

Under the Rules and Procedures of the Winthrop Town Council, President Gill called the Town Council Meeting to order at 7:03 PM in the Harvey Hearing Room

PLEDGE OF ALLEGIANCE

Councilor Boncore led the Pledge of Allegiance.

ROLL CALL

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

Council President Gill asks for a moment of silence for the victims of Newtown CT.

MINUTES

Councilor Letterie made a motion to accept the Minutes of December 4, 2012.

2nd. By Vice President Varone

Passed Unanimously

Councilor Powers made a motion to accept the Executive Session Minutes of December 4, 2012.

2nd. By Councilor Sanford

Passed Unanimously

DCR PRESENTATION

Joe Orfant is introduced to present a DCR presentation/update on the Winthrop Beach Project

Phase II will begin the first week of Jan. sand will start moving. Hoping by next summer, beach will be extended.

Next spring northern end of beach will begin. Trying numerous ways to help with the impacting of Winthrop.

Biggest impact at this time is trucking. Have reduced trucks by 20% and will work with schools and residents during particular hours. Truck contractors will be monitored closely as to not cause a great impact on Winthrop Residents.

Intent of project is to provide security to our shoreline.

Guy Brandenstein has concerns on how much of the beach will be accessible to the community and how much for the endangered bird species. He has seen drawings of the percents of community vs. endangered species.

Joe Orfant is not sure of what drawings Mr. Brandenstein is looking at but assures that as a community and through the state the DCR has a responsibility for these species. It is just not protecting this species, it is educating the community of the importance of our environment.

President Gill acknowledges the professionalism of the DCR with our community during this project.

PUBLIC HEARING

Paul Franzese and Paul Tierney give an outline on recommendations of the R.E. Tax Classifications and Tax Rates.
(See attached)

Field cards are now online for the public to look up and soon will be the GIS and Maps.

Rates have been submitted to the DOR.

President Gill acknowledges that the flat rate of 1.0 has been the consensus of the council and Board of Assessors in the past.

Councilor Mael: What would be the effect of looking at different classifications for the town.

Paul Tierney: Residential would stay the same, commercial might effect the rate.

Councilor Mael: Single Family vs. Multi Family Rate

Paul Franzese: Would it be cost effective?

Councilor Mael: Would like this to be looked into.

President Gill asks the council and the public if there are any questions of splitting tax rate of commercial and residential.

No comment

~~A vote allowing an emergency sewer transfer. Steve Calla, DTW explains emergency costs. (see attached motion)~~
No Further Comment on Emergency Sewer Transfer

Public Hearing on the Water Meter Replacement Bond Issue: Town Manager McKenna opens public hearing on the financing option of ½ (\$750,000) of the 1.5 million estimated cost of the water meter replacements. Why just half at this point? MWRA will only allow the town to apply for this amount at this time. We cannot apply for more than we are guaranteed at this particular time and Mr. McKenna will be looking into different finance options for the completion of this project. Mr. McKenna explains the importance of having these meters replaced. The benefits are for both the community and town. Residents will be able to manage their water use from their own computers. The town will have online access to managing water use, saving on manpower, operating costs, unaccounted water etc. This is a key tool to help manage with all water distribution in this town.

Councilor Sanford: What is timeline for this projects completion?

Town Mgr. McKenna: Obviously as soon as we are able.

Councilor Sanford: What neighborhoods would this project begin with?

Steve Calla: Depending on entire financing, it is just not meters, infrastructure and meters are involved and could begin.

Councilor Boncore: Are we holding project until we receive all funding?

Town Mgr. McKenna: We need to go forward with this initial amount (\$750,000) once we know rate structure and loan amount needed we can apply for the completion cost of the project.

Councilor Boncore: Can we hold this amount until we receive the completed financing?

Town Mgr. McKenna: MWRA has put no conditions as of yet

At this time, it is projected that this project would cost the homeowner \$350 that can be spread over 5 years. This goes onto the water rate not the tax bill.

Steve Calla discusses the costs of this project and how it will help the community.

No Further Comment on Water Meter Bond Issue

PUBLIC COMMENT

Trish Harrington commented on section of Ingleside Park, where a tree was planted being a Memorial Park for deceased students of Winthrop Public Schools. Can council consider this? Second item concerning her is the voting booths at the Senior Center. Can these booths be corrected?

