

TOWN COUNCIL MEETING MINUTES OF AUGUST 18, 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 Varone leads the Pledge of Allegiance

ROLL CALL

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

MINUTES

Motion by Councilor Boyajian to accept the Town Council Minutes of August 4, 2015, as circulated 2nd by Councilor Sanford

Passed 7-0 (Councilor Letterie Abstains)

PUBLIC HEARING

Transfer \$93,606.00 from General Fund to Assessors...

Public Hearing Opened

Discussion-Steve Roche-Assessor

Positive Recommendation from the Finance Committee

Public Hearing Closed

PUBLIC COMMENT

Dawn Manning (P3)-Opposes Mitigation Contract with MWRA

Sarah Bahss (P2)-Discusses the current Houseboat Ordinance

CORRESPONDENCE

Former Winthrop citizen regarding the naming of the Winthrop Basketball Courts on Walden St.-

President Gill will refer this to the Memorials Committee

USA, Jr. Olympic Sailing Program very impressive-Monday through Wed. Aug. 12, 2015- 170 Jr. Sailors

COMMITTEE REPORTS

Finance Committee Meeting-August 18, 2015-6:30

Transfer \$93,606.00 from General Fund to Assessors-Positive Recommendation from the Finance Committee

Rules & Ordinance-August 12, 2015 Meeting-7:00 PM

Review of Ordinance-(See Rules & Ordinance Minutes)

Trash Ordinance will be enforced

Public Works-

Carry-In-Carry-out-Meeting to be Scheduled

TOWN MANAGER REPORT

-The MWRA Mitigation Agreement is the agreement that received a favorable vote by the MWRA Executive Board, anything beyond that did not receive a favorable vote. The town asked for several other items that were not accepted by the MWRA. Any questions should be sent to that board and the record will indicate the difficulties in the final decisions of this contract.

-Contract 4-Neighborhood disruption-will be approximately 90 days of water disruption for this neighborhood. The DPW will be notifying the neighborhood and if needed, Precincts meetings can be held.

-Farmer's Market has been beyond expectations.

Discussion of thoughts of extending "Sunday Special Market Day" events during the year. This is a great opportunity for the citizens and local businesses.

-The Boston Globe Article on Winthrop, quite impressive.

-Ferry Update- Name is "Valkyrie"-name given to the Viking Entity that brings one to Valhalla.

Met with Boston Harbor Cruises and they have agreed to manage the first 8 weeks with our new staff and Ferry.

The Town Manager has asked the Legislature to accept Ferry's as a water transit to be fully comparable with other transportation needs and funding.

-Anyone here on Friday come and participate in the Grant awarded from the Environment Affairs at Coughlin Park.

-A new Fire Engine is now in service.

-Update on Airbnb...Town Manager did send information out to Town Council of recommendation and suggestions on how to deal with these people running unlicensed Bed and Bath's. There are a lot of gray areas and the town has to settle on how to decide rentals on residential capacities should be handled. Every situation is unique. Once again, safety is the most important issue. It is not fair that these people are not abiding by the licenses needed.

Motion by Councilor Letterie that the Town Council refer to the Rules & Ordinance to develop guidelines for transient housing; or take any other action relative hereto.

2nd by Councilor Boyajian

Discussion

Passed Unanimously

President Gill mentions the Chamber Day at the Beach and the Antique Car show...this was in memory of Phyllis Fluet who began the Day at the Beach 20 years ago.

SCHOOL DEPARTMENT UPDATE

Councilor Letterie reports that the Middle School High School on time and on budget

Teachers report on August 31, 2015

Students report on Sept. 2, 2015

In the process of looking for the name of the new school

Free Bus service...5 day mandatory service for students

OLD BUSINESS

DCR Update- They will not be at the Sept. 1, 2015 Town Council Meeting, they will host their own public meeting in mid to late September to provide an opportunity for the citizens to address any issues. If you have any further questions please email President Gill.

Houseboat Ordinance 12.33-Public Hearing Scheduled for September 1, 2015 Town Council Meeting.

