

## TOWN COUNCIL MEETING MINUTES OF MAY 5, 2015

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 DelVento leads the Pledge of Allegiance

**Moment of Silence for Constance Iapicca, Carmella Wessling and Jerry Jaworski**

### **ROLL CALL**

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

### **MINUTES**

**Motion by Councilor Sanford to accept the Town Council Minutes of April 21, 2015, as circulated**

**2nd. by Councilor Boyajian**

**Passed (Councilor DelVento and Councilor Letterie abstain)**

### **PUBLIC HEARINGS**

#### **Public Hearing Opened**

Transfer \$288,506.00 to Snow and Ice Budget....(See Attached Motion-read in full by President Gill)

Favor: Finance Committee-Positive Recommendation

Oppose: None

**Public Hearing Closed**

#### **Public Hearing Opened**

Transfer \$80,000 for asphalt restoration (See Attached Motion-read in full by President Gill)

Favor: Finance Committee-Positive Recommendation

Oppose: None

**Public Hearing Closed**

#### **Public Hearing Opened**

Appropriate \$31,952.78 for contract settlements for FY15

Favor: Finance Committee-Positive Recommendation

Oppose: None

**Public Hearing Closed**

### **PUBLIC COMMENT**

Constance Elson (P1) speaks of owning a home on River Rd and is interested in purchasing a strip of land behind her home that belongs to the town.

### **CORRESPONDENCE**

President Gill summarizes of a letter from Attorney Lynds regarding 60 Hermon St., SDOD

Thank you note from John Macero Family

## **COMMITTEE REPORTS**

### **Finance Committee-May 5, 2015 6:30PM**

- Transfer \$288,506.00 to Snow and Ice Budget
- Transfer \$80,000 for asphalt restoration
- Appropriate \$31,952.78 for contract settlements for FY15
- Transfer \$21,854 to fund deficit for North Shore Essex Agricultural & Tech School
- Transfer \$3,090 for property foreclosures fund

**All above motions were approved with positive recommendation from the Finance Committee**

### **Rules & Ordinance join Public Safety-May 4, 2015 7:00 PM**

- Houseboats #3....(See Attached Rules & Ordinance Meeting Minutes)

## **TOWN MANAGERS REPORT**

-FY16 Budget Presentation

-Memorial Day Parade-May 25, 2015 2:00 PM

Beach Commission interested in an applicant from our Town to sit on Beach Commission

-Met with Form + Place to review four different design standards for the Center and will be sharing concepts with the Winthrop Planning Board

**With no objection, suspend the agenda to proceed to Old Business to discuss 60 Hermon St., SDOD**

## **OLD BUSINESS**

Continuation deliberation re-zoning 60 Hermon St. or have the Town Council motion a re-submission of SDOD petition to re-zone 60 Hermon St.

**Motion by Councilor Boncore to re-submit the petition of Ocean City Development, LLC to the Town Council who will then forward to the Winthrop Planning Board for their review**

**2<sup>nd</sup> by Councilor Varone**

**Roll Call Vote**

**Yes-6**

**No-2**

Attorney Elizabeth Lane discusses the re-submittal/re-consideration of this process...

President Gill discusses that if this does go back to the Winthrop Planning Board it will give all involved more to think about and maybe change their original opinion, a lot of "maybe's" available.

**Motion by Councilor Letterie to amend the vote of April 21, 2015 of the main motion to postpone until the Town Council receives and answer from the Attorney General's office to postpone until May 19, 2015**

**2<sup>nd</sup> by Councilor DelVento**

**Passed Unanimously**

A summary of Attorney Lynds discussion that his clients are not going to continue with the "stalemate" and wants to be candid that the property is currently on the market to be sold, but is reserving rights to continue on this petition and will agree not to sell property until the May 19, 2015 Town Council Meeting.

**With no Objection, Town Council returns to Town Manager Report**

-Settled with Clerical Union

-Met with Mayor Rizzo and members of our Board of Health to discuss collaborating with Revere and Chelsea on regional public health initiatives/Police Chief briefing on these issues and discusses the procedures of the "drug court".

-William Gorman Fort Banks School update on Playground improvements.

-Discussion on Winthrop Beach and the sand. The sand placement is complete. DPW Director Steve Calla will look into the street and sidewalk issues at this area.

## **SCHOOL DEPARTMENT UPDATE**

-Cummings School Science Teacher Chris Farnsworth awarded prestigious Science Award

-Frank Woods, new curriculum director.