Superintendent Macero comments on the Newtown CT tragedy and how our schools have taken the necessary safety actions and have a plan in place and will be practicing this plan for the community to be assured of the security of these buildings.

President Gill commends Mr. Macero and his staff on the opening of the schools after this tragedy and how the students are contributing to Newtown CT.

CORRESPONDENCE

Congratulations to the Town of Winthrop for being designated as a Green Community from the Dept. of Energy Resources. Along with this designation the Town is receiving a grant of \$169,625.00. Many thanks to Town Mgr. McKenna and Mr. Peter Lombardi for their hard work on having our community recognized and receiving this grant.

There was a presentation from the MAPC Guidelines for the development of the town. Peter Roche, chairman of the planning board requested Mr. McKenna and Mr. Lombardi to get together and work on this program. This is a positive meeting for each department head working together. It can be seen on WCAT.

John Macero sent a letter that multiple charitable associations are getting together to help contribute to the Newtown CT. tragedies.

We received communication from Suffolk Downs officially recognizing Winthrop as a surrounding community as to setting up guidelines with other surrounding communities.

COUNCILOR DELVENTO REPORTS

Councilor DelVento reports on the Finance Committee Meeting/ Council Clerk Committee December 13, 2012
Councilor Varone and Councilor Mael present. Discussed duties of council clerk and compensation.
Items will be posted on next agenda for action as came in too late for the December 18, 2012 meeting.
Still working with CFO for current fees.

Councilor Boncore reports on the Rules and Ordinance Committee Meeting on December 13, 2012, with Councilor Varone, Councilor DelVento, also in attendance Councilor Mael and Richard Dimes.

Agenda:

Rooming House Ordinance: Issue was tabled for any rooming house ordinance at this time since Winthrop does not have any rooming houses.

Boat Donation Policy Review: There should be a policy and a process for accepting all types of donations, refer this issue to the Town Manager. Town Manager McKenna acknowledges this but it is a difficult thing to put a policy of donations for different issues. Doesn't want to interfere with people donating because of certain donation rules.

Dog Licensing Fee: Move to New Business, as has an ordinance to amend.

TOWN MANAGER REPORT:

Concerns of the safety and security of our public facilities and buildings: Chief Delehanty and Chief Flanagan discuss the recommendations and plans received from appropriate department heads to assure our safety. Educate our community on these plans and early warning systems. The School Committee is having special meeting on these concerns. Town Manager McKenna wants the town to know that we have been working on a safety plan for over a year and how we are working to protect all facilities in our town and our community.

Every year water and sewer rates are discussed. We need to make sure our rates are covering our expenses.

Steve Calla will update on our rates and water and sewer systems. (See Attached Information).

We are seeing water and sewer liens climbing since last year. This is a considerable issue at this time.

People are cutting back on water use, close to \$100,000 in lost revenue this year. Liens are costing loss in revenue.

Our largest lost revenue is on our unaccounted water (water theft/tampering) this is close to a loss in revenue of close to \$2 Million Dollars. Our other losses are slow meters, leakage etc. Our new water meter system will help this problem immensely.

Town Manager McKenna has been notified by the DOR he must make a rate adjustment. No motion is needed from council.

We have the chore of developing a Green Community plan and determine how we will use the grant money the state has approved to us. The funds are dedicated to Winthrop but the state must approve plans prior to full grant.

Town Manager McKenna has re-introduced the Habitation Inspection Ordinance Proposal and would like council to reconsider and re-introduce this proposal. He would like to see the council institute a habitation inspection. He will introduce a motion after council discussion.

Councilor Boncore states that 2 years ago this proposal was introduced with landlords and was not adopted.

Town Manager McKenna is looking over the next couple of weeks of updating the Fee Compendium and will forward to finance.

