

Under the Rules and Procedures of the Winthrop Town Council, President Gill called the Town Council Meeting to order at 7:00 PM in the Harvey Hearing Room

### **PLEDGE OF ALLEGIANCE**

Councilor Letterie led the Pledge of Allegiance.

### **ROLL CALL**

Councilor DelVento-	Present
Councilor Powers-	Present
Councilor Letterie-	Present
Councilor Boncore-	Present
Councilor Sanford-	Present
Councilor Calla-	Present
Councilor Mael	Present
Vice President Varone-	Present
Council President Gill-	Present

Council President Gill asks to divert from the present meeting as to allow Town Manager McKenna to introduce the appointment of the Town of Winthrops new Chief Financial Officer, Timothy J. Gordon.

### **MINUTES**

**Councilor Sanford made a motion to accept the Minutes of November 20, 2012.**

**2<sup>nd</sup>. By Vice President Varone**

**Passed Unanimously**

**Councilor Powers made a motion to accept the Minutes of November 2, 2012.**

**2<sup>nd</sup>. By Councilor Sanford**

Discussion: Vice President Varone comments on topics and believes all councilors do not agree on a point by point basis on all these topics. Councilor Powers agrees and is hesitant to approve the minutes. He does not approve all that was discussed at November 27<sup>th</sup> meeting and if agrees with the minutes, does not want it to look as he agreed with such points. Council President Gill points out that the minutes are accurate of that meeting and if the goals are different, we can look towards making different goals.

**8-0-1(Councilor Letterie Abstains)**

Council President Gill welcomes the School Building Assistance Committee to make a presentation to update on the current New Winthrop High School progress (see attached information)

Council Powers questions about the demolition costs with the high school, do any options include what will be done with the current Middle School demolition? If we go to combined Middle High School, this will be an expense on the town. The current School Committee are still the landlords of the building and they will look into options. Town Manager McKenna also suggests that other opportunity be explored. Maybe a private developer might come in and assume all costs of re-development. Councilor Powers points out the current Middle School is not a free standing building by itself and we have to be concerned with the attachment of the auditorium and the rink.

A discussion on if Cross St. will be eliminated, where new parking spots will be available, where students will be relocated and costs of renovating over demolition. Councilor Mael wants a discussion on where the town is going and if this school project is passed, it is a question we have to ask ourselves for our future.

### **PUBLIC COMMENT ON SCHOOL PROJECT:**

Mary Alice Sharkey asks about the interest that was currently presented (4.5%). Can we get a lower rate? Town Manager McKenna explains that at this time we cannot lock in a finance rate and we will not know it until we lock in and begin project.

Guy Brandenstein discusses that it would be easier for the taxpayers to accept project if the Middle School were sold the money went directly to the new schools.

Pat Milano: Discusses construction time of each option. What would it be?

School Committee Members and two at large people from the School Building Committee and meet in the beginning of the year with the concerns of the Middle School Re-use Committee.

Mary Alice Sharkey responds to a former conversation that what if the town's people do not vote these schools in? At this point the process would have to be started all over again and it would be a process of 5 more years and how long can these schools last? There is a survey online for the Towns People and our community to connect and let their feelings known.

### **PUBLIC COMMENT**

Guy Brandenstein comments on Winthrop Beach restoration and comments that he is disturbed that the DCR is not responsive to the community's involvement. Councilor President Gill invites him to be at the Dec. 18<sup>th</sup> meeting as he has been to the past DCR meetings feels this information that Mr. Brandenstein has heard is incorrect.

### **CORRESPONDENCE:**

Council President Gill comments that the Governor has made initial proposals for cuts on Chapter 70 and it is alarming. The MMA is strongly urging all councilors and citizens to notify their representatives asking the Governor not to make these cuts. He also received a letter from the Planning Board chairman, Peter Roche informing him of significant progress they have made with the Mass Area Planning Council. There is a meeting on Dec.11 to update community of their progress.

Pat Milano sent a letter about concerns of medical marijuana.

### **COMMITTEE REPORTS**

Finance Committee met on November 29, 2012 (see attached minutes)

### **TOWN MANAGER REPORT**

Mr. McKenna asks if council would consider Dec. 18, 2012 to vote on the Tax Classification to set towns tax rate and be allowed to advertise for public hearing of that date and asks that motion for this be done.

Passed out a number of different documents:

Emergency contact information DCR

Beach Restoration Article (see attached)

Discussed performance review meeting with Town Clerk

Came to a resolution with the developer of the Dalrymple School property (see attached diagram). This developer has agreed to install a water loop for the neighborhood and they agreed to pave and repair the Towns Lot (Grovers Ave) and agree to contribute to the re paving of Chamberlain St. Permit should be issued at their next meeting and hopefully construction will begin in the Spring.

Councilor Mael asks about fence, yes there is (see-attached diagram) and do we want to make the towns lot a paid lot? Town Manager McKenna believes that if the state allows a 1% cut in unrestricted general aid to town from state, it is about \$35,000. If state gets authority to cut more, we could be looking at close to \$70,000 deficit and the other projects could be affected with further cuts (see attached information).

His main concern right now is with the Health Insurance Costs increasing and cuts that may be made.