Sign Ordinance 17.32- Public Hearing Scheduled for September 1, 2015 Town Council Meeting

Motion by the Finance Committee with a positive recommendation that the Town Council transfer \$93,606 from the General Fund Abatement....(See Attached Motion)

No 2nd Needed

Passed Unanimously

Motion by Councilor Sanford that the Town Council transfer \$5,000 from the Town Council Reserve to Ordinance Review Committee expenses....(See Attached Motion)

2nd by Councilor Letterie

Passed Unanimously

NEW BUSINESS

President Gill reads his Town Annual Report - See Attached

Adopt MGL Chapter 41 Section 19G & 19K-Public Hearing Scheduled for September 1, 2015 Town Council Meeting.

Motion by Councilor Letterie to refer to the Finance Committee that the Town Council transfer \$7,104.14 from the Town Managers Contract Settlement Account to the Library Personnel Account....(See Attached Motion)

2nd by Councilor Calla

Passed Unanimously

Motion by Councilor Letterie to refer to the Finance Committee that the Town Council transfer \$4,500.00 from the Inspectional Services Personnel Line to the Board of Health Personnel Line...(See Attached Motion)

2nd by Councilor Calla

Passed Unanimously

PUBLIC COMMENT

Kathleen Capuccio (P2)-Discusses the MWRA Mitigation Agreement

Dawn Manning (P4)- Discusses the MWRA Mitigation Agreement

PUBLIC RELATIONS/UPCOMING EVENTS

-Parks & Rec. Summer Season was fantastic, a tremendous job-well done

-Dangle Cup-Over 150 kids from ages 6-26 –great time and participation

-September 1, 2015 Town Council Meeting -15-17 Walden St. – Attorney Lane will be present for any questions. President Gill urge's anyone that has concerns for her to address, to please forward to him prior to August 31, 2015

ADJOURNMENT

Motion to Adjourn by Councilor Boyajian

2nd By Councilor Sanford

Passed Unanimously

Meeting Adjourned at 8:40 PM

A DVD of this meeting is available from WCAT / 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

Date: 8-4-15

TEXT OF MOTION

Motion by Councilor Letterie That the Town Council refer to the Rules & Ordinance to develop guidelines for transient housing; or take any other action relative hereto.

2nd by Councilor Boyajian

Discussion

Passed Unanimously



TOWN OF WINTHROP

OFFICE OF THE TOWN COUNCIL

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

Submitted By: Rules & Ordinance

Date: 8-13-15

TEXT OF MOTION

Motion: I move that the Town Council vote to adopt ordinance Houseboat Ordinance 12.33; or take any action relative to thereto.

8-18-15

PUBLIC HEARING SCHEDULED FOR 9-1-2015 AT TOWN COUNCIL MEETING



TOWN OF WINTHROP OFFICE OF THE TOWN COUNCIL

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

Submitted By: Councilor Boncore

Date: 8-13-15

TEXT OF MOTION

Motion: I move that the Town Council vote to amend Town of Winthrop by-law Section 17.32.050 by adding Subsection I:

Anyone violating any provision of the above by-laws will be subject to a \$25 fine for the first offense and \$50 for the second and subsequent offenses. Each day will be considered a separate offense at the discretion of the Commissioner of Inspectional Services ; or take any action relative to thereto.

PUBLIC HEARING SCHEDULED FOR 9-1-2015 AT TOWN COUNCIL MEETING

13.12.070 Other requirements. Permanent link to this piece of content

A.

It shall be the responsibility of the owner of any commercial establishment, business enterprise, manufacturing or trade establishment to provide for the removal and disposal of trash weekly.

B.

It shall be the responsibility the owner of any building containing more than three dwelling units to provide for the removal and disposal of trash weekly. This shall include lodging houses, rooming houses, hotels, motels and condos.

C.

Limitation on amount of trash: no more than three containers per dwelling unit.

D.

Garbage or mixed garbage and trash shall be stored in watertight receptacles with tight-fitting covers. Such receptacles and covers shall be made of metal or other durable, rodent-proof material. Trash shall be stored in receptacles or other durable material.

E.

Trash and recyclables on the day of collection will only be accepted for collection if they are in a watertight, rodent-proof durable container with lids. Trash cannot be placed out earlier than the day of collection. (Trash in plastic bags is unacceptable.)

