

TOWN COUNCIL MEETING OF JULY 2, 2013

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

PLEDGE OF ALLEGIANCE

Vice President Varone called the Pledge of Allegiance

Moment of Silence for Jim Donovan, town employee of the Winthrop Police Dept. and Fire Dept. passed away.

ROLL CALL-Council Clerk Quist Absent, President Gill states all Councilors Present

MINUTES

Motion by Councilor Letterie to accept the minutes of June 18, 2013, as circulated

2nd. By Councilor Powers

Passed Unanimously

PRESENTATION

Jim Powers of Powers and Sullivan presents the audit results on the Towns FY-12 Audit Review
Councilor DeVento would like information on the management letter to be provided.

With no objection from Council, Council President Gill moves onto Appointments:

Motion by Councilor Letterie to affirm all appointments/re-appointments made by Council President Gill
For the Scholarship Committee and Council on Aging (See Attached)

2nd by Councilor Sanford

Passed Unanimously

PUBLIC COMMENT

None

CORRESPONDENCE

Viking Pride regarding innovative progress on Rink. They are in the process of donating a floor to make the rink a 12-mos. facility. Fund Raiser for this Recreation Center will be August 24, 2013 from 7-11 p.m.

Resignation from Brian Dalton.

Marylou Osborne sent request from the SBAC to schedule date for Special Election Ballot for when there will be a vote on the new school project.

COMMITTEE REPORTS

Casino Committee:

-Councilor Powers reports on the Casino Committee/Discussion of priority of potential funding of Casino at Suffolk Downs
Where the Committee stands on some of the issues of the Casino.

Rules and Ordinance Committee:

-Public Hearing on the Rental and Inspection Ordinance (See Attached Minutes)

-Metcalf Sq. and Hermon St. Parking (See Attached Minutes)

Appointments, Committees, Commissions:

-Annual Reviews-Town Manager, Town Clerk, Council Clerk

-Town Clerk is in the process of a self-evaluation sheet and will have meeting with Town Manager to review.

-An electronic review for Town Manager will be sent to each councilor and should be returned to Councilor Letterie by July 20, 2013

-Committee will present a full review evaluation on Council Clerk to Council.

-Completions of evaluations will be complete and reported at the August 16, 2013 meeting.

TOWN MANAGER REPORT

- Town Mgr. McKenna introduces Chief Delehanty to talk about our activities for July 4, 2013 Town Celebration
- Councilor Mael compliments all who worked diligently on making the landing and building presentable.
- Town Mgr. thanks the Fire Dept. for their life savings rescue's on the Fire on Prospect Ave., over the weekend. Neighbor to neighbor fund for the family for the Capobianco Family. Contact Barbara Bishop or Marylou Osborne about donations or the E.Boston Savings Bank
- Councilor Calla asks if anyone has a 1st. floor apartment, wheelchair accessible for the Capobianco Family to please contact Highland Realty.
- Councilor Powers, along with entire Councilor Members also comments on the severity of this fire and compliments the professionalism of the Winthrop Fire Department.
- Council President Gill acknowledges the "neighbor to neighbor" fund and its success with helping families in Winthrop when tragedies happen.
- Town Mgr. McKenna asks for a finance motion on the Seaview Ave. project and have it advertised with a public hearing. for the July 16, 2013 Town Council Meeting.
- DPW-Steve Calla gives a brief update on current projects being done within the town.
- Town Mgr. reflects the Chamber of Commerce and the Planning Board reviewing the zoning ordinance's to help improve and bring in new businesses in our community. He invites Council to any meetings.
- Councilor Calla asks how much to donate a tree? \$250.00
- Town Mgr. talks of the new floor being donated to the rink by Viking Pride and how this will allow the rink to be open all year round and have activities annually.
- There will be no petroleum shipping in Everett, good news for Winthrop as we are in the shipping lane.

OLD BUSINESS

Motion by Councilor DelVento that we adopt the ordinance as amended by the Rules and Ordinance.

No 2nd. Needed As Coming from Committee

Passed Unanimously

Councilor Boncore: Amended Motion by the Rules and Ordinance Committee and put before the Town Council to amend Town of Winthrop Bylaws by adding a new section in the Health and Safety Section Chapter 8. The new section will be entitled Rental Property Registration and Inspection and will be Section 8.40.000.

Councilor Boncore proceeds to read Rental Property Registration and Inspection Sections 8.40.010 through 8.40.130.....
(See Attached)

Motion by Councilor Boncore to adopt the grammatical changes and recommendations that were just read into Sections 8.40.010 through 8.40.130 at the same time as this motion is approved or denied.

2nd By Councilor Letterie

Passed Unanimously

Councilor Calla has question on owner having to certify annually the fire alarms and carbon monoxide alarms for rental units.

Councilor Powers: The only person who can certify these is the Fire Inspector, there is a fee included. He asks what is the actual certification needs? Is this valid at the original 4 years?

Motion by Councilor Powers to amend the Rental Property Registration and Inspection by deleting Section 8.40.110 in its entirety.

2nd By Councilor Letterie

Passed Unanimously

Councilor Boncore wants it noted that he is opposed to this entire Rental Property Registration and Inspection and it should not be passed in this form.

Motion by Councilor Calla to Amend Section 8.40.120 to insert between each day to read each 30 days that the violation continues will constitute a separate offense.

2nd By Councilor Sanford

**Discussion-Councilor Mael and Councilor Powers reflect there are too many changes being made to this ordinance
Amendment Not Passed**

On main motion as amended....

Motion by Councilor Mael this ordinance is sent back to Rules and Ordinance Committee to review Section 8.40.120 and to discuss a voluntary inspection language modification

2nd By Councilor Sanford

Amendment by Councilor Letterie to report back no later than the August 6, 2013 Town Council Meeting

2nd By Councilor Sanford

Roll Call Vote by Councilor Letterie for Amendment of August 6, 2013 Date

Councilor Calla-No

Councilor Sanford-Yes

Councilor Boncore-No

Vice President Varone-Yes

Council President Gill - Yes

Councilor Letterie-Yes

Councilor Powers-No

Councilor DelVento-Yes

Councilor Mael-Abstain

5-Yes

3-No

1-Abstain

Motion Passes

-Councilor Boncore wants either the entire ordinance is sent to Rules and Ordinance Committee or leave with Town Council and work with Kopelman and Paige for comments and re-writes.

-Councilor DelVento, being on Committee and working diligently on this ordinance asks that if any motions are passed that anyone that has any ideas, changes, requests are written down for all to go over once and for all. As a committee member he is not going to keep trying to figure out what people want...put it in writing.

-Councilor Gill comments on length of this ordinance and how many times this ordinance has been gone through. If we want an Inspection Ordinance vote yes...if not, vote No...but vote and then make any corrections.

Councilors have issues and want this ordinance tabled.

Motion by Council Mael to withdraw his motion

2nd By Vice President Varone

Motion by Councilor Mael to postpone this ordinance until the next meeting on July 16, 2013

2nd By Councilor Powers

Passed Unanimously

Motion by Rules and Ordinance Committee to recommend an amendment to Section 10.16.100 of the town bylaws by adding in the Section 8am to 5pm, one hour parking by adding the words....(See Attached Rules and Ordinance Meeting Minutes)

No Second Needed Coming from Committee

Passed Unanimously

Motion by Councilor Letterie that the Council vote to transfer and additional \$5,000 from the General Fund Account....(See Attached Motion

2nd By Vice President Varone

Passed Unanimously

Motion by Councilor Powers that the Town Council accept the final power purchase agreement as amended (See Attached Motion)

2nd By Councilor Sanford

Discussion-Councilor Mael is against a 20-year agreement being signed

Town Mgr. McKenna explains that the agreement will expire if obligations are not guaranteed to us in the future.

Passed 8-1 (Councilor Mael-No)

NEW BUSINESS

Motion by Councilor DelVento for the purposes of funding the Police Department Personnel Lines...

(See Attached Motion)

2nd By Councilor Sanford

Passed Unanimously

**Council President Gill circulated a request by SBAC to schedule a ballot question referendum for the new school.
Are there any questions?**

Councilor Mael does not feel the community is responsive enough to this new school.

Councilor Boncore agrees, a committee should be approved to educate the community on this school.

Motion to postpone until July 16, 2013 meeting

Passed Unanimously

Motion by Councilor DelVento that \$275,000.00 is appropriated for the purpose of financing the replacement of aged water main and lead services on Seaview Ave.(See Attached Motion) be Postponed and Advertised for the next meeting of July 16, 2013.

2nd By Councilor Sanford

Passed Unanimously

PUBLIC COMMENT

-Jean Maggio wants to remind to go to Town Clerk office and make sure dog is licensed and keep your dog leashed especially at the Lewis Lake area.

-Guy Brandenstein opposes the Rental Inspection Ordinance.

-Ms. Sharkey comments on the energy of the community with the new schools, agrees, we need to help the community understand this new school is positive for the town and children.

-Councilor Letterie congratulates Chris LeBlanc on his hockey career

-Tentative Special Meeting on July 15, 2013

-School Meeting Presentation on July 15, 2013, all should attend to make yourself more aware of this new school.

-Tentative opening of bridge will be July 12, 2013.

-Happy 4th of July to all.....

ADJOURNMENT

Motion to Adjourn by Councilor Letterie

2nd By Councilor Sanford

Passed Unanimously

Meeting Adjourned at 10:21 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:

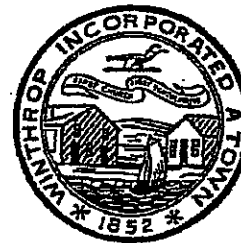
Hand Written Notes

Committee Openings Documents

Roll Call Log

Written Motions / Verbal Motions

**Respectfully submitted,
Town Council Clerk
Denise Quist**



TOWN OF WINTHROP

OFFICE OF THE TOWN COUNCIL

Town Hall, 1 Metcalf Square, Winthrop, MA 02152

Appointments July 2, 2013

Scholarship Committee

Term Expires

Monica Ford *

June 30, 2016

John Macero*

June 30, 2016

*Re-appointments

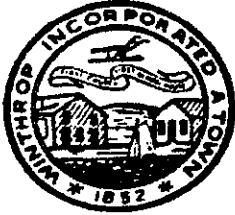
Council on Aging

Nancy B. Paulson

June 30, 2016

Betsy A. Winkler

June 30, 2016



TOWN of WINTHROP

RULES AND ORDINANCE MEETING MINUTES

Meeting of Rules and Ordinance was held June 11, 2013 at the Harvey Hearing Room

Called to Order: 7:02 PM

Present Members:

Chair-Phil Boncore
Paul Varone
Nick DelVento

Also in Attendance:

Councilors:

Peter Gill
Craig Mael
Larry Powers
Linda Calla

Chief Delehanty
Chief Flanagan
Building and Health Inspectors

Motion by Nick DelVento to approve TSAC recommendation to amend 10.16.100 of the Town of Winthrop By Laws by adding in the section 8 a.m. to 5 p.m. / One Hour Parking. The words Pauline St./Odd Side-from the intersection of Hermon St. to the Cummings School Driveway, which would include frontage of Pauline St. to 21 Pauline St.

2nd By Paul Varone

Public Hearing on Rental Property Registration and Inspection:

Numerous people spoke in favor or against the proposal or parts thereof:

FOR

Chief Delehanty
Ellen Galorse
Richard Lawton
Mark Overbach
Peter Gill
Paul Flanagan
Craig Mael
Eric Moore
John Barrett

AGAINST

John Stanley
Jim Polino
Paul Caruccio
Marty O'Brien
Edmund Pine
Kathleen Napoli
Paul Ronkatis
Guy Brandenstein
Joseph Boncore
Edward Bomarsi
Jeff Turco
Robert Pine

Discussion by Committee Members:

Motion by Nick DelVento to recess meeting until the June 25, 2013 at 7:00 p.m.

2nd by Paul Varone

Passed Unanimously

Meeting was resumed on June 25, 2013 at 7:00 p.m. at the Harvey Hearing Room

3 Committee Members Present

Also in Attendance:

Councilors:

Peter Gill

Craig Mael

Larry Powers

Linda Calla

Allowed people who were not present on the June 11, 2013 meeting to speak

FOR

Jean Maggio

AGAINST

Carol Facella

Dan Curtin

Mr. & Mrs. Craig

After deliberation, Councilor Nick DelVento proposed amendments to the original proposal.

They were seconded by Paul Varone and passed 2-1.

Councilor Boncore voted against, (see attached).

Motion by Councilor DelVento to recommend the amended motion to the full council.

2nd by Paul Varone

Passed 2-1 (Councilor Boncore-No)

Meeting Adjourned

Subject: Amendment: to recommend to the full council that

Amendment: to recommend to the full council that

8.40.030 C be added to state" the Winthrop Housing Authority shall maintain inspection records at their offices and be made available to Town Officials as necessary.

8.40.040 A; the word five years be changed to four years. And that the Town Manager shall develop a phase in plan so that a minimum 25% of the units be inspected annually beginning October 1, 2013.

8.40.040 D and E Be deleted in their entirety.

8.40.050; Be deleted in its entirety.

8.40.13; the word carbon-dioxidebe changed to carbon monoxide

Nicholas DelVento
Town of Winthrop
Councilor Precinct 3
617-306-9759



TOWN OF WINTHROP

OFFICE OF THE TOWN MANAGER

Town Hall, 1 Metcalf Square, Winthrop, MA 02152 Telephone: 617-846-1077 Fax: 617-846-5458

James McKenna
Town Manager

MOTION

Submitted By: James McKenna, Town Manager

Date: 6/12/13

TEXT OF MOTION

Motion: I move that the Council vote to transfer an additional \$5,000.00 from the General Fund Account 0191051-517200 Unemployment to the Tree Revolving Fund Account # 7174-4970000 for the purposes of purchasing trees for the Town of Winthrop or take any other action relative hereto.

Vote: _____

Council President: _____

Date: _____

Town Manager: _____

CFO: _____



TOWN OF WINTHROP OFFICE OF THE TOWN MANAGER

Town Hall, 1 Metcalf Square, Winthrop, MA 02152 Telephone: 617-846-1077 Fax: 617-846-5458

James McKenna
Town Manager

MOTION

Submitted By: James McKenna, Town Manager

Date: 7/1/13

TEXT OF MOTION

Motion: I move that the Town Council accept the final power purchase agreement as amended, and authorize the Town Manager to execute this agreement to purchase power from Bluewave Capital, LLC in accordance with the agreement, or take any other action relative thereto.

Vote: _____

Council President: _____

Date: _____

Town Manager: _____

CFO: _____



TOWN OF WINTHROP

OFFICE OF THE TOWN MANAGER

Town Hall, 1 Metcalf Square, Winthrop, MA 02152 Telephone: 617-846-1077 Fax: 617-846-5458

James McKenna
Town Manager

MOTION

Submitted By: James McKenna, Town Manager

Date: 6/27/13

TEXT OF MOTION

Motion: For the purposes of funding the Police Department Personnel lines through FY13, I move that the sum of \$22,750.00 be transferred as follows:

<u>From:</u>		<u>To:</u>	<u>Amount</u>	
Finance Personnel	0113551-511100	Police Dept. Personnel	0121051-511100	\$11,000.00
Library Personnel	0161051-511100	Police Dept. Overtime	0121051-513100	\$11,750.00

or take any other action relative thereto.

Vote: _____

Council President: _____

Date: _____

Town Manager: _____

CFO: _____



TOWN of WINTHROP

MOTION

Submitted By: Town Manager 7/02/13

Date: July 2, 2013

Article Number: _____

Subject: Seaview Ave Water Main
Replacement Project Bond Issue

TEXT of MOTION

That \$275,000 is appropriated for the purpose of financing the replacement of aged water main and lead services on Seaview Avenue and Winthrop Street Extension, including all costs incidental and related there to; that to meet this appropriation the Treasurer with the approval of the Town Manager is authorized to borrow \$275,000 and issue bonds or notes of the Town under Chapter 44 of the General Laws; or any other enabling authority; 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.