more budget line items than in the past as she has added lines for credit card and mobile app revenue since these payment options were recently added. The use of credit cards and mobile apps is continuing to climb. Overall, parking revenue is as projected, it is just distributed differently among various budget lines. In other Charges for Services, the largest single contributor is tuition for Smith Vocational and Agricultural High School, which is billed on a quarterly basis.

The next section - Licenses & Permits – is very driven by what’s happening in the local economy, Ms. Wright related. The Building Inspector has already brought in \$352,000, 91% of that projected, meaning they are well ahead of schedule. With building up, it ultimately translates into new growth, so these are good numbers, she stressed. Wiring is also up, with \$85,000, or 77%, of projected revenue brought in so far. .

The rest of revenues are as projected, resulting in an overall collection rate of 46.6% halfway through the year. The percentage on this line is not as definitive as in some other places as some payments are not received until the end of the year, she pointed out.

With regard to General Fund expenditures, there is really nothing in particular to highlight, she observed. She has broken down departmental expenditures into Personnel Services (PS) and Ordinary Maintenance (OM) and, in general, looks at whether PS halfway through the year is 50% or less. For some departments it is lower due to vacancies and for some – i.e. - the Recreation Department and Senior Services – it is higher since a portion of salaries is transferred from revolving accounts later in the year. There were no percentages that concerned her, she volunteered. She will start tracking bi-weekly payroll in February to project ending balances in PS for all departments to determine if any will need a transfer.

With regard to Enterprise Fund revenue, there is nothing of particular concern, she continued. What she tends to look for here is rates to make sure that, halfway through the year, revenue is on track to meet projections. For expenditures, percentages are not as meaningful for these accounts as for the General Fund but, in general, expenditures are on track.

The best news is that they see the Building Inspector bringing in a lot of revenue which translates into new growth, she reiterated.

For hotel/motel and meals revenue, the payment received in December reflects activity in August, September and October as revenue figures are always a couple of months behind, she clarified. Vendors have the month of November to file their taxes and then the state distributes the city’s share of tax revenue in December. The quarterly payment in December contains no marijuana payment yet, she confirmed. The first payment the city receives for marijuana sales will be the first week of April reflecting what happened in November, December and January. She knows there has been a lot of speculation about that number and she is not going to give them any [preliminary] ideas, she concluded.

Councilor O'Donnell voiced his assumption that the city will not be counting on significant revenue from adult use marijuana revenue as it puts together a budget [for FY2020] since they have no idea what to expect.

Ms. Wright confirmed that is the case. Since the marijuana dispensary in Northampton was one of the first to open, Initial revenue will not be a solid number they can expect on a consistent basis, she pointed out. It will take about a year to get a handle on how much revenue marijuana sales are going to contribute to their base, she suggested.

Councilor O'Donnell asked about the host community fee for recreational marijuana. They had planned for \$250,000 but the amount shown is \$200,000, he noted.

The city has an existing host community agreement for medical marijuana, and there will be a host community fee for adult use marijuana as well, Ms. Wright confirmed. It is not yet shown on the spreadsheet.

Administrators will likely not show the host community fee as revenue because it has a five-year lifespan and then goes away, Mayor Narkewicz advised. They are trying to figure out to treat it, he shared.

Councilor Dwight asked how the recent review of positions and salaries conducted by a consultant will play into the budget.

Because it is a matter subject to collective bargaining, he would prefer to discuss it in Executive Session only, Mayor Narkewicz said.

Fair enough, Councilor Dwight replied.

5. Financial Orders

A. 18.224 An Order To Appropriate \$10,000 For Emergency Demolition - 45 Carolyn Street
Councilor Murphy read the text of the order.

Councilor LaBarge moved to forward the order with a positive recommendation. Councilor Sciarra seconded.

Unfortunately, the city had a fatal fire at 45 Carolyn Street, and the Building Inspector invoked several sections of Massachusetts General Law to secure the property, Mayor Narkewicz explained. Workers may have to take additional steps to secure the property up to and including demolition. The Mayor's office is essentially asking for an emergency appropriation which will go into a fund to be used to pay anticipated expenses. Under Mass. General Law, the property will be liened to recover expenses later in the process. The city most recently had to do this for an arson fire at the former Northampton Honda facility on King Street and has taken similar action in serious hoarding cases where corrective action was necessary to eliminate safety hazards. They are seeking two readings tonight. The city's costs will be liened against the property and eventually when a settlement is reached the city will be made whole, he assured.