Passed around model from Historical Commission that is presenting a new historic room in the library of the Town of Winthrop. It will be installed this month and plans on grand opening of room in the near future.

Please pay attention to the Town Managers Blog, very informative.

### **OLD BUSINESS**

Finance Committee has motions that came out of committee.

Councilor DelVento submitted these motions previously and has minor changes, he asks that these motions be withdrawn and the new motions be substituted if there is no objection, if there is, he can amend his original motions on the floor to show changes. Council has no objects to withdraw and submit new motions

**Motion by Councilor DelVento to transfer \$25,962.04 from the Sewer Reserve Account (see attached)**

**Coming from Committee, no second needed.**

**Since this action is over a \$25,000 transfer it requires this to be advertised prior to a vote, this motion will be postponed until next meeting.**

**Motion by Councilor DelVento to authorize the Bond Issue of \$750,000 (Council waives reading, see attached motion) Coming from Committee, no second needed.**

**Since this action is over a \$25,000 transfer it requires this to be advertised prior to a vote, this motion will be postponed until next meeting.**

Discussion: Councilor Letterie is looking into the possibility of having the interest of this Bond go on the Real Estate Tax as it will be a relief on the homeowner.

Town Manager McKenna acknowledges rate has already been voted in. You would have to undo that and re-classify.

Councilor Letterie believed it is worth looking into.

Councilor Sanford would like town attorney to look into this.

Councilor Mael, what is time on bond, 10 years...approx. \$15 per household.

**Motion by Councilor Sanford to postpone these two motions until the Dec. 18, 2012 meeting.**

**2<sup>nd</sup>. By Vice President Varone**

**Passed Unanimously**

**Motion by Councilor DelVento to nominate and that the Council elect as Town Auditor (see attached motion)**

**Coming from Committee, no second needed.**

Discussion: Councilor Boncore asks why the committee didn't stay with Roselli, Clark and Assoc. who knows the town and came in with a lower price. Committee reviewed them technically and they came in 4<sup>th</sup>. If you look at other quotes, they met qualifications and price range, but not the technical review.

Councilor Sanford believes that bringing in a new firm that has not worked with the Town, brings in a fresher look.

**8-1-0 (Councilor Boncore-No)**

Councilor President Gill reports that Mr. McKenna and the Committee on Committee have put their input on the Town Clerks Annual Review. Council President Gill requests that this input on the Town Clerk be wrapped up by next meeting.

Council President Gill asks if Council Clerk still on hold with Finance Committee. Councilor DelVento reports that this is actually a Council Clerk Committee and will be addressed by next meeting.

Councilor Boncore reports Rules and Ordinance Meeting on Dec. 13, 2012

Agenda as Follows:

Rooming House Ordinance

Boat Donation policy

Dog License Fees

Councilor Mael states that when he was at the Licensing Meeting and they want to send a request that when rooming houses and hotels are approved, they have to go through certain departments but not the Police. The Police would like to be added to these decisions. The Police will send their request to the Rules and Ordinance Committee.

Councilor Boncore will include this in the Rooming House Ordinance of the meeting.

### **NEW BUSINESS**

Discussion: Councilor Powers asked that since the Medical Marijuana Referendum was passed that the Town and Council decide on Rules and Regulation to put in place to govern these types of facilities in the town.

Pat Milano has working with conducting a community health form. Last form topic was substance abuse. With this Medical Marijuana Referendum that our community be pro-active against it. Communities should work with restrictions not necessarily banning (as the state has approved this referendum) on this issue.

Council President Gill received calls that they want the Medical Marijuana Facilities banned from this town.

Councilor DelVento states that the zoning should impact the facility itself. Since the product has to be grown on the site itself.

Councilor Powers states that individuals that have prescriptions to Medical Marijuana can legally grow their own now. There should be some concerns with this.

Councilor Mael believes the community should be able to discuss this matter, it should be sent out for discussion for a town wide discussion.

Discussion on how this referendum is so brand new, we should wait to see what goes on with legislature.

at the Cummings School.  
2<sup>nd</sup>. By Councilor Boncore  
Passed Unanimously

**Motion by Vice President Varone that the Town Manager be authorized to transfer \$15,381.00 from the DPW FY2013 (see attached motion)**  
2<sup>nd</sup> By Councilor Sanford  
Passed Unanimously

**Motion by Councilor DelVento to waive rule 2B to allow the motions from Councilor Mael.**  
2<sup>nd</sup> By Councilor Sanford  
8-0-1 (Councilor Powers- No)

Councilor Powers see no reason to waive, these can wait until next council meeting.  
Councilor DelVento motioned to waive rule is just to get discussed as the intent is that they do not need to go to rules to be properly formatted and needs to understand again how to put debt exclusion on ballot.

Councilor Mael want the community to get behind our goals. This is his reasoning for these motions.  
What do people want to do? Would like to have discussion on policy making, discuss our policies.

**Motion by Councilor Mael to allow the Town Council to designate a time or a vote for Debt Exclusion (see attached motion)**  
No Second  
**Motion Denied**

Councilor Mael withdraws other two motions

Councilor Boncore agrees with debt exclusion but it is too soon to make a decision.

