



Finance Committee Agenda

City of Newton **In City Council**

Wednesday, September 25, 2019

7 PM
Room 211

Items Scheduled for Discussion:

- #286-19** **Mayor's appointment of Brian Davis to the Board Assessors**
BRIAN DAVIS, 1100 VFW Parkway, West Roxbury, appointed to the Board of Assessors.
Term to expire August 4, 2022. (60 day: October 11, 2019)
- #82-19** **Referred to Public Safety & Transportation and Finance Committees**
Authorize the Director of Planning to set the fees for parking meter spaces
COUNCILORS AUCHINCLOSS, DOWNS, LEARY, KRINTZMAN, RICE, NOEL, DANBERG, GROSSMAN, MARKIEWICZ, CROSSLEY, SCHWARTZ AND THE DIRECTOR OF PLANNING & DEVELOPMENT requesting amendment to Section 19-191. **Parking meter fees.** of the City of Newton Ordinances which sets the specific fees for parking meters be deleted and replaced with the following text: The fees for parking in a parking meter space during the days and hours designated for parking meters will be set by the Director of Planning and Development, in consultation with the Commissioner of Public Works.
Public Safety Approved as amended 5-0-2 (Cote, Ciccone abstaining) on 04/03/19
Finance Held 5-2(Grossman, Noel opposed) on 05/29/19
- #331-19** **Transfer \$136,020.45 from Water Fund Reserve to Water Main 2018 Debt Service**
HER HONOR THE MAYOR requesting authorization to transfer the sum of one hundred thirty-six thousand twenty dollars and forty-five cents (\$136,020.45) from the Water Fund Reserve to the Water Main 2018 Debt Service.

Respectfully submitted,

Leonard J. Gentile, Chair

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.



RUTHANNE FULLER
MAYOR

City of Newton, Massachusetts
Office of the Mayor

#286-19

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August 5, 2019

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Councilors:

I write to docket for your consideration a request to approve the appointment of Brian Davis for the open position on our Board of Assessors.

As you will see in the attached, Brian is currently an Assistant Assessor on the staff of the Assessing Department. He is a dedicated professional who handles questions from taxpayers with great courtesy and respect.

Jim Shaughnessy, the Director of Assessment Administration has great confidence in him. I believe Brian will be a very good addition to the Newton Board of Assessors.

Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller
Mayor

2019 AUG -5 PM 4:11
David A. Gentry, Clerk
Newton City Clerk
Newton, MA 02459

City of Newton



Ruthanne Fuller
Mayor

ASSESSMENT ADMINISTRATION

James Shaughnessy, Director

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assessing@newtonma.gov

June 25, 2019

Maureen Lemieux, Chief Financial Officer

Re: Appointment of Brian Davis to the Newton Board of Assessors

Dear Maureen,

I write to highly recommend Brian Davis for the open position on our Board of Assessors. Brian is currently an Assistant Assessor on our staff. He has held the position of Assistant Assessor for more than two years. He has been certified as a Massachusetts Accredited Assessor (MAA) by the Massachusetts Association of Assessing Officers.

Brian is a dedicated professional who handles questions from taxpayers with great courtesy and respect. He is well versed in appraisal methodology and Massachusetts General Laws pertaining to assessment administration.

Brian has helped train our new Appraisal Technicians and provide guidance and direction to our other Assistant Assessors. He has worked well with all staff members. He is well respected by our entire office staff and is a very valuable asset.

In conclusion, I believe Brian will be a great addition to the Newton Board of Assessors. If you have any questions, I would be happy to discuss his qualifications with you.

Sincerely,

James Shaughnessy
James Shaughnessy
Director of Assessment Administration

OBJECTIVE:

Seeking a fulfilling position on the Newton Board of Assessors that allows me to utilize my leadership and interpersonal skills in an environment that emphasizes teamwork and provides an opportunity for growth.

EXPERIENCE:**City of Newton**

Newton, MA

Assistant Assessor

August 2016- Present

- Primary duties include tracking building permits, listing, measuring, and inspecting properties to verify accuracy of assessment data
- Work directly with the Residential Assessor to create multiple regression models for condominiums and single-family properties to use for reporting of values to the Department of Revenue
- Assist in the accurate calculation of residential new growth (LA13 Report)
- Prepare accurate quarterly billing files
- Assist in creating the 2019 Classification Hearing booklet that provided the City Council with all the information needed to set the 2019 tax rate
- Responsible for inspecting, analyzing, and processing dozens of Real Estate Tax Abatement applications per year
- Obtained a Massachusetts Accredited Assessor designation in only 18 months

State Street Corporation

Boston, Massachusetts

Senior Client Services Operations Specialist

November 2013- August 2016

- Work very closely with the client daily to ensure all expectations of our group are achieved with 100% accuracy
- Serve in a managerial role to multiple employees

Senior Custody Specialist- Putnam Group

September 2010- November 2013

- Oversee all trades, cash movement and wire transactions are processed and allocated to the correct funds in a timely manner
- Served vital roles in multiple groups including Trade Processing, Forecasting, Client Operations and Cash Recon