-Facella Scholarship had 56 applicants

- WHS students , Emily Sanario & Christopher Murphy chosen as Epic Service Warriors-Young people with disabilities to become community leaders
- Haley Holden receives Silver Medal High Score National Latin Exam
- Mia Martucci annual fund raiser for Children's Hospital
- Drama Society presents Legally Blonde
- Boys Lacrosse 2-0
- Boys Baseball 3<sup>rd</sup> win
- Girls Softball travel to Nantucket
- Sailing team won
- 7<sup>th</sup> Grade Students Civics Class competed against 8<sup>th</sup> grade students and came in 1-2-3
- April 25, 2015 Winthrop's Beautification Day very successful.
- Yirrell Beach clean-up successful.

**Motion by Councilor Mael to take a 5 minute recess**

**2<sup>nd</sup> by Councilor Boncore**

**Passed Unanimously**

#### **OLD BUSINESS**

**Motion by Finance Committee with a Positive Recommendation to transfer \$288,506 from the General Stabilization Fund ....(See Attached Motion-read in full by President Gill)**

**No 2<sup>nd</sup> Needed**

**Passed Unanimously**

**Motion by Finance Committee with a Positive Recommendation to transfer \$80,000 from Free Cash...**

**(See Attached Motion-read in full by President Gill)**

**No 2<sup>nd</sup> Needed**

**Passed Unanimously**

**Motion by Finance Committee with a Positive Recommendation to transfer \$31,592.78 from Town Manager Contract Settlements...(See Attached Motion-read in full by President Gill)**

**No 2<sup>nd</sup> Needed**

**Passed Unanimously**

**Motion by Finance Committee with a Positive Recommendation to transfer \$21,854 from General Insurance...**

**(See Attached Motion-read in full by President Gill)**

**No 2<sup>nd</sup> Needed**

**Passed Unanimously**

**Motion by Finance Committee with a Positive Recommendation to transfer \$3,090 from Town Council Reserve...(See Attached Motion-read in full by President Gill)**

**No 2<sup>nd</sup> Needed**

**Passed Unanimously**

#### **Return to School Committee Update**

Councilor Mael requests information on the 5 District Collaborative

What is the benefit? Has it positively affected us?

There is a training initiative open to all teachers.

Council President suggest that Councilor Mael submit his questions/concerns in writing and President Gill will refer to Superintendent Macero

#### **NEW BUSINESS**

**Motion by Councilor DelVento that the Town Council authorize the adoption of Massachusetts General Law Chapter 44 Section 53F½ ....(See Attached Motion-read in full by President Gill)**

**2<sup>nd</sup> by Councilor Sanford**

**Passed Unanimously**

**Motion by Councilor Letterie to refer to the Finance Committee and advertise for a public hearing that the Town Council authorize the transfer of \$50,000 from Free Cash to fund the enterprise fund known as the Town of Winthrop Ferry...(See Attached Motion-read in full by President Gill)**

**2<sup>nd</sup> by Councilor Sanford**

**Passed Unanimously**

**Motion by Councilor Letterie that the Town Council appropriate \$5,000 from Rink Retained Earnings....  
(See Attached Motion-read in full by President Gill)**

**2<sup>nd</sup> by Councilor Sanford**

**Passed Unanimously**

**Motion by Councilor Letterie to authorize Town Manager McKenna to execute, determine terms and cost of the Sale of Land located on River Rd., in Winthrop, MA**

**2<sup>nd</sup> by Councilor Boyajian**

**Passed Unanimously**

#### **APPOINTMENTS**

**Motion by Councilor Letterie to accept the appointment by President Gill of Don Colpak and Ralph Duplin from associate members on the Harbor Management and Planning Committee to regular members**

**2<sup>nd</sup> by Councilor Sanford**

**Passed Unanimously**

**Motion by Councilor Sanford to accept the appointment by President Gill of Jason Deeb to the Ordinance Review Committee**

**2<sup>nd</sup> by Councilor DeVento**

**Passed Unanimously**

#### **PUBLIC RELATIONS**

**May 6, 2015 Ordinance Review Committee Public Forum-DeLeo Sr. Center 7:00pm**

**May 19, 2015-Town Council Meeting-FY16 Public Hearing**

**May 25, 2015-Memorial Day Parade 2:00 PM**

#### **EXECUTIVE SESSION**

**The Council anticipates going into Executive Session to discuss strategy with respect to Sale of Land**

**Discussion of these matters in an open meeting could have detrimental effect on the Sale of Land negotiation**

**Matters to be discussed: Sale of Land**

**Motion by Councilor Varone to enter into Executive Session and return to open session for adjournment only**

**2<sup>nd</sup> by Councilor Letterie**

**Roll Call:**

<b>Councilor Calla</b>	<b>Absent</b>
<b>Councilor Sanford-</b>	<b>Yes</b>
<b>Councilor Boncore-</b>	<b>Yes</b>
<b>Councilor Varone-</b>	<b>Yes</b>
<b>Councilor Letterie-</b>	<b>Yes</b>
<b>Councilor Boyajian-</b>	<b>Yes</b>
<b>Councilor DeVento</b>	<b>Yes</b>
<b>Vice President Mael-</b>	<b>Yes</b>
<b>Council President Gill-</b>	<b>Yes</b>