#### **PUBLIC COMMENT**

Guy Brandenstein-Tech Committee? Has this been formed? He applied and has not heard.  
Councilor Mael explains the Tech Committee reasoning for forming, it is a committee to reach out to community. Only two people have applied. He is trying to drum up support for this committee with capable people. We need to generate and get people with these skills involved.  
Water Meter replacement program-Councilor DelVento explains previous motion.  
Medical Marijuana-He has personal reasons with this referendum being introduced into this community. Also has problems with private citizens being able to grow marijuana if they do not own property. What are landlords legal rights, there are expenses involved.

Councilor Mael has to admit to being frustrated and will turn to the public for his desire is to get people involved in town matters.

**Motion by Councilor Boncore under Rule 7 Section D3 that we go into Executive Session to discuss Bargaining and Litigation**  
2<sup>nd</sup> By Councilor Letterie  
Roll Call-Vote to go into Executive Session Passed Unanimously

Council will return to open session.  
Council returns to open session (10:50 PM)

**Motion by Councilor DelVento to affirm the Library and DPW Contracts negotiated by the Town Manager**  
2<sup>nd</sup> By Councilor Sanford  
8-0-1 (Councilor Letterie – No)

**Motion to Adjourn by Vice President Varone  
2<sup>nd</sup>. By Councilor DelVento  
Passed Unanimously**

**Meeting Adjourned at 10:55 PM**

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A DVD of this meeting is available from WCAT  
Public Documents used in the meeting are available at Town Managers Office.

**Documents Used in this Meeting:**

Hand Written Notes  
Committee Openings Documents  
Roll Call Log  
Written Motions / Verbal Motions

Respectfully submitted,  
Town Council Clerk  
Denise Quist

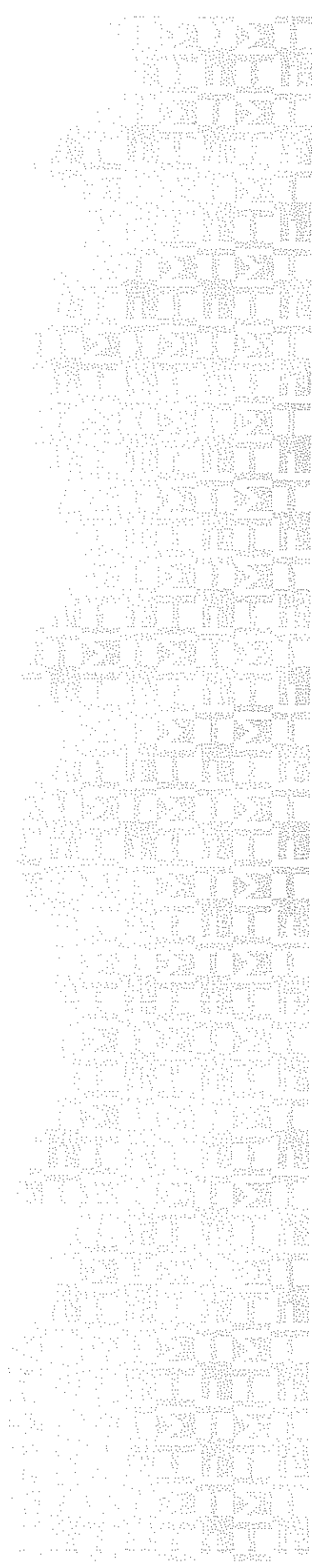
# New Winthrop High School

Winthrop, MA.

November 14, 2012

## Agenda

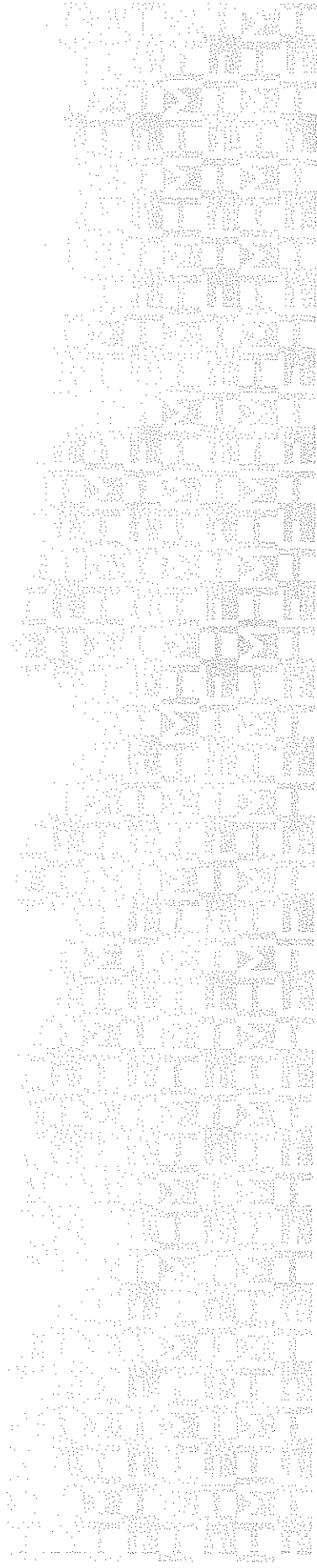
- Introduction
- Project Schedule
- Building Options
- Cost Implications



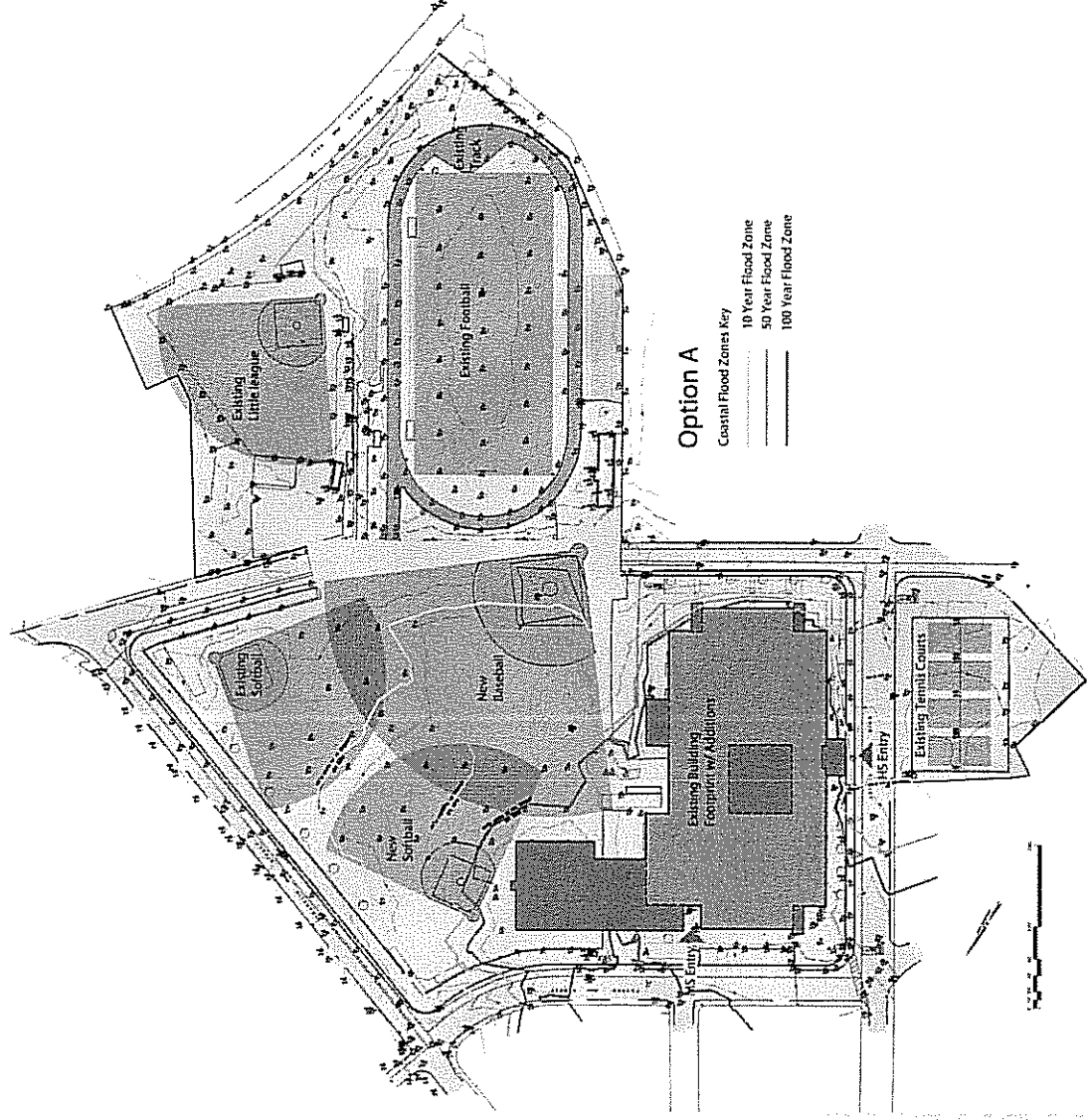
# New Winthrop High School

## Project Schedule

- Feasibility Study due December 13, 2012
- Schematic Design- January 2013 thru April or June 2013
- Town Vote – June 2013 or November 2013
- Design Development/Construction Documents – 10 months
- Bidding – 2 months
- Construction 18-36 months