The motion passed unanimously by voice vote with 4 Yes, 0 No.

B. 18.225 An Order To Authorize Roundhouse Parking Lot Fee And Easement Acquisition And Sale

Councilor Murphy read the text of the order.

Councilor LaBarge moved to forward the order with a positive recommendation. Councilor Sciarra seconded.

As part of the FY2018-2022 Capital Improvement Program (CIP), the council approved a project that was a follow-up or unofficial Phase 3 of the Pulaski Park renovation, Mayor Narkewicz reminded. When the city created an overlook at Pulaski Park, administrators made a decision to remove a significant amount of parking. The intention was to go back and redesign the Roundhouse lot to try to make up for what was lost. Toward that end, they engaged Tighe & Bond to redesign the lot, including reconfiguring parking and rerouting the bike trail. The proposed land acquisition would give the city space necessary to increase overall parking by about 55 spaces.

Essentially, the plan would move the boundary of city-owned land closer to the tree line, allowing the creation of additional parking spaces.

The long-term plan is to construct a solar canopy over the lot, Mayor Narkewicz continued. Consultants have done some analysis and the site has great potential for this use. A solar canopy will be incorporated into the design of what will ultimately be an improved parking lot and renewable energy project.

The city does not yet have agreements with any of the four property owners but is asking for authority to enter into contracts to buy the property, Mr. Feiden clarified. In an urban area, a small amount of space obviously makes a big difference, but the entire acquisition is less than a tenth of an acre, he noted.

Mr. Feiden described the changes to the lot as shown on the plan. Some of the new spaces will actually be on the land being purchased, but the acquisition also allows them to reconfigure the lot to create additional spaces in other areas. The Housing Authority owns the largest property to be acquired, with three smaller pieces belonging to private parties. The bike path will be shifted to the southern edge of the property to allow a new row of parking to be added.

The acquisition consists of basically undeveloped land, Mr. Feiden confirmed.

Twenty years ago, the city did a detailed hazardous waste assessment of the Mill River channel to explore the feasibility of restoring the river through the downtown area. During that process, consultants discovered a disposal site that became an \$8 million liability for Columbia Gas. Columbia Gas has cleaned up the site but below 17 feet there is still some contaminated product so the city is never going to restore the river in this area. The site was a homeless encampment for a while and has been a snow storage area; it is sort of a "leftover spot," he suggested.

Councilor Sciarra expressed her understanding that they are extending the existing rows of parking and adding an additional row of 'nose-in' parking. She heard some concern from a resident about the city paving over an urban forest area, she shared. Looking at the depiction, it seems that not too many trees are being removed and that a more densely forested area is not being touched, she observed. She asked if Feiden knew of the number of trees to be removed.

The heavily-wooded property to the south is privately owned and will probably be developed at some point, Mr. Feiden surmised. On city-owned property next to the Housing Authority, there are two trees that are going to come down anyways due to root intrusion on the bike path – a beautiful Sycamore tree and a large black Locust. On Housing Authority property, there are also two very nice trees slated to be taken down, he acknowledged. (They planted a lot of nice trees in Pulaski Park, he pointed out.)

As part of the transaction the Housing Authority will receive a significant award, and planners have offered to use some of the award to plant new trees between the parking lot and property line, Mr. Feiden noted.

Councilor Klein asked if trees will have to be taken down for installation of the solar canopy.

Mr. Feiden said 'No.' Rather than restore the parking lot after Columbia Gas' remediation project, Columbia Gas put money in an account to replant trees in the future. This money is also the source of the award for the land being acquired.

Councilor Klein asked if there would be an issue with installing footings for the solar canopy since the site is a brownfield, but Councilor Murphy pointed out that footings don't go down that far.

In response to a question from Councilor LaBarge, Mr. Feiden said the project will result in a net gain of 27 spaces counting the 25 spaces lost when the city expanded Pulaski Park. The expansion will yield 55 spaces, but as part of the negotiation with neighbors, planners are offering them access to their land, so this will cost three of those spaces.