OLD BUSINESS

Motion by Councilor DelVento to transfer \$ \$25,962.04 from the Sewer Reserve Account (See Attached Motion)

No Second Needed as coming from Committee

No Discussion

Passed Unanimously (Councilor Calla Absent)

Motion by Councilor DelVento to waive reading of the Water Meter Replacement Bond Issue Motion

2nd by Councilor Sanford

6-2 (Councilor Boncore and Vice President Varone-No)(Councilor Calla absent)

Motion by Councilor DelVento to Authorize the Bond Issue of \$750,000.00 (See Attached Motion)

No Second Needed as coming from Committee

No Discussion

Passed Unanimously (Councilor Calla Absent)

...member reports on Town Clerk Review. Though the Council hires the Town Clerk, they do not work with her daily. Had asked Town Manager to do a review, which he did and they concur with his review.
The Town Manager should be the one to do the Town Clerk Review in the future. Next interim review is due March 31, 2013. Town Clerk review, accepted as proposed.
Councilor Powers agrees with general opinion of the council to wait for state regulations of the medical marijuana laws prior to our council making any decisions.

Rules and Ordinance Committee is motioning to amend section 6.04.040A of the Town of Winthrop by laws- (see attached motion).

Motion by Councilor Boncore that the Council Clerk post this ordinance amendment for public hearing.

2nd by Vice President Varone

No Discussion

Passed Unanimously (Councilor Calla Absent)

Motion by Vice President Varone to appoint to the School Building Committee:

Tim J. Gordon

Paul Giella

2nd by Councilor Sanford

Discussion by Councilor Letterie as to how many total members on board?

President Gill states this is replacing current members not increasing

Passed Unanimously (Councilor Calla Absent)

Motion by Councilor Powers to set the Tax Rate Levy Percentage at 1.0.

The proposed Motion to adopt a residential factor of 1.0 maintaining a single tax rate for residential, commercial industrial and personal property.

2nd by Vice President Varone

No Discussion

Passed Unanimously (Councilor Calla Absent)

Motion by Councilor Letterie to refer to the Memorials Committee a discussion of a Memorial at Ingleside Park

2nd by Councilor Sanford

No Discussion

Passed Unanimously (Councilor Calla Absent)

PUBLIC COMMENT

Guy Brandenstein comments on last years lost water jump and on the water and sewer rates and how the economy has effected these being paid to towns.

President Gill recognizes Connie Galvin of 29 years of service with the Winthrop Schools.

Reminder that Jan.2013 meeting schedule is Jan. 8 and 22nd. at the Cummings School

There will be vote for Vice President of Council at the Jan. 8, 2013 meeting.

Reminder that if anyone wants off a committee or change their position to let council know by Dec. 31, 2012

Council President Gill drafted a letter to Speaker Robert DeLeo on proposed RE 9C cuts and will send out since no objections.

Recognizes Chief Delehanty's 12-week program with the FBI.

Recognizes Frank Scarpa as Officer in Charge for those 12 weeks.

In accordance with the Charter, President Gill will have a "State of the Town" covering town topics and concerns at the Jan. 8, 2013 meeting.

Motion by Councilor Boncore under Rule 7 Section D3 that we go into Executive Session to discuss Strategy of Collective Bargaining

2nd By Councilor Powers

Roll Call-Vote to go into Executive Session at 9:10 PM (Councilor Calla Absent)

Passed Unanimously

Council will return to open session for contract discussion and vote.

Council returns to open session (9:35 PM)

**Motion by Vice President Varone to affirm the contracts for the clerks as presented by the Town Manager.
2nd by Councilor Powers
No Discussion
7-1 (No by Councilor Letterie) (Councilor Calla Absent)**

**Motion to Adjourn by Councilor Sanford
2nd By Vice President Varone
Passed Unanimously**

Meeting Adjourned at 9:45 PM

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



TOWN of WINTHROP

MOTION

Submitted By: Town Manager 11/14/12

Date: November 29, 2012

Article Number: _____

Subject: Emergency Sewer Pump Station Repair Transfer

TEXT of MOTION

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.

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

Signature of Petitioner: Nicholas DeVento (filed electronically)

Received by: _____ Time: _____



TOWN of WINTHROP

MOTION

Submitted By: Town Manager 11/14/12

Date: November 29, 2012

Article Number: _____

Subject: Water Meter Replacement Bond Issue

TEXT of MOTION

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 thereto; 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.

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

Signature of Petitioner: Nicholas DeVento (filed electronically)

Received by: _____ Time: _____