# Option A – Renovation/Addition










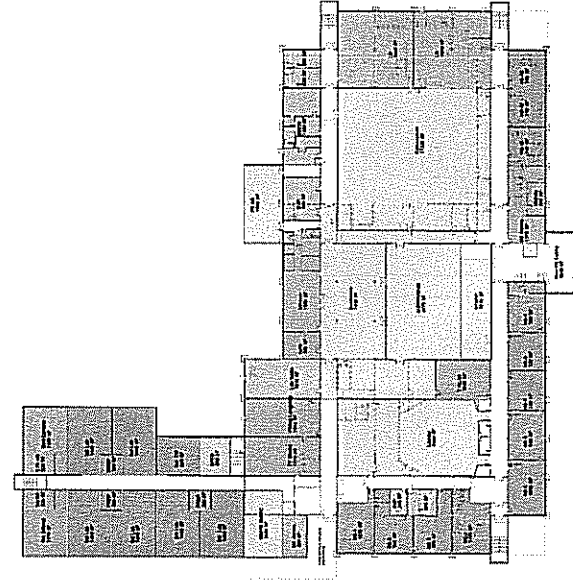


# Option A

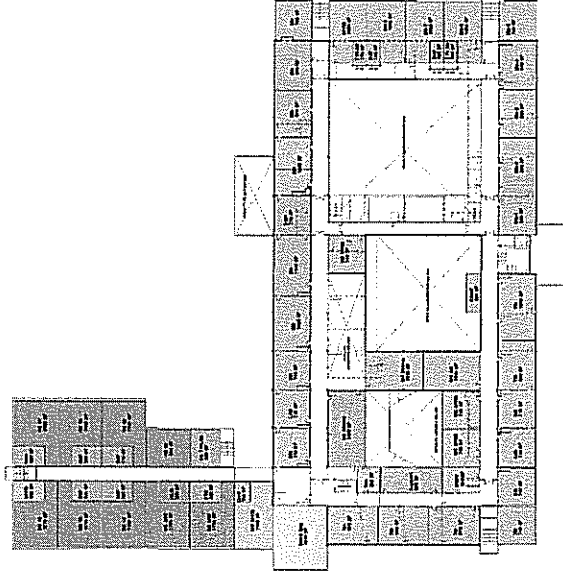
## Renovation/Addition - 6 thru 12

### Room Key

-  High School
-  Middle School
-  Community / Shared
-  Special Education
-  Vocations & Technology
-  Support
-  General Administration



First Floor



Second Floor

170,990 SF  
 \$68,900,000 Project Cost  
 \$3,000,000 Miller Field  
 \$35,950,000 Winthrop Share