**Enter into Executive Session 9:20 PM**

**Return to Open Session for Adjournment only**

**ADJOURNMENT**

**Motion to Adjourn by Councilor Letterie**

**2<sup>nd</sup> By Councilor DelVento**

**Passed Unanimously**

**Meeting Adjourned at 9:25 PM**

A DVD of this meeting is available from WCAT / [www.youtube.com](http://www.youtube.com)

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 Telephone: 617-846-1077 Fax: 617-846-5458

### MOTION

Submitted By: Councilor Boncore

Date: 4/1/15

Motion: I move that the Town Council approve the Petition of Ocean City Development, LLC to amend the Town of Winthrop Zoning Map so as to include 60 Hermon Street, Winthrop within the SDOD Zoning or take any other action relative thereto

(See the Petition of Ocean City Development dated September 30, 2014, and Recommendation of the Winthrop Planning Board to the Winthrop Town Council dated January 5, 2015)

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**4-7-15**

Motion by Councilor Boncore

2<sup>nd</sup> by Councilor Letterie

Discussion

Roll Call Vote:

Yes- 5

No- 3

Recuse- 1

Motion by Councilor Sanford to reconsider question

2<sup>nd</sup> by Councilor Calla

Passed Unanimously

Motion Reconsidered

Roll Call Vote:

Yes-6

No-2

Recuse-1

**4-21-15**

Motion by Councilor Varone to postpone this matter until the Attorney General renders an opinion as to whether or not this matter has been properly disposed of.

2<sup>nd</sup> by Councilor Boyajian

Discussion-Councilor Varone will accept Attorney General's opinion

Passed Unanimously

**5-5-15**

Motion by Councilor Boncore to re-submit the petition of Ocean City Development, LLC to the Town Council who will then forward to the Winthrop Planning Board for their review

2<sup>nd</sup> by Councilor Letterie

Roll Call Vote

Yes-6

No-2



# 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: 4/14/15

## TEXT OF MOTION

Motion - I move that the Town Council authorize the transfer of \$288,506 from the General Stabilization Fund (932) to fund the Snow and Ice Budget due to deficits incurred during the winter storms of 2015; or take any action relative to thereto.

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4-21-15

MOTION BY COUNCILOR VARONE TO REFER THIS TO THE FINANCE COMMITTEE  
AND ADVERTISE FOR A PUBLIC HEARING

2<sup>ND</sup> BY COUNCILOR BOYAJIAN

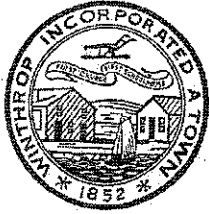
PASSED UNANIMOUSLY

5-5-15

MOTION WITH POSITIVE RECOMMENDATION FROM THE FINANCE COMMITTEE

NO 2<sup>ND</sup> NEEDED

PASSED UNANIMOUSLY



# 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: 4/14/15

## TEXT OF MOTION

Motion - I move that the Town Council authorize the transfer of \$80,000 from Free Cash to a special article in the General Fund for the purpose of funding asphalt restoration resulting from winter storms; or take any action relative to thereto.

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4-21-15

MOTION BY COUNCILOR VARONE TO REFER THIS TO THE FINANCE COMMITTEE  
AND ADVERTISE FOR A PUBLIC HEARING

2<sup>ND</sup> BY COUNCILOR BOYAJIAN  
PASSED UNANIMOUSLY

5-5-15

MOTION WITH POSITIVE RECOMMENDATION FROM THE FINANCE COMMITTEE  
NO 2<sup>ND</sup> NEEDED  
PASSED UNANIMOUSLY





# 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: 4/14/15

### TEXT OF MOTION

Motion - I move that the Town Council authorize the transfer of \$31,592.78 from Town Manager Contract Settlements 0111252-511109 to:

Town Council Personnel	0111051-511100	\$399.40
Town Manager Personnel	0111251-511100	\$4,667.41
Town Accountant Personnel	0113551-511100	\$5,799.82
MIS Department Personnel	0115551-511100	\$976.79
Town Clerk Personnel	0116151-511100	\$3,589.78
Conservation Commission Personnel	0117151-511100	\$883.74
Planning Board Personnel	0117551-511100	\$307.63
Dog Officer Personnel	0129251-511100	\$2,962.57
DPW Personnel	0142051-511100	\$6301.73
Cemetery Dept. Personnel	0149151-511100	\$3,420.00
Cemetery Dept. Overtime	0149151-513100	\$596.05
Council on Aging Personnel	0154151-511100	\$1,246.53
Veteran's Agent Personnel	0154351-511100	\$441.33

To provide for contract settlements for FY15 or take any action relative to thereto.