F.

Plastic bags shall be used to store trash and garbage only if used as a liner in a watertight receptacle with a tight-fitting cover as required in 105 CMR 414:600(A). Plastic bags are not acceptable for placement at curbside on the day of collection.

G.

The owner of any dwelling that contains three or more units, the owner of any rooming house, lodging house, hotel, motel, condo, and the occupant of any other dwelling place shall be responsible to provide as many receptacles for the storage of trash and recyclables as are sufficient to contain the accumulation before final collection.

2.080 Collection time and location. Permanent link to this piece of content

A.

Trash shall not be placed on the sidewalk for collection earlier than the morning of a collection day.

B.

The regular hours for collection shall be from seven a.m. to five p.m.

C.

All containers shall be placed on the sidewalk at curbside. All containers shall be removed from the sidewalk or street promptly after such containers have been emptied by collection.

D.

The owner and occupants of residences shall be responsible for removing trash strewn on the sidewalk or street as a result of torn or damaged containers.

13.12.090 Complaints and disputes. Permanent link to this piece of content

The board of health shall take such action as is necessary to provide proper collection of trash and recyclables from every eligible residence and to order such additional collections as may be advisable to maintain proper service. The board of health shall, in cases of dispute, determine whether the quantity, type or condition of the trash is within the terms of this chapter for collection.

13.12.100 Violation—Penalty. Permanent link to this piece of content

Any person who shall violate any provisions of this chapter shall be fined not less than ten dollars (\$10.00) nor more than five hundred dollars (\$500.00) unless otherwise provided by law.



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: 7/28/15

TEXT OF MOTION

Motion: I move that the Town Council transfer \$93,606.00 from the General Fund Abatement and Exemptions Account 01-221013 to fund the Assessors 9-Year Cyclical Inspection Program and other Assessor IT System needs as follows:

- Assessors 9 year cyclical review \$78,000
- Assessors Vision Software upgrade \$5,606
- CAI Mass GIS implementation contract \$4,000
- Computer Hardware for Assessors and Inspectional Services \$6,000

or take any other action relative hereto.

8-4-15

Motion by Councilor Varone to refer this Finance Committee and advertise for a Public Hearing
2nd by Councilor Boyajian

Passed Unanimously

8-18-15

Motion by the Finance Committee with a Positive Recommendation
No 2nd 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: 7-21-15

TEXT OF MOTION

Motion: I move that the Town Council transfer \$5,000 from Town Council Reserve (0111052-576100) to fund a special article for Ordinance Review Committee expenses; or take any action relative to thereto.

8-4-15

Motion by Councilor Varone to move the question
2nd by Councilor Boyajian
Passed Unanimously

8-18-15

Motion by Councilor Sanford
2nd by Councilor Letterie
Passed Unanimously



TOWN OF WINTHROP

OFFICE OF THE TOWN COUNCIL

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

Submitted By: Rules & Ordinance

Date: 8-13-15

TEXT OF MOTION

Motion: I move that the Town Council vote to adopt MGL Chapter 41 Section 19G & 19K ;
or take any action relative to thereto.

8-18-15

PUBLIC HEARING SCHEDULED FOR 9-1-2015 AT TOWN COUNCIL MEETING



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: 8/13/15

TEXT OF MOTION

MOTION: I move that the Town Council vote to transfer \$7,104.14 from the Town Managers Contract Settlement Account 0111252-511109 to the Library Personnel Account 0161051-511100 to fund Contract Settlement Costs for FY15 or to take any other action relative thereto.

These funds were encumbered from the FY15 Budget to fund this agreement.

8-18-15

Motion by Councilor Letterie to refer to the Finance Committee
2nd by Councilor Calla
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: 8/13/15

TEXT OF MOTION

MOTION: I move that the Town Council vote to transfer \$4,500 from the Inspectional Services Personnel Line Account 0124151-511100 to the Board of Health Personnel Line Account 0151051-511100 to cover Inspector Labor Costs or to take any other action relative thereto.