# Option A - Renovation/Addition

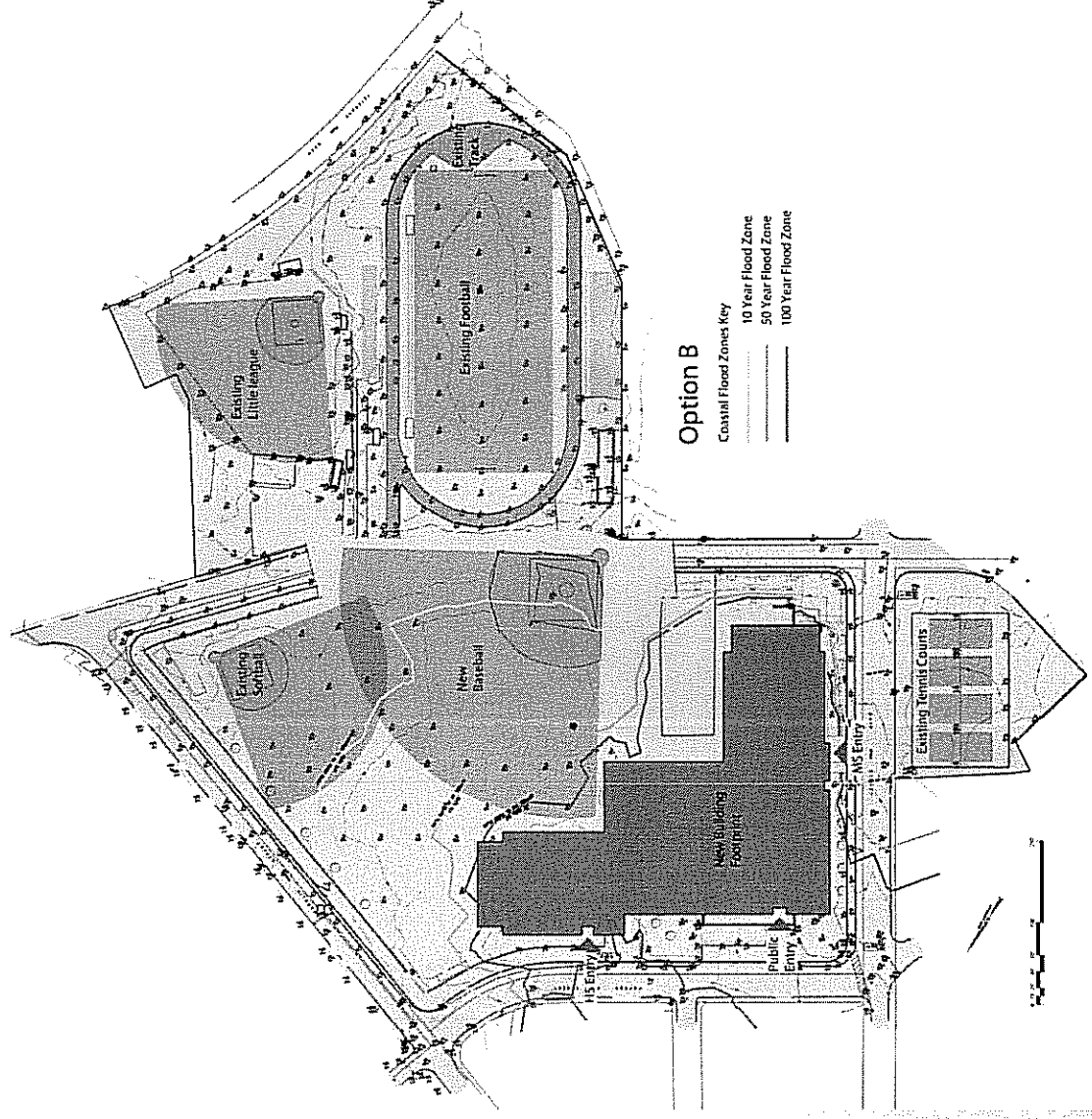
## Pros

- 6-12 Middle High School
- Targets \$65 million budget
- Strong Middle School Identity
- Clear separation of Middle/High
- Accommodates enrollment fluctuations
- Enlarges Gymnasium
- Enlarges Auditorium
- Added MSBA \$ for renovation

## Cons

- Higher \$ risk in renovation
- Harder to zone for community use
- Some spaces below MSBA standards
- May not get MSBA \$ for MA CHPS
- Not as energy efficient as new facility










# Option B – New Construction

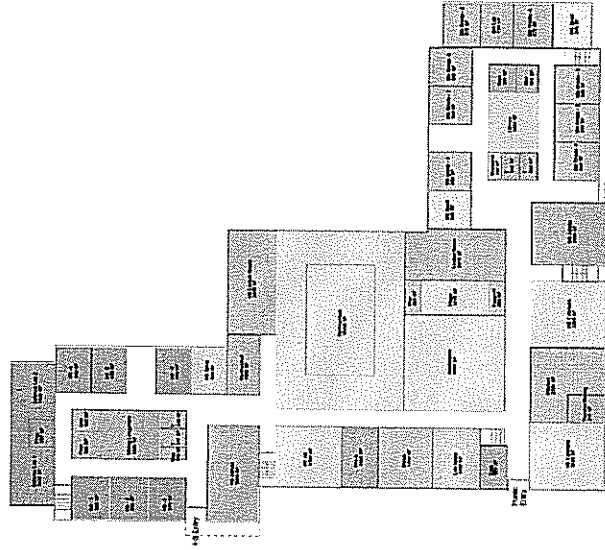


# Option B

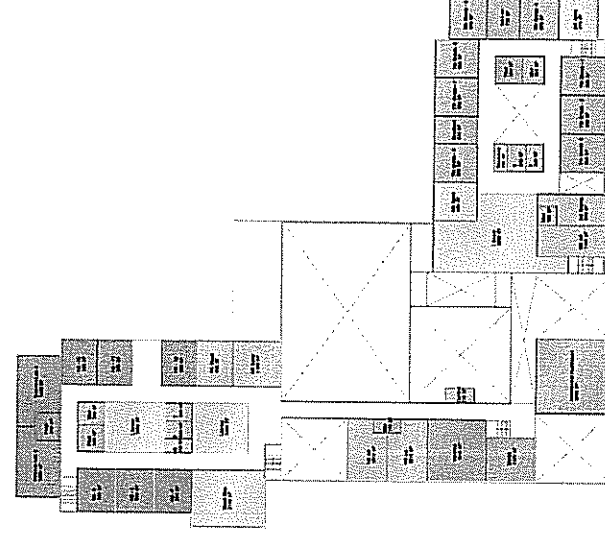
## New Construction - 6 thru 12

### Room Key

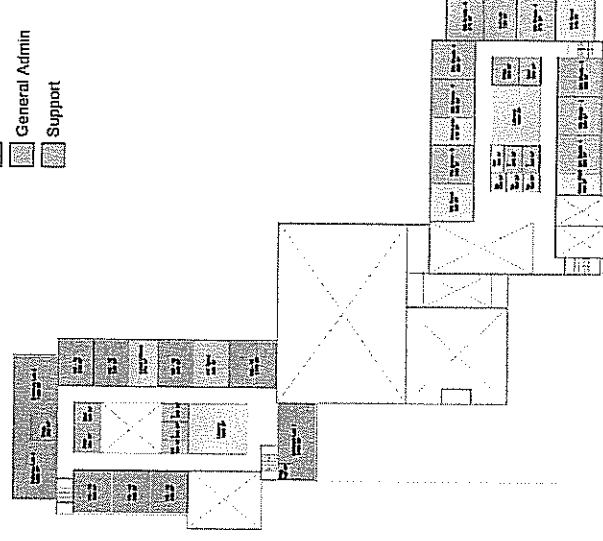
-  High School
-  HS Special Education
-  Middle School
-  MS Special Education
-  Community / Shared
-  Art / Music
-  Vocations & Technology
-  General Admin
-  Support



First Floor

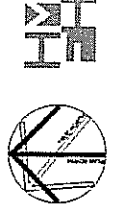


Second Floor



Third Floor

190,650 SF  
 \$82,950,000 Project Cost  
 \$3,000,000 Miller Field  
 \$42,975,000 Winthrop Share