Councilor Dwight asked if the transaction will provide frontage for the private lots in question that would facilitate development of the back of the properties.

There are no frontage requirements in the Central Business District (CBD) but development of the lots does require access, Mr. Feiden confirmed. Potential developers could come in from Clark Avenue but this is problematic so planners would prefer to give them access from Old South Street. What they have told the property owners is that an easement makes sense from an economic development standpoint but that they don't want to give separate easements.

Planners do intend to come back to expand the CBD further south, Mr. Feiden advised.

Councilor Dwight said he also heard concern about tree removal. The city's direct involvement in tree removal is not that much since most of the removal will be due to private development, he suggested.

Under the new tree ordinance, private parties would have to replace any trees over 20 inches in diameter at breast height, Mr. Feiden reminded, so there would be some mitigation for any loss.

"The concern is a nostalgic attachment to a wooded area that the constituent had known since childhood," Councilor Dwight related.

The Housing Authority had the same concern, which is why they don't yet have an agreement, Mr. Feiden volunteered.

Councilor Dwight asked if there were any permeability or runoff issues.

This is something Tighe & Bond will have to address, Mr. Feiden said. For better or worse, downtown is underlain by something called 'Lake Hitchcock clay,' so even native soil doesn't have great permeability, he asserted. Going from sand to asphalt makes a big difference in the amount of runoff but going from clay to asphalt is not as big a difference, he indicated.

Ground water moves incredibly slowly, Feiden continued. Manufactured gas byproducts (the type of contaminants they are dealing with) move quickly while warm (when they are first discharged) but not quickly after that.

Councilor Murphy said he is intrigued by the possibility of new growth in this location.

The motion passed unanimously 4:0 by voice vote.

C. **18.226 An Order To Reprogram Ryan Road Gym Floor \$10,000 To Jackson Street Cafeteria HVAC**

Councilor Murphy read the text of the order.

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

It is a fairly straightforward order to transfer excess funds from one project to another, Councilor Murphy commented. There being no questions, he called the motion to a vote and it passed unanimously 4:0 by voice vote.

D. **18.227 An Order To Authorize SVAHS To Submit SOI To MSBA For Windows In A And B Buildings**

Councilor Murphy read the text of the order.

Councilor Sciarra moved to forward the order to the full City Council with a positive recommendation. Councilor Carney seconded.

This is very similar to roof repair projects the City Council has authorized for Northampton Public Schools, Mayor Narkewicz related. Smith Vocational and Agricultural High School (SVAHS) Super-

intendent Andrew Linkenhoker was present to discuss the request, accompanied by Facilities Manager Tim Smith.

As chair of the Capital Improvements Committee, Councilor Murphy assured fellow councilors that SVAHS has been coming to them for years looking for money for windows.

The school is looking at a total cost of about \$400,000 and that's on the high end, Dr. Linkenhoker advised. Typically, MSBA projects fall in the lap of the city. Since only 20% of SVAHS students come from Northampton, the agreement with the city is that, whatever local match is required, the city will pay 20% and SVAHS the rest. Under this arrangement, the city would be looking at a cost of \$36,000 and Smith Vocational \$144,000.

Building A is the main building with the library, main office and cafeteria, and Building B is the building with the gymnasium and many of the vocational programs. Both buildings opened in 1976 and the windows are original. An energy efficiency study done back in 2009 recommended that the windows be replaced then.

In Building A, the former central office space was renovated about three years ago and five windows were replaced as part of that project. Other than that, all windows in both A and B will be replaced. In some of the vocational programs, occupants can feel a draft and students have to wear coats.

Councilor O'Donnell expressed his understanding that the City Council is authorizing submission of a specific Statement of Interest (SOI) dated January 11, 2019. He asked for a copy of this document, and the superintendent said he would provide it.

Mayor Narkewicz emphasized that they are seeking two readings tonight since applicants need certified copies of all meeting minutes at which votes are taken. This is just to put an application in the hopper, he said.

The Capital Improvements Committee has been getting requests from Smith Vocational for capital improvements for a number of years, and applying to the MSBA is the preferred way of making those improvements, Councilor Murphy reiterated.

The motion passed unanimously 4:0 by voice vote.

