

TOWN COUNCIL MEETING OF FEBRUARY 18, 2014

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

Councilor Calla called the Pledge of Allegiance

Moment of Silence for Paul Facella and Dr. Peter Ferrino

ROLL CALL

Councilor DelVento-	Present
Councilor Boyajian-	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

Motion by Councilor DelVento to accept the Minutes of February 4, 2014, as circulated

2nd. By Vice Vice President DelVento

Passed Unanimously

Motion by Vice President DelVento to waive rules and move to BOH Appointees

2nd by Councilor Calla

Passed Unanimously

Motion by Councilor Boncore to approve the appointment by President Gill of Tracey Honan to the Board of Health effective immediately to the term date of June 30, 2016

2nd by Councilor Calla

Passed Unanimously

Motion by Councilor Calla to approve the appointment by President Gill of Heather Engman to the Board of Health effective immediately to the term date of June 30, 2016

2nd by Vice President DelVento

Passed Unanimously

PUBLIC HEARING

Middle School/High School Loan Order-Continuation from February 4, 2014 Meeting

President Gill Reads School Loan Order in full

No Public Comment

Public Hearing Closed

PRESENTATION

Paul Tierney, Town Assessor- Reports on Assessors Re-evaluation of the Town of Winthrop which transpires every 3 years.

PUBLIC COMMENT

None

CORRESPONDENCE

None

COMMITTEE REPORTS

Finance Committee-

Authorize Middle/High School Loan Order

Finance Commission beginning preliminary work on Budget

Public Works

Parking Lot Motion-Still Being Reviewed and Public Meeting being set up

Committee on Committee-Meeting will be scheduled

Town Manager Evaluation Report will be e-mailed to each councilor for their support on evaluation.

Town Clerk and Council Clerk each come up for Annual Evaluation

TOWN MANAGERS REPORT

Joe Domelowicz gives an update on the grant information of the Open Space and Rec. Plan that has been submitted to the Town Council for approval. This grant needs to be approved by the Town Council, Planning Board and Conservation Committee, of which all have approved.

CFO-Tim Gordon –Audit and Financial Reports

Budget requests due by February 26, 2014 from each Department Head

OLD BUSINESS

President Gill Reads School Loan Order in full

Motion by Councilor Letterie that the Town appropriates the sum of Eighty Million Nine Hundred Eighteen Thousand Seven Hundred Forty Dollars (\$80,918,740) for the purpose of paying costs of the so-called Middle/High School Building Project.....(See Attached Motion)

2nd by Councilor Sanford

Roll Call Vote

Councilor DelVento-	Yes
Councilor Boyajian-	Yes
Councilor Letterie-	Yes
Councilor Boncore-	Yes
Councilor Sanford-	Yes
Councilor Calla-	Yes
Councilor Mael-	Yes
Vice President Varone-	Yes
Council President Gill-	Yes

NEW BUSINESS

Inspectional Services Re-Organization-President Gill refers this to be advertised for a Public Hearing for March 4, 2014

Motion by Councilor Varone to Approve the Open Space and Recreation Plan

2nd by Councilor Boyajian

Passed Unanimously

President Gill refers to the Finance Committee the motion that the Town Council appropriate from Free Cash \$23, 800.00 to fund the build out at the DPW....(See Attached Motion)

President Gill refers to the Finance Committee the motion that the Town Council appropriate from Free Cash \$25, 000.00 to fund the Assessing Department....(See Attached Motion)

President Gill refers to the Finance Committee for advertising and a Public Hearing on March 4, 2014 the motion that the Town Council appropriate the following amounts for the purposes of paying the balance for legal judgement (See Attached Motion):

Fund 582	\$ 3,343.81	Special Revenue Legal Fund
Fund 674	\$ 58,917.92	Special Revenue Council Reserve Fund
Fund 710	\$ 7,738.27	Special Revenue Workers Compensation
Fund 932	\$180,000.00	Special Revenue Stabilization Fund

PUBLIC COMMENT

None

Vice President DelVento congratulates the DPW for their hard work during this winter season.

President Gill thanks Jean Maggio and Bridget Mulkerrin for their past services on the BOH

PUBLIC RELATIONS

Zinko Family Fund Raiser March 1, 2014

President Gill recognizes WHS for their extra curricular activities

~~Councilor Calla asks to please support the Winthrop Playmakers~~

Councilor Boyajian commends Police and Fire Departments for their help with a family emergency.