# Option B - New Construction

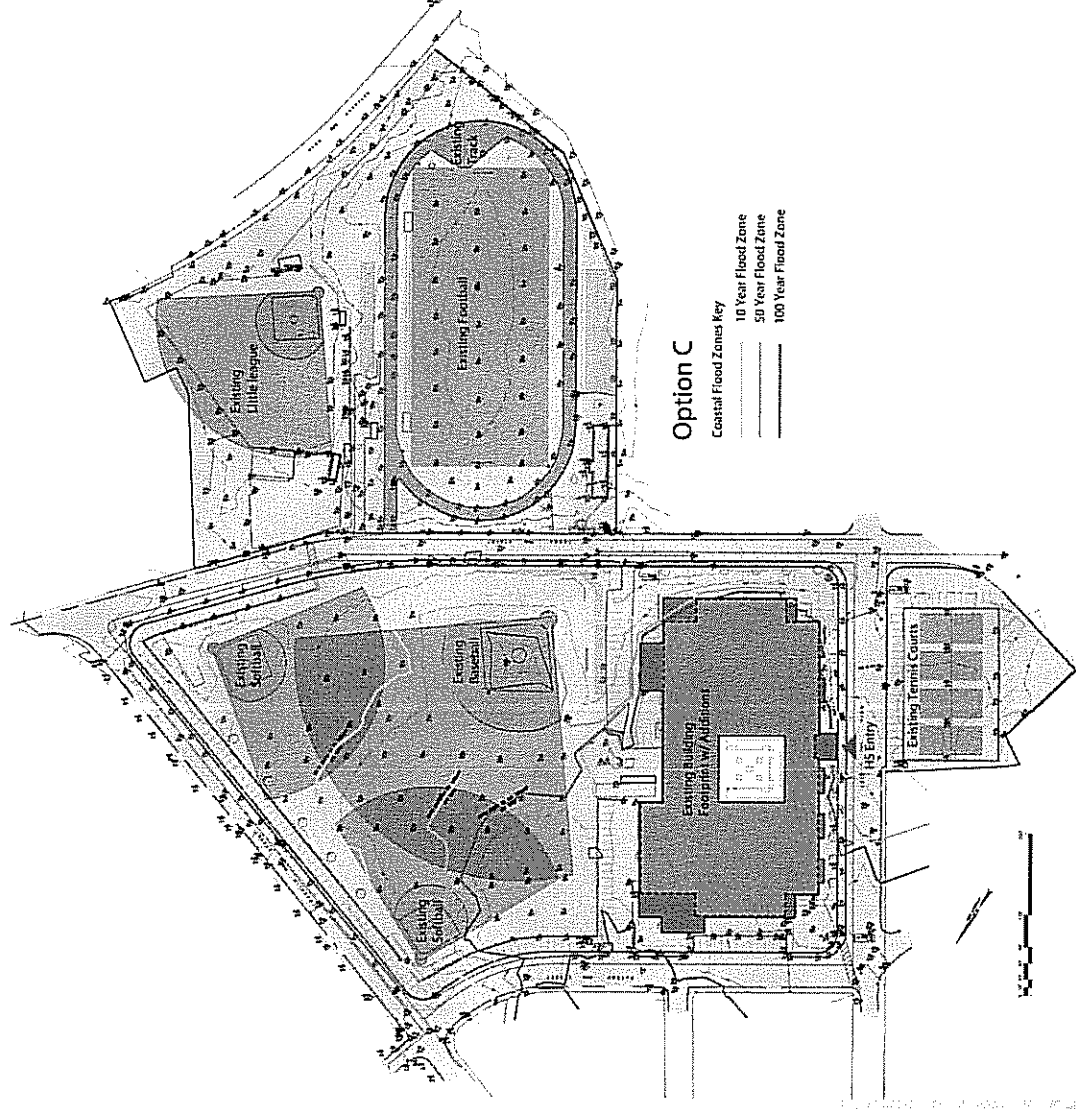
## Pros

- 6-12 Middle High School
- Less \$ risk with new construction
- Strong Middle School Identity
- Clear separation of Middle/High
- Enlarges Gymnasium
- Enlarges Auditorium
- Meets MSBA space standards
- Highest operational efficiency
- Easily zoned for community use
- Added MSBA share for MA CHPS

## Cons

- Exceeds \$65 million budget
- No added MSBA \$ for renovation

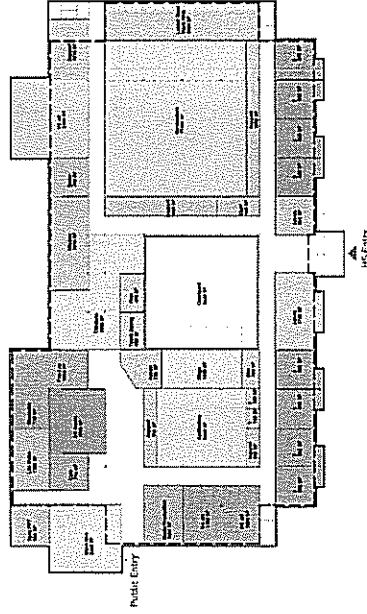
# Option C – HS Reconstruction



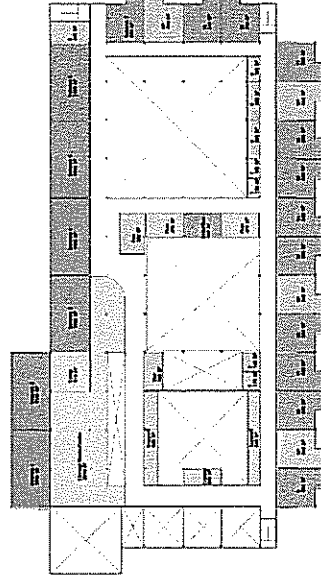
# Option C Reconstruction - 9 thru 12

**Room Key**

	High School
	Middle School
	Community / Shared
	Special Education
	Vocational & Technology
	Support
	General Administration