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4-21-15

MOTION BY COUNCILOR SANFORD TO REFER THIS TO THE FINANCE COMMITTEE  
AND ADVERTISE FOR A PUBLIC HEARING

2<sup>ND</sup> BY COUNCILOR BOYAJIAN  
PASSED UNANIMOUSLY

5-5-15

MOTION WITH POSITIVE RECOMMENDATION FROM THE FINANCE COMMITTEE  
NO 2<sup>ND</sup> NEEDED  
PASSED UNANIMOUSLY



# 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: 4/14/15

### TEXT OF MOTION

Motion - I move that the Town Council authorize the transfer of \$21,854 from General Insurance (0142552-521166) to North Shore Essex Agricultural and Technical School (0132152-532501) to fund the deficit caused by an additional student transferring in subsequent to the FY15 initial assessment.; or take any action relative to thereto.

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4-21-15

Motion by Councilor Boyajian to refer this motion to the Finance Committee  
2<sup>nd</sup> by Councilor Boncore  
Passed Unanimously

5-5-15

MOTION WITH POSITIVE RECOMMENDATION FROM THE FINANCE COMMITTEE  
NO 2<sup>ND</sup> NEEDED  
PASSED UNANIMOUSLY



# 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: 4/14/15

## TEXT OF MOTION

Motion - I move that the Town Council authorize the transfer of \$3,090 from Town Council Reserve (0111052-576100) to a special article to fund costs associated with property foreclosures; or take any action relative to thereto.

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MOTION TO REFER THIS TO THE FINANCE COMMITTEE  
PASSED UNANIMOUSLY

5-5-15  
MOTION WITH POSITIVE RECOMMENDATION FROM THE FINANCE COMMITTEE  
NO 2<sup>ND</sup> NEEDED  
PASSED UNANIMOUSLY



# 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: 4.30.15

### TEXT OF MOTION

Motion - I move that the Town Council authorize the adoption of Massachusetts General Law, Chapter 44 Section 53F ½ for purposes of establishing an enterprise fund to be known as the "Town of Winthrop Ferry, Tourism and Culture Fund"; or take any action relative to thereto.

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5-5-15

Motion by Councilor DelVento  
2<sup>nd</sup> by Councilor Sanford  
Passed Unanimously



# TOWN OF WINTHROP

## OFFICE OF THE TOWN MANAGER

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**James McKenna**

**Town Manager**

### MOTION

Submitted By: James McKenna, Town Manager

Date: 4.30.15

### TEXT OF MOTION

Motion - I move that the Town Council authorize the transfer of \$50,000 from free cash to fund the enterprise fund known as "Town of Winthrop Ferry, Tourism and Culture Fund"; or take any action relative to thereto.

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5-5-15

Motion by Councilor Letterie to refer this motion to the Finance Committee for review and to advertise for a Public Hearing

2<sup>nd</sup> by Councilor Sanford

Passed Unanimously



# 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: 4/30/15

### TEXT OF MOTION

Motion: I move that Town Council appropriate from Rink Retained Earnings the amount of \$5,000.00 to fund the Rink Utilities 6725-521600 for the purpose of paying utilities;

or take any action relative to thereto.

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5-5-15

Motion by Councilor Letterie  
2<sup>nd</sup> by Councilor Sanford  
Passed Unanimously



# 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: 5/4/15

### TEXT OF MOTION

Motion - I move that the Town Council, as seller of a portion of town land located on River Road in the Town of Winthrop, MA, as further described in the attached deed, for the value of Ten Thousand Dollars (\$10,000), does hereby convey to the buyer so named all rights, title and interest in said land, or take any other action relative thereto"; or take any action relative to thereto.

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5-5-15

Motion by Councilor Letterie to authorize Town Manager McKenna to execute and determine terms and cost of this Sale of Land located on River Rd., Winthrop, MA  
2<sup>nd</sup> by Councilor Boyajian  
Passed Unanimously