Motion to Adjourn by Vice President DelVento

2nd By Councilor Boncore

Passed Unanimously

Meeting Adjourned at 7:40 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

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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 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: 2/13/14

TEXT OF MOTION

Motion: I move that Town Council appropriate from Free Cash \$23,800 to fund the build out at the DPW for the restructuring of Inspectional Services; or take any action relative to thereto.

3-4-14

Motion by Vice President DelVento

No 2nd Needed as Coming from Finance Committee

Passed Unanimously

CFO: _____



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James McKenna
Town Manager

MOTION

Submitted By: James McKenna, Town Manager

Date: 2/13/14

TEXT OF MOTION

Motion: I move that Town Council appropriate from Free Cash \$25,000 to fund the Assessing Departments tri-annual valuation; or take any action relative to thereto.

3-4-14

Motion by Vice President DelVento

No 2nd Needed as Coming from Finance Committee

Passed 7-1 (Councilor Mael-No)

CFO: _____



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OFFICE OF THE TOWN MANAGER

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James McKenna
Town Manager

MOTION

Submitted By: James McKenna, Town Manager

Date: 2/26/14

TEXT OF MOTION

I move that pursuant to Article 6-1 of the Town Charter, that the Town Council accepts the reorganization plan to consolidate the Town's Inspectional Services as presented by the Town Manager, to include sanitation and other public health inspection as required to be performed under various Codes of Regulation of the Commonwealth of Massachusetts; and further, that the Town's Code of Ordinances be amended accordingly to provide for this consolidation plan by adding a new section as specified below; and further, that the Council adopt the recommendation of the Town Manager to create the position of Commissioner of Inspectional Services to provide both managerial oversight of the Inspectional Services of the Town, and to ensure the proper administration and enforcement of all local, state, and federal laws appurtenant thereto; or take any action relative thereto.

Chapter 2.50 Commissioner of Inspectional Services

Sections:

2.50.010 - Creation of Commissioner of Inspectional Services.

2.50.020 - Appointment—Term of office—Duties—Qualifications.

2.50.010 - Creation of Commissioner of Inspectional Services.

There shall be in the building department the Commissioner of Inspectional Services.

2.50.020 - Appointment—Duties—Qualifications.

The Town Manager shall appoint a Commissioner of Inspectional Services. Such Commissioner shall perform administrative, supervisory, inspection and investigative work related to the enforcement and interpretation of the Massachusetts State Building Code, local zoning ordinances, applicable state and local regulations, and other rules and statutes specific to said office. The Commissioner will also manage and provide supervision to the following activities and/or agencies: Local Building Inspections, Rental Housing Inspections, Trash and Dumpster Inspection and Enforcement, Electrical

TC-023

Inspections, Plumbing Inspections, Health and Sanitation Inspections, and Weights and Measures. This position will supervise employees, shall investigate and take action relative to complaints of violations of state rules and regulations or municipal ordinances, and conduct general inspections in the interest of protecting the general public. The Commissioner will provide zoning review, management oversight of all duties of the department, development and implementation of annual budgets, and review and propose any improvement to the department from time to time.

Supervise the inspection of wiring, plumbing, sanitation and health, heating systems and foundations during and after construction for structural quality, general safety and conformance to specifications and codes. Maintain daily logs; Review and interpret plans, blueprints, site layouts, specifications, and construction methods to ensure compliance to legal requirements and safety regulations; Inspect and monitor construction sites to ensure adherence to safety and elevation standards, building codes, and specifications; Issue violation notices and stop-work orders, conferring with owners, violators, and authorities to explain regulations and recommend permit resolution; Issue permits for construction, relocation, demolition and occupancy. Approve and sign plans that meet required specifications; Serve as lead office person in responding to questions from the public relating to building inspections, etc.

Works under the general direction of the Town Manager.

3-4-14

President Gill continues Public Hearing until Town Council Meeting, March 18, 2014

President Gill refers motion to the Rules and Ordinance

LEGAL NOTICE

Notice is hereby given in accordance with Chapter 40A, of the Massachusetts General Laws and Chapter 17 of the Code of the Town of Winthrop that the Winthrop Town Council will conduct a Public Hearing on Tuesday March 4, 2014, at 7:00 p.m. in the Harvey Hearing Room, Town Hall for the Town Council to accept to construct new 2'x6' partition wall in existing DPW meter area delineating the new SD file room and DPW project area. Wall system to be sealed utilizing foam sealants, sill seal, caulking and other sealing methods around wall penetrations to eliminate air transfer from DPW garage area. Take down existing partition wall between garage and DPW project area and rebuild new walls and entry expanding the DPW Project area. Construct new office wall in existing SD office area housing electrical, plumbing and local inspector desks. Cut new door opening in existing concrete partition wall for entrance into new file room. Install or construct office partitions per plan. Relocate existing SD customer counter. Re-configure heating ducts to condition new space. Install all necessary flooring and finish per plan.

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TC-023



TOWN OF WINTHROP

OFFICE OF THE TOWN MANAGER

Town Hall, 1 Metcalf Square, Winthrop, MA 02152 Telephone: 617-846-1077 Fax: 617-846-3458

James McKenna
Town Manager

MOTION

Submitted By: James McKenna, Town Manager

Date: 2/13/14

TEXT OF MOTION

Motion: I move that the following amounts be appropriated for the purposes of paying the balance of a legal judgment rendered against the Town in accordance with a final schedule of indenture as proposed by our Town attorneys:

Fund 582 \$ 3,343.81 Special Revenue Legal Fund
Fund 674 \$ 58,917.92 Special Revenue Council Reserve Fund
Fund 710 \$ 7,738.27 Special Revenue Workers Compensation
Fund 932 \$180,000.00 Special Revenue Stabilization Fund
or take any action relative to thereto.

3-4-13

Motion by Vice President DelVento to postpone
2nd by Councilor Sanford
Passed Unanimously

LEGAL NOTICE

Notice is hereby given in accordance with Chapter 40A, of the Massachusetts General Laws and Chapter 17 of the Code of the Town of Winthrop that the Winthrop Town Council will conduct a Public Hearing on Tuesday March 4, 2014, at on or after 7:00 p.m. in the

Harvey Hearing Room, Town Hall for the Town Council to accept the following amounts be appropriated for the purposes of paying the balance of a legal judgment rendered against the Town in accordance with the recommendation of a final schedule of indenture as proposed by our Town attorneys:

Fund 582 \$ 3,343.81
Special Revenue Legal Fund
Fund 674 \$ 58,917.92
Special Revenue Council
Reserve Fund
Fund 710 \$ 7,738.27
Special Revenue Workers
Compensation
Fund 932 \$180,000.00
Special Revenue Stabilization
Fund

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CFO: _____

TCF-049



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: 2/13/14

TEXT OF MOTION

Motion: I move that Town Council appropriate from Free Cash \$20,000 to fund the Veterans Agent budget as follows:

Account 0154352-542005	Supplies and Equipment	\$500.00
Account 0154352-544350	Contract Services	\$19,000
Account 0154352-576050	Conference and Training	\$500.00

; or take any action relative to thereto.

3-4-14

**Motion by Vice President DeVento to take immediate action
2nd by Councilor Boyajian**

Discussion

**Motion by Councilor Varone to refer to Finance Committee
2nd by Councilor Boncore**

Discussion

**Motion to refer to Finance Committee withdrawn by Councilor Varone and
Councilor Boncore**

**Motion for Immediate Action
Passed Unanimously**

TCF051



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: 2/13/14

TEXT OF MOTION

Motion: I move that Town Council transfer \$75,000 from fund 584 Cemetery Sales of Lots and Graves for the purposes resurfacing and repairing of Town Cemeteries

; or take any action relative to thereto.

3-4-13

Motion by Vice President DelVento to refer to Finance Committee
2nd by Councilor Boncore

Discussion

Motion by Vice President DelVento to waive rule 12-d
2nd by Councilor Boyajian
Passed 7-1 (Councilor Boncore-No)

LEGAL NOTICE

PUBLIC HEARING NOTIFICATION

Notice is hereby given in accordance with Chapter 40A, of the Massachusetts General Laws and Chapter 17 of the Code of the Town of Winthrop that the Winthrop Town Council will conduct a Public Hearing on Tuesday March 19, 2014, at 8:00 pm at the Robert DeLoe Senior Center that the Town Council transfer \$75,000 from fund 584 Cemetery Sales of Lots and Graves for the purposes resurfacing and repairing of Town Cemeteries, or take any action relative to thereto.

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TCF-052