First Floor



Second Floor

133,100 SF  
\$53,000,000 Project Cost  
\$3,000,000 Miller Field  
\$28,000,000 Winthrop Share



# Option C - HS Reconstruction

## Pros

- Meets \$65 million budget
- Maintains Middle/High separation
- Enlarges Gymnasium
- Enlarges Auditorium
- Meets all MSBA space standards

## Cons

- Does not fix aging Middle School
- No added MSBA \$ for renovation
- No MSBA \$ for Middle School
- Harder to zone for community use



# Tax Impact of New School Debt

	<u>Current</u>	<u>Option A</u>	<u>Option B</u>	<u>Option C</u>
Average Tax Rate per \$1000	\$0.45	\$1.64	\$1.94	\$1.35
Total Average Annual Tax Bill from Debt	\$145.80	\$530.33	\$629.87	\$436.63

assumes average home value of \$324,000

tax rate increment derived by dividing debt amount by total Town valuation

Average rates calculated as sum of rates averaged over term

Term is 20 years and interest rate is 4.5%

# Winthrop Town Council

## Finance Committee

Committee Meeting November 29, 2012, Council Chambers Room

Comm. Present: Chair N. DelVento, R. Sanford, and J. Letterie

Also Present: J. McKenna and S. Calla.

Meeting called to order at 7:00 pm.

Agenda: Emergency Sewer Transfer \$25,962.00  
Water Meter replacement Program \$750,000  
Council Clerk  
Auditor Cost RFP Review

**Emergency Sewer Transfer \$25,962.00:** Steve Calla reviewed the circumstances related to a power supply issue during Hurricane sandy and the failure of electrical equipment and back-up generator at the Revere St. Sewer pump station. An emergency pumping service, generator and new electrical service had to be brought in to restore the station to operational status.

Motion by R. Sanford, second by J. Letterie: "To transfer \$25,962.04 from the Sewer Reserve Account (90152-576100) to sewer Supplies and Equipment line item (90152-542005) for the purpose of paying for the expenditures directly related to emergency repairs at the Revere Street Sewer Pumping Station or take any other relative thereto."

Passed Unanimous

*Note: This action must be advertised as per Winthrop Town Charter prior to a vote.*

**Water Meter replacement Program \$750,000:** Presented by J. McKenna and S. Calla: This will be the first phase of the "radio read" water meter installation project. It will include the infrastructure, software, and replacement of most of the business/commercial meters and approximately half of the residential meters in Town. The funding source will be a ten year, zero percent bond/loan through the MWRA.

Motion by J. Letterie, second by R. Sanford: "To authorize the Bond Issue of &750,000 for the purpose of financing the replacement of water meters and the installation of the associated infrastructure, including all costs incidental and related there t: that to meet this appropriation the Treasurer with the approval of the Town Manager is authorized to borrow \$750,000 and issue bonds or notes of the Town under Chapter 44 of the General Laws: that the Treasurer with the approval of the Town Manager is authorized to borrow all or a portion of such money from the Massachusetts Water resources Authority (the "Authority") and in connection therewith to enter into a loan agreement/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the

project or for the financing thereof, which grants and/or aid shall be expended for the project in addition to the amount appropriated and to be borrowed under this order: and that the Town Manager is authorized to acquire by purchase, eminent domain or otherwise, such rights, titles and easements as they may be necessary for such purpose, to abandon such rights, titles and easements as are no longer required, to expend all funds available for the project and to take any other action necessary to carry out the project.

Passed Unanimous

*Note: This action must be advertised as per Winthrop Town Charter prior to a vote.*

**Council Clerk: Referred to Council Clerk Committee.**

**Auditor RFP Cost Review:** Review of cost proposals of top three qualified firms recommended after technical review. All proposals were for three years of service.

- 1: Powers and Sullivan LLC \$38,000 / year
- 2: Sullivan, Rogers & Co. LLC \$45,000 / year
- 3: Melanson Heath & Co., PC \$45,300 / year

*Note Roselli, Clark & Assoc. was ranked fourth in the technical review phase and had a RFP price of \$37,000 / year.*

Motion by J. Letterie, second by R. Sanford: "That the Council select as Town Auditor, as per section 2-8 (c) of the Winthrop Town Charter, the firm Powers and Sullivan, LLC and to authorize the Town Manager, on behalf of the Council, to enter into a three year contract at a cost of not to exceed \$38,000 per fiscal year."

Passed Unanimous

Motion to adjourn at 7:30 pm by R. Sanford, second J. Letterie, unanimous vote.

Submitted by Councilor Nicholas DelVento, Chairman