8-18-15

Motion by Councilor Letterie to refer to the Finance Committee
2nd by Councilor Calla
Passed Unanimously

ANNUAL REPORT TOWN COUNCIL PRESIDENT

Fiscal year 2015

The Town Council held 30 formal sessions in fiscal year 2015 (FY15) including regular and special council meetings, Spring Forum, Fall Forum, open meeting law compliance seminar, and various public hearings.

Town Council FY15 business included consideration and/or action on the following:

Adopted or amended the following town ordinances and policies

- Adopted Limousine and Livery Ordinances - 5.28.30
- Adopted Sunday Alcohol license MGL ch - 138 sec 33b
- Adopted Center Business District Zoning – (Developed by the Planning Board)
- Adopted Hazard Mitigation Plan
- Adopted Public Rental Space Use Policy
- Amended Motor Vehicle Storage 17.12.080
- Amended Package store hours of sale 5.04.130
- Zoning Amendments Special Development Overlay Districts (SDOD) in process
 - 60 Hermon St approved by council, referred to Planning board
 - 15-17 Walden St - recommended by Planning Board awaiting council approval
- Houseboats Policy (development of ordinance in process)

Approved / Authorized

- Funding for “Projects completed FY15”, “ Projects currently in process”, and “Proposed Projects” (See Below)
- Council Budget Goals FY16
- Balanced FY16 budget as developed and presented by the Town Manager with input from the Finance Commission
- MWRA Mitigation Agreement 2015-2025
- Contract 4 - \$2.8m Infrastructure Replacement Pico/ Plummer and Cottage Hill areas including water, sewer, gas lines, sidewalks and repaving
- Radio Read / Meter Replacement Plan including funding
- Reorganization - Department of Inspectional Services
- Reorganization - of Board of Health and Health Department
- Loan order for New Middle / High School project
- Lease/ purchase of a new Fire Engine including fund transfer
- Annual reviews - Town Manager, Town Clerk, Council Clerk
- Established Parking Task force
- Adopted Single Real Estate Tax classification FY15

Appointments

- Reappointed Town Manager and Council Clerk
- Re-elected Town Clerk
- Confirmed Council President appointments to citizen committees and boards
- Appointed Ordinance Review Committee (per town charter) to review Town Charter and ordinances, and to recommend changes, if any, to the town council.

Projects completed FY15

Fire Department –

- Building repairs - station floor and other repairs
- Purchase Fire Department “turnout gear”
- Lease/Purchase new fire engine delivered July 31, 2015
- Purchased a new F250 pick-up truck – Homeland Security grant
- Received 26ft safety boat – US Coast Guard Surplus

Police Department -

- Firearms replacement
- Police Cruiser replacement
- Window replacement and other repairs

DPW

- Purchase Utility truck
- Winter storm – Snow removal and related storm expenses
- Asphalt restoration - additional winter storm related road damage
- Ongoing Sidewalk and Tree replacement programs
- Belle Isle Cemetary repairs \$30,000.00
- Parks Restoration Coughlin , Pond Street and Crest Ave Parks
- Boiler replacements (conversion to gas) - Library, Middle School and Gorman School (partially funded by National Grid grants)
- Electrical panels Library, DPW and Police Station
- Library - Misc building improvements
- School Department

- Former Winthrop High Building razed for construction of new building
- Swing Space Middle / High School (temporary school location during construction) - designed, constructed and occupied for the 2015-2016 school year, a cooperative effort of the School Department and DPW staffs

Council funded

- Purchase of chrome books carts for Cummings School
- Miller Field engineering services
- Temporary (interim) repairs to Miller Field

Economic Development – Collins Center study Center Business district

EB Newton Roof repairs

Ferry purchase town ferry Town share of Grant \$187,000 to be delivered fall 2015

FEMA appeal of flood map prepared and submitted - Appeal approved

Winthrop Street Corridor Project – additional engineering

Crest Ave parking lot expanded (MWRA)

Grovers Ave Parking lot reconstructed

Private redevelopment projects

- Former Temple Tifereth Israel Complex

- Feldman Seaside Apartments Residential Rental Units constructed

- Temple Tifereth building restored

- Former Dalrymple School – Residential Rental Units developed

- