

TOWN COUNCIL MEETING OF JANUARY 8, 2013

Under the Rules and Procedures of the Winthrop Town Council, President Gill called the Town Council Meeting to order at 7:04 PM at the Cummings School

PLEDGE OF ALLEGIANCE

Councilor Sanford led the Pledge of Allegiance.

President Gill requests a Moment of Silence for Donald Simonini

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

MINUTES

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

2nd. By Vice President Varone

8-1 (Councilor Calla abstains as was absent for this meeting)

Vice President Varone made a motion to accept the Executive Session Minutes of December 4, 2012.

2nd. By Councilor Powers

8-1 (Councilor Calla abstains as was absent for this meeting)

President Gill circulates a Citation for Ralph Collins 38 years of service with the DPW.

President Gill suspends rules to take up election of Vice President for 2013

No Objections

Motion by Councilor Powers to nominate Councilor Varone for the position of Vice President for year 2013.

2nd by Councilor Calla

No Discussion

No Further Nominations

Motion by Councilor DelVento to close nominations.

2nd by Councilor Boncore

Roll Call Vote Unanimous

PUBLIC COMMENT:

Chief Delehanty gives a detailed outline of his experience while attending the FBI Academy for 11 weeks.

He is very thankful for the town allowing him this experience and acknowledges associates he met during this time of which he feels positive towards communicating with any of them in the future and discussing different matters of which may cause concerns for either party. It was beneficial to discover the issues of different towns/states that are experiencing the same community exposures as Winthrop and how they are handling particular situations (casino's, medical marijuana).

CORRESPONDENCE:

President Gill responds to a letter received from the WatchTower in regards of their soliciting in our community.

Chief Delehanty reports that no Constitutional violations were made. Procedures were followed correctly within the Solicitation By-Laws.

Councilor Calla has a question of Mass State Police calls being made in reference to donations being asked of people to help their local police departments. Chief Delehanty advises this particular agency does not benefit the Winthrop Police Department.

President Gill received information from the Winthrop Housing Authority of a "wait list" for affordable housing. (Please see attached information and call Housing Authority with any questions).

Councilor Calla requests verification on above referred information from the Winthrop Housing in reference to financial information.

COMMITTEE REPORTS:

Councilor DelVento reports on last Finance Committee meeting and has come up with job description and compensation for Council Clerk. An amendment on this motion will be discussed under Old Business, as Council Clerk must also be appointed. Fees discussion will be brought up under Town Managers report.

Councilor Letterie reports on the School Building Assistance Committee, they met Thursday and have formed an advisory sub committee, the Middle School Reuse Committee. This committee will meet weekly for the next 4-5 weeks at E.B Newton, every Thursday at 4:30 PM. They will report their suggested alternatives for Middle School Reuse. In the near future the School Building Assistance Committee will be voting on what the Middle School Reuse committee reports on and their findings.

Councilor Calla asks if the Middle School Reuse Committee has already been established. Councilor Letterie reports it has and by whom.

Councilor Letterie reports of different views this sub committee will be facing if the town does move forward with the new Middle/High School. Where funding will go if current Middle School sold, rented, combined etc.

Councilor DelVento reports on Finance Commission and that the commission supports the High School Middle School Combination, Option A or B. A letter has been sent in reference to this.

TOWN MANAGERS REPORT:

Town Manager McKenna welcomes Tim Gordon to "our team". Mr. Gordon will be directing information on water rates and these rates will also be discussed with council. Mgr. McKenna has been dealing with the DOR and all in all Winthrop has done well with their current accounting procedures and practices that have been improved within our town.

A subject that we must address is the DOR ordered Mgr. McKenna to do an interim rate increase of our sewer charges as the town has issued liens for payment effecting our revenue. The rate can be re-adjusted as payments come in. There are several reasons of why payments have been delayed...economy, billing etc.

Tim Gordon has done an analysis on our water and sewer rates. The unaccounted water, how we compare to other communities water use, un-metered town property, potential causes, leaks, flushing hydrants, fire dept. use of system water being stolen. Mgr. McKenna's hopes over the next few weeks is to work with Tim Gordon and examine this water loss and get a good grip on it. The new meter systems will be very helpful.

Mgr. McKenna makes mention of aggressive positions being made to eliminate deficits for town departments. Explains how funding should be done for each department and how expenditures should be authorized so we can get a better handle on it.

Preparing Sch. A. Hopefully in the next couple of weeks will have free cash certified by DOR.

Regarding our recent memorandum of Moody's Bond Rating doing a town fiscal evaluation in reference to our bonds being issued. Moody has confirmed Dbl.A-3 rating and it is a remarkable achievement for community. We can and hopefully will do better to keep improving our rating. In three years we have gone from a negative to a positive. Mgr. McKenna passed out information on the Fee Compendium that needs to be reviewed as adjustment and fee increases have been advised. Need to adjust fees on a reasonable time basis. Many of our fees have not been adjusted for over several years. He asks that this be referred to the Finance Committee for their review.

Councilor DelVento on fees. They should be able to be put in as a "slide in". This makes it very easy to find adjusted rates especially to be put online. A discussion on how these fee adjustments should be made to make it easier to apply to the By Laws.

Mgr. McKenna submitted two ordinances for consideration by the council. (See Attached)

1-Has withdrawn this motion as found reference that will suffice this motion in previous minutes.

2- Would like the council to re-consider this ordinance for the need of a Sanitation Inspection Ordinance. There is a growing concern that we, as a community, can guarantee that a property and or unit is properly leased with appropriate conditions. We should consider "timely" inspections on these properties.

Mgr. McKenna also includes a Vacant Building Motion (**See Attached**).

He feels this motion is a must as people in this community who own vacant/abandoned property have not made any changes in these properties due to the fact that they have not been asked to pay the correct fees to keep these buildings in good living conditions. These properties are devaluating the neighborhoods and causing health conditions.

Councilor Boncore: Both of these motions have been brought to council previously. Community did not want this inspection.

President Gill will entertain a motion under Old Business to refer to Rules and Ordinances.

Chairman of the Housing Authority, Robert Boncore explains "waiting list" and how applications can be submitted and that there is a lottery process. The sooner you get your application in, the better. Winthrop residents are considered first.

OLD BUSINESS:

Motion by Councilor DelVento on Council Clerk Duties and Salary (See Attached Motion).

No Second needed as coming from Committee

Discussion:

Amendment to Original Motion by Councilor Boncore to include:

To work with town clerk to post council committee and special committee minutes of those meetings.

2nd By Councilor Sanford

No Discussion

Passed Unanimously

Amendment to Original Motion to include appointment of Denise Quist as Council Clerk with the term to expire the first meeting of January of 2015.

2nd by Councilor Sanford

No Discussion

Passed Unanimously

All in Favor of Main Motion as Amended.

Passed Unanimously

Dog Licensing Fees will be postponed until the Jan. 22, 2013 meeting.

Motion by Councilor Letterie to refer Vacant Building Ordinance Fee Motion (see attached motion) to Rules and Ordinance Committee

2nd By Councilor Powers

Passed Unanimously

Motion by Councilor Letterie to refer the Sanitary Fitness Inspection (see attached motion) to Rules and Ordinance Committee

2nd By Councilor Powers

Passed Unanimously

President Gill addresses his Annual State of the Town (see attached)

Councilor Letterie explains part of a package that the MSBA are looking for in reference to the new schools is support from the Town Council of an option that is desirable for the town.

Motion by Councilor Letterie on the SBAC School Feasibility Study (see attached motion)

2nd By Councilor DelVento

Councilor Powers is using his Prerogative to put this off until the next meeting as it is the first time it has been brought to council, but will not object to discussion of only: *Why this should or should not be put off until next meeting?*

Discussion Follows

Councilor Powers withdraws his request to put this off until next meeting.

Motion Passed

8-1 (Councilor Powers – No)

Mgr. McKenna withdraws his motion of the Transfer of \$40,000 (see attached).

PUBLIC COMMENT:

Reminder next meeting is January 22, 2013 at the Cummings School, 7PM.

Pink the Rink Fundraiser: In support of Leanne Silverman and all proceeds will benefit the Marie C. Petrelli Cancer Research and Memorial Fund.

Councilor Calla has had concerns from her constituents of the traffic on Shore Drive, Chief Delehanty is addressing this issue. Also with the new bridge that is being rebuilt, the town has lost any proximity of any gas stations offering full service of gas. Many seniors find it hard to put their own gas in. Mgr. McKenna will look into this. Councilor Mael would like a breakdown on property and types of households and would like to know if there is a way to pull up the length of boats? Mgr. McKenna is looking into this. What is going on with the heat in the schools? It is definitely an issue. Do we want to invest in these systems? This is crucial to our new schools being voted on as quickly as possible.

Chamber of Commerce is having an Annual Awards Night February 1, 2013 (see attached award winners and information on the event).

President Gill will present citations to Award Recipients on Awards Night

Motion to Adjourn by Councilor Powers

2nd By Councilor Calla

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: James Letterie

Date: 1-3-13

Article Number: _____

Subject: SBAC School Feasibility Study

Regarding the school feasibility study: The Winthrop Town council supports the plan for a combined Middle/High School project. If the School Building Assistance Committee and the Winthrop School Committee select either Option A (renovation/addition) or Option B (new construction) as the preferred option and Massachusetts School Building Assistance Authority subsequently accepts either Option A or Option B as their recommendation and the voters of Winthrop vote favorably for a debt exclusion for either Option A or Option B, the Winthrop Town Council will support the town's share of the chosen Option as follows:

-EITHER-

Option A with the total project cost not to exceed \$68,900,000; with the town share not to exceed \$35,950,000.

-OR-

Option B with the total project cost not to exceed \$82,950,000; with the town share not to exceed \$42,975,000.

January 8, 2013

Motion By Councilor Letterie

2nd By Councilor DelVento

Discussion:

8-1 Motion Passed (Councilor Powers-No)