E. 18.228 An Order To Appropriate \$39,000 From Free Cash To ITS For Laserfiche Hosting Services

Councilor Murphy read the text of the order.

Councilor LaBarge moved to forward the order to the full City Council with a positive recommendation. Councilor Carney seconded.

Since this is first year Northampton has provided this regional service, the revenue flowed directly from participating communities to the city. In future years, the money will be earmarked as revenue

to the Information Technology Services (ITS) program. Since this is a transitional year, it came in as Free Cash.

Councilor Murphy expressed his understanding that they are essentially allocating funds from the General Fund given to them for this purpose to this purpose. Going forward, administrators will be able to project the revenue directly into the ITS budget, Mayor Narkewicz confirmed.

The motion passed unanimously 4:0 by voice vote.

F. **18.229 An Order To Appropriate Whiting Street Fund \$25,000 For Food Programs**

Councilor Murphy read the text of the order.

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

The charitable program has come full circle, Mayor Narkewicz commented. The Whiting Street Fund used to be administered by the Board of Almoners but the fund wasn't being fully-utilized and applications were mostly from people who knew about the fund. The committee was successfully reorganized by administrative order a couple of years ago and members now determine the amount of funds available, put out an RFP and interview applicants. They are actually seeing the funds getting out into the community and serving low and moderate income folks in need. The request is to allow the \$25,000 to be disbursed as described, he submitted.

Members asked questions and offered comments. Councilor LaBarge said she is really happy with the direction the program has taken. Councilor Murphy agreed it is a more organized and inclusive approach to the distribution of the funds.

Councilor Sciarra asked if program administrators have settled on a theme of food insecurity permanently or whether it will be a rotating theme.

Committee members had a long conversation about what they thought were the most basic needs and food and shelter came out on top, Ms. Wright responded. Next year they may decide to go in another direction. She suspects they may look at shelter next. They really want to look at basic needs since this was the goal of the donor. Food and shelter seemed to be the first things everybody thought about.

Manna is remarkable for doing so much with so little. Councilor Sciarra observed. "This is a huge gift for them," she suggested.

Councilor O'Donnell asked to be reminded of the legal basis for the city's ability to use the fund for programs and services.

The city is following a probated will, Mayor Narkewicz explained. Whiting Street left money to cities and towns up and down the valley specifically to benefit "the worthy poor." Interestingly, funds were not allowed to be used for residents of the Alms House.

Proposals are sent out in November and recipients are expected to submit a report of how they spent the money, Ms. Wright explained. The committee began working in September, met with prior recipients and then put out a new RFP in November. The application was due in December, and members met in January to review the applications and make a recommendation to the Mayor. This year they want to make site visits to the agencies, probably late in the summer.

He appreciates that committee members are going with well-known, established entities with infrastructure in place so money will go directly to those in need and not toward administration, Councilor Murphy said.

The motion passed unanimously 4:0 by voice vote.

6. **New Business**

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

7. **Adjourn:** There being no other business, Councilor Sciarra moved to adjourn. Councilor Carney seconded. The motion was approved on a voice vote of 4 Yes, 0 No. The meeting was adjourned at 8:03 p.m.

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

**City of Northampton
MASSACHUSETTS**

In City Council, _____, 2019

Upon the recommendation of the Mayor and the Department of Public Works

18.233 An Order

to Acquire Land on Chestnut Mountain Road in Hatfield for Water Supply Protection

Ordered, that

- WHEREAS, The City of Northampton owns a surface drinking water supply in the towns of Hatfield, Whately and Williamsburg which is surrounded by watershed land owned by both the City and private property owners, and;
- WHEREAS, It is in the interest of the City to acquire privately held parcels within this watershed as they become available for sale to protect its drinking water supply, and;
- WHEREAS, Certain parcels of land within the watershed are available for acquisition, and it is in the interest of the City to acquire the parcels for watershed protection.

NOW, THEREFORE, BE IT ORDERED,

That the City Council authorizes the acquisition by gift, purchase, eminent domain or otherwise, the fee interest in one parcel of land containing 9.125 acres, more or less, located on Chestnut Mountain Road in Hatfield and shown as Parcel 3 on a plan entitled "Plan of Land in Hatfield, Massachusetts Surveyed for the City of Northampton," dated January 15, 2019, by Heritage Surveys, Inc. This acquisition is for the purpose of the sanitary protection of the Mountain Street Reservoir, part of the City of Northampton's Water Supply. The parcels shall be held in the custody and control of the Department of Public Works.

Further, that no appropriation is necessary for the acquisition of the easement authorized hereunder inasmuch as sufficient funds for this acquisition have been appropriated in Water Enterprise 61523-581000-11 – Land.

**City of Northampton
MASSACHUSETTS**

In City Council, February 7, 2019

Upon the recommendation of Mayor David J. Narkewicz

18.234 An Order to Accept M.G.L. 64G, 3D(a) to Impose Community Impact Fee on Short-Term
Rentals

Ordered, that

WHEREAS, by virtue of Chapter 337 of the Acts of 2018, the Legislature amended c. 64G of the Massachusetts General Laws by adding § 3D (a), which allows communities that have adopted a local room occupancy excise to adopt a community impact fee not to exceed three (3%) percent of the total amount of rent for each transfer of occupancy of a professionally managed short-term rental unit that is located within the City; and

WHEREAS, The City adopted a local room occupancy excise by City Council vote on April 21, 1988; and,

WHEREAS, it is in the best interests of the City to impose community impact fees upon the transfer of short-term rental units in professionally managed units located in the City, and to dedicate the fees to affordable housing projects within the City; and,

WHEREAS, the authorization contained in § 3D (a) is a local option, requiring the city council to accept the provisions thereof by majority.

NOW, THEREFORE BE IT ORDERED,

That the City of Northampton accepts the provisions of Section 3D (a) of M.G.L. Chapter 64G, and hereby imposes a 3 per cent community impact fee on the total amount of rent for each transfer of occupancy of a professionally managed short-term rental unit that is located within the City. All community impact fees received pursuant to this Order shall be paid to the City monthly by the operator. All community impact fees received pursuant to this Order shall be dedicated to affordable housing projects within the City.

**City of Northampton
MASSACHUSETTS**

In City Council, February 7, 2019

Upon the recommendation of Mayor David J. Narkewicz

18.235 An Order to Accept M.G.L. 64G, §3D(b) to Impose Community Impact Fee on Short-Term Rentals Within Two- and Three-Family Dwellings

Ordered, that

WHEREAS, by virtue of Chapter 337 of the Acts of 2018, the Legislature amended c. 64G of the Massachusetts General Laws by adding § 3D (b), which allows communities that have voted to impose a community impact fee upon the transfer of occupancy of a professionally managed short-term rental unit that is located within the City to impose the community impact fee upon each transfer of occupancy of a short-term rental unit that is located within a two-family or three-family dwelling that includes the operator's primary residence; and,

WHEREAS, by vote of the City Council immediately preceding this vote, the Council voted to impose a community impact fee upon the total amount of rent for each transfer of occupancy of a professionally managed short-term rental unit; and,

WHEREAS, it is in the best interests of the City to impose community impact fees upon the transfer of short-term rental units located within a two-family or three-family dwelling that includes the operator's primary residence, and to dedicate such fees to affordable housing projects within the City.

WHEREAS, the authorization contained in § 3D (b) is a local option, requiring the city council to accept the provisions thereof by majority vote; and,

NOW, THEREFORE BE IT ORDERED,

That the City of Northampton accepts the provisions of Section 3D (b) of M.G.L. Chapter 64G, and hereby imposes a three (3%) per cent community impact fee on the total amount of rent for each transfer of occupancy of a professionally managed unit that is located within the City. All community impact fees received pursuant to this Order shall be paid to the City monthly by the operator. All community impact fees received pursuant to this Order shall be dedicated to affordable housing projects within the City.

City of Northampton
MASSACHUSETTS

In City Council

February 7, 2019

Upon recommendation of the Mayor

18.236 An Order to Reprogram AOM Funds from Foundation Repair to Stage Door Handicapped
Access

Whereas, the City appropriated funds to make the stage door access at the Academy of Music handicapped accessible and the project was bid in the spring of 2018;

Whereas, the bids received exceeded the approved budget and the project was put on hold in order to review and rebid once additional funds were identified;

Whereas, the AOM Foundation Repairs have been completed and have funds remaining that are now surplus;

Ordered, that

The balance of \$6,420 remaining in the Academy of Music Foundation Repairs Capital Project (19303 586842) be reprogrammed to add to the \$131,527 previously appropriated for the Academy of Music Stage Door Handicapped Access Project (19303 586712), bringing the total appropriated for the State Door Handicapped Access Project to \$137,947.

City of Northampton
MASSACHUSETTS

In City Council, February 7, 2019

Upon the recommendation of the Community Preservation Committee

18.237 An Order
to Appropriate Community Preservation Act Funds for Creation of Affordable Housing Units at Village Hill
Apartments

Ordered, that

WHEREAS, The Community Builders submitted an application for Community Preservation Act funding for creation of affordable housing units at the Village Hill Apartments;

WHEREAS, the project will create approximately 65 units of mixed income rental housing at Village Hill on two parcels, and 35 of these will be restricted to households and individuals earning 60% of area median income or below;

WHEREAS, open spaces and playgrounds are part of the project and will be open and available for use by the public;

WHEREAS, The Community Builders has an excellent record of providing affordable housing in Northampton and beyond;

WHEREAS, the project will leverage funds from a variety of other sources and has wide community support;

WHEREAS, on November 14, 2018, the Northampton Community Preservation Committee voted unanimously to recommend that \$150,000 in Community Preservation Act funds be used to support this project.

NOW, THEREFORE BE IT ORDERED,

That \$150,000 be appropriated from Community Preservation Act funding to The Community Builders for the Village Hill Apartments project. And, that the grantee meets the conditions approved by the Community Preservation Committee, the Mayor, and City Council.

Specifically, \$89,000 is appropriated from the CPA Affordable Housing Reserve (account #2344930-359933), and \$61,000 is appropriated from the CPA Undesignated Reserve (account #2344930-359930).



*City of Northampton
Community Preservation Committee
210 Main Street, City Hall
Northampton, MA 01060*

February 4, 2019

Ryan O'Donnell
City Council President
210 Main Street, Room 16
Northampton, MA 01060

Re: Community Preservation Committee Recommendations for Funding

President O'Donnell and City Councilors,

In September 2018 the Community Preservation Committee (CPC) began reviewing project proposals submitted for CPA funding consideration. After extensive review including applicant presentations, public comment sessions and deliberation, the CPC unanimously voted to recommend four funding requests totaling \$568,160. Along with projects funded during the first round of funding in 2018, these represent a wide variety of project types around the city in every CPA funding category. Two projects were not selected for funding, and two other projects for which the CPC recommended funding did not receive state grants that were necessary to allow them to proceed.

The CPC encourages Councilors and the public to visit <http://archive.northamptonma.gov/WebLink/0/foi/591450/Row1.aspx> to view the full applications submitted for each project funded this round. Meeting minutes, information about the CPA, and other project materials can be accessed on the CPC's webpage: www.northamptonma.gov/1048/Community-Preservation-Committee

Please do not hesitate to contact myself, or Preservation Planner Sarah LaValley with any questions about the projects, the Committee's recommendations, or if additional information is needed.

Projects Recommended for Funding:

Rocky Hill Trail at Burts Bog, Office of Planning & Sustainability, \$200,000

CPA funds be used as a match for a federal Land and Water Conservation Fund grant to create a .75 mile ecologically sensitive trail that will connect several neighborhoods and create a safe walking route to Ryan Road School.

Forbes Library Window Restoration, Northampton Central Services, \$100,000

CPA funds will contribute to restoration of the original windows at Forbes Library. This will protect the Library's historic collections, increase energy efficiency and reduce heating and cooling costs.

Parsons Brook Pine Barrens Acquisition, Conservation Commission, \$118,160

CPA funds will be used as a match for state grant funds to acquire and permanently protect 87 acres along Parsons Brook, adjacent to existing protected open space west of Cardinal Way. The area includes trails and fishing opportunities, endangered species habitat, and rare acidic pine barrens.

Village Hill Apartments, The Community Builders, \$150,000

CPA funds will contribute to creation of 65 units of mixed income rental housing, including 36 units restricted to low-income and extremely low income households, on two lots at Village Hill.

Thank you,

Brian Adams
Chair, City of Northampton Community Preservation Committee

City of Northampton
MASSACHUSETTS

In City Council, February 7, 2019

Upon the recommendation of the Community Preservation Committee

18.238 An Order to Appropriate CPA Funds for Parsons Brook Pine Barrens Acquisition Project

Ordered, that

WHEREAS, the Northampton Conservation Commission and Office of Planning & Sustainability submitted a CPA application for purchase of 87 acres within the Parsons Brook greenway on Route 66 and Burts Pit Road;

WHEREAS, the area includes rare pine barrens habitat, a coldwater fishery, core habitat of rare and endangered species, acidic wetlands, and serves as a wildlife corridor for birds and large mammals, and is adjacent to already-protected open space;

WHEREAS, the project meets the goals of the Sustainable Northampton Plan, Northampton Community Preservation Plan, and Open Space, Recreation and Multi-use Trail Plan to protect open space, provide for passive recreation, and protect heritage landscapes;

WHEREAS, on November 14, 2018, the Northampton Community Preservation Committee voted unanimously to recommend that \$118,160 in Community Preservation Act funds be used to support this project.

NOW, THEREFORE BE IT ORDERED,

That \$118,160 be appropriated from Community Preservation Act funding to the Northampton Conservation Commission and Office of Planning and Sustainability for the Parsons Brook Pine Barrens acquisition Project. And, that the grantee meets the conditions approved by the Community Preservation Committee, the Mayor, and City Council.

Specifically, \$118,160 is appropriated from the CPA Open Space Reserve (account #2344930-359931).

City of Northampton
MASSACHUSETTS

In City Council, February 7, 2019

Upon the recommendation of the Community Preservation Committee
18.239 An Order to Appropriate CPA Funds for Rocky Hill Trail at Burts Bog

Ordered, that

WHEREAS, the Northampton Office of Planning and Sustainability submitted an application for Community Preservation Act funding for a .75 mile multi-use trail within the Burts Bog Greenway;

WHEREAS, the project meets the goals of the Northampton Sustainability Plan and Open Space, Recreation and Multi-Use Trail Plan.

WHEREAS, the project has wide community and regional support, will connect neighborhoods, and will create safe routes to school and meaningful non-motorized travel options.

WHEREAS, CPA funds will be used as a match for an approved FY19 Federal Land and Water Conservation Fund grant.

WHEREAS, on November 14, 2018, the Northampton Community Preservation Committee, voted unanimously to recommend that \$200,000 in Community Preservation Act funds be used to support this project.

NOW, THEREFORE BE IT ORDERED,

That \$200,000 be appropriated from Community Preservation Act funding to the Rocky Hill Trail at Burt's Bog. And, that the grantee meets the conditions approved by the Community Preservation Committee, the Mayor, and City Council.

Specifically, \$45,840 is allocated from the CPA Open Space Reserve (account #2344930-359931), and \$154,160 is allocated from the CPA Undesignated Reserve (account #2344930-359930).

City of Northampton
MASSACHUSETTS

In City Council, February 7, 2019

Upon the recommendation of the Community Preservation Committee

18.240 A Order to Appropriate CPA Funds for Restoration of 125-year Old Window at Forbes Library

Ordered, that

WHEREAS, the Northampton Central Services Department submitted a CPA application for restoration of the 125-year old windows at Forbes Library;

WHEREAS, the library is important to the history of the City and the region, is listed on the National Register of Historic Places, and includes invaluable historic collections, including the Calvin Coolidge Presidential Library;

WHEREAS, restoration of the windows is an appropriate historic treatment that conforms to the Secretary of the Interior's standards and will secure the building's envelope and increase energy efficiency;

WHEREAS, on November 14, 2018, the Northampton Community Preservation Committee voted unanimously to recommend that \$100,000 in Community Preservation Act funds be used to support this project.

NOW, THEREFORE BE IT ORDERED,

That \$100,000 be appropriated from Community Preservation Act funding to Northampton Central Services for the Forbes Library Window Project. And, that the grantee meets the conditions approved by the Community Preservation Committee, the Mayor, and City Council.

Specifically, \$100,000 is appropriated from the CPA Historic Reserve (account #2344930-359932).