Portfolio Administrator - Putnam Group

October 2007- September 2010

- Responsibilities include processing transactions, monitoring daily securities settlement activity and cash flow, and determining investable cash for over 20 different funds

Transition Management Services

Boston, Massachusetts

Business Consultant/ Accountant

January 2012- August 2016

- Prepared financial statements for a variety of small to medium business clients
- Created budgets and cash flow forecasts
- Researched and developed values for assets including accounts receivable, equipment, buildings and other real estate pledged to lenders as collateral
- Reviewed potential acquisitions of equipment and real estate including assessment of current market value and potential return on investment
- Extensive experience dealing with multiple clients on a wide range of issues

EDUCATION:**Syracuse University**

May 2007

Syracuse, New York

Martin J. Whitman School of Management

Bachelor of Science

Major: Finance

- Dean's Scholarship recipient

COMPUTER SKILLS:

- Proficient in Excel, Access, PowerPoint, and Word.



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
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Barney S. Heath
Director

DATE: September 20, 2019

TO: Councilor Leonard Gentile, Finance Committee Chair

FROM: Barney S. Heath, Director of Planning and Development
Nicole Freedman, Director of Transportation Planning

CC: Jonathan Yeo, Chief Operations Officer
James McGonagle, Commissioner of Public Works
Jason Sobel, Director of Transportation Operations

RE: **Response to Finance Committee Requests on Differential Pricing for Parking**

On May 29, 2019, Finance Committee discussed with Planning staff differential priced parking in Newton. This memo provides the information that the Finance Committee requested.

1. A proposed range for parking meter pricing

We propose a range from \$0.50 to \$5.00 per hour. New parking meter fee language follows:

Existing Language:

Sec. 19-191. Parking meter fees. The fees for parking in a parking meter space during the days and hours designated for parking meter zones shall be as follows: (a) For parking meter zones with a time limit of four hours or less, the fee shall be five cents (\$0.05) for each four (4) minute period or part thereof; and (b) For parking meter zones with a time limit of greater than four hours, including those parking meter zones that have no time limit, the fee shall be five cents (\$0.05) for each six (6) minute period or part thereof. (Rev. Ords. 1973, § 13-157; Ord. No. 53, 2-18-75; Ord. No. 70, 5-5-75; Ord. No. 318, 3-5-79; Ord. No. R-28, 3-16-81; Ord. No. S-29, 12-5-83; Ord. No. W-44, 5-29-01; Ord. No. X-207, 4-18-06; Ord. No. Z-58, 12-21-09)

Proposed Language:

Sec. 19-191. Parking meter fees. The fees for parking in a parking meter space during the days and hours designated for parking meters **will be set by the Director of Planning and Development, in consultation with the Commissioner of Public Works with rates ranging from a minimum of five cents (\$0.05) per six (6) minutes to a maximum of thirty-three cents (\$0.33) per four (4) minute period or part thereof to achieve a documented occupancy goal.**

2. Information on how Boston implemented its parking meter program in the Seaport and Back Bay and whether the program required Council approval.

The rules and regulations for the City of Boston give the Commissioner of the Transportation Department the authority to set parking prices. Staff designed the pilot program, briefed Council on the project and sought support from community groups for roll out.

Please see implementation update below¹, summarized from Boston's Performance Parking Final report:
https://www.boston.gov/sites/default/files/performance_parking_final_report_-_web_1.pdf

In 2017, the City of Boston ran a year-long parking meter pricing pilot, the Performance Parking Pilot, in two neighborhoods: Back Bay and Seaport. The pilot sought to adjust meter rates dynamically in order to a) free up parking spaces for visitors trying to get to the neighborhoods b) support local businesses by ensuring curbside parking availability c) reduce circling for parking and congestion and d) increase safety. The pilot program implemented different models in the Back Bay and Seaport, with an eye towards learning from each model. Their bottom-line goal was to maintain 1-2 free parking spaces per block for a 60-80% occupancy rate.

Models were as follows:

- *Back Bay – Zone-Based, Static Approach.* City increased hourly rates from \$1.25 to \$3.75 throughout the Back Bay, but kept the meter rates constant throughout the year-long term of the pilot.
- *Seaport – Block-Based, Dynamic Approach.* City changed the price of parking on a block-by-block basis every two months with the goal of having occupancy <80% per block (i.e. 1-2 vacancies per block). Rates could range from a minimum of \$1 per hour to \$4 per hour.

Results of the pilots showed:

- Availability increased to 1 space per 10 during the pilot (Back Bay)
- Double parking and illegal parking decreased

Key Lessons Learned that are applicable to Newton

- “Performance” parking is effective in increasing parking availability and reducing congestion.
- Zone-based pricing is more effective than block-based pricing

As a follow on to the pilots, Boston has committed to adjusting the meter rates, and begun rolling out rate changes on all 8,000 meters based upon a target occupancy of 85%.

3. Note

Newton will be replacing all meters with smart meters and will prioritize installations to support the implementation of differential parking.

¹ This section summarizes information in Boston's published “Performance Parking” Final Report:
https://www.boston.gov/sites/default/files/performance_parking_final_report_-_web_1.pdf



Excerpt From: Finance Committee Report

City of Newton In City Council

Wednesday, May 29, 2019

Referred to Public Safety & Transportation and Finance Committees

- #82-19** **Authorize the Director of Planning to set the fees for parking meter spaces**
COUNCILORS AUCHINCLOSS, DOWNS, LEARY, KRINTZMAN, RICE, NOEL, DANBERG,
GROSSMAN, MARKIEWICZ, CROSSLEY, SCHWARTZ AND THE DIRECTOR OF
PLANNING & DEVELOPMENT requesting amendment to Section 19-191. **Parking**
meter fees. of the City of Newton Ordinances which sets the specific fees for
 parking meters be deleted and replaced with the following text: The fees for
 parking in a parking meter space during the days and hours designated for parking
 meters will be set by the Director of Planning and Development, in consultation
 with the Commissioner of Public Works.
Public Safety Approved as amended 5-0-2 (Cote, Ciccone abstaining) on 04/03/19
Action: **Finance Held 5-2 (Grossman, Noel opposed)**

Note: Director of Planning & Development Barney Health, Transportation Planner Nicole Freedman, and Director of Transportation Jason Sobel were present for the discussion of the item. The Planning Department and Department of Public Works worked together on a proposal for differential priced parking in Newton. The attached memo from the Director of Planning and the Transportation Planner provide the details of what differential parking is and how the proposal would be implemented. The principle of differential parking is to manage parking by setting a parking availability goal and adjusting parking meter rates to achieve the goals in high parking demand areas.

The request is to amend the ordinance to give the Director of Planning in consultation with the Commissioner of Public Works the ability to set the fees for parking meter spaces in order to implement differential parking. One of the key aspects of the program is the ability to adjust parking meter rates as needed to effect change to parking trends. The Director of Planning needs the ability to change rates rapidly without having to go through the Council to amend the ordinance, as is currently required.

Although the Committee was supportive of the program, several councilors had concerns regarding ceding the responsibility of setting the parking meter fees to the Administration. Mr. Heath and Councilors explained that differential parking will not work without the ability to rapidly change parking meter rates to meet the parking availability goal. The parking demand and market will set the parking meter rate. It was pointed out that it makes sense to allow the market to set the parking meter rate. It was suggested that the Council could set a range of parking meter pricing which would allow adjustments to the parking meter rates within a set limit. There was also a request that there be six-month check-ins on how differential parking is working. The Planning Director is comfortable with this approach and will work with the Transportation Planner to develop a pricing range.

Members of the Committee would like the following before voting the request;

- 1) Written opinion from the Law Department on the proposed ordinance change.
- 2) A proposed range for parking meter pricing
- 3) Information on how Boston implemented its parking meter program in the Seaport and Back Bay and whether the program required Council approval.

The Committee agreed to take the item up again as soon as the information is available. Councilor Norton moved hold on the item, which carried unanimously.



RUTHANNE FULLER
MAYOR

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Office of the Mayor

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rfuller@newtonma.gov

September 10, 2019

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Councilors:

I respectfully submit a docket item to your Honorable Council requesting authorization to transfer the sum of \$136,020.45 from Acct # 28A10498-5790 Water Fund Reserve to Acct # 28A10771-581E26 MWRA Water Main 2018 Debt Service. This is a "housekeeping" measure as the appropriation was inadvertently omitted from the FY2019 Budget.

All payments were made in a timely manner. Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller
Mayor

RECEIVED
NEWTON CITY OFFICE
2019 SEP 10 AM 11:10
RUTHANNE FULLER, MAYOR

**City of Newton, Massachusetts
Comptroller's Office
Susan Dzikowski
sdzikowski@newtonma.gov
617-796-1305**

To: Maureen Lemieux, CFO
Lenny Gentile, Chair, Finance Committee, City Council

From: Susan Dzikowski, Comptroller

Date: September 5, 2019

RE: Request for City Council Docket Item

This is to request the Mayor docket to the City Council as soon as possible an FY19 Budget Transfer as follows:

| | | | |
|-------|-----------------|---------------------|-----------------------------------|
| From: | 28A10498-5790 | \$136,020.45 | Water Fund Reserve |
| To: | 28A10771-581E26 | \$136,020.45 | MWRA Water Main 2018 Debt Service |

Purpose: Transfer FY19 water fund reserve to the debt service account for the MWRA Water Main 2018 borrowing; this item should have been budgeted within the FY19 budget but was not.

Please let me know if you have any questions or concerns.

Thank you.

RECEIVED
CITY CLERK
SEP 11 2019

11 SEP 10 AM 11:11

RECEIVED
CITY CLERK
SEP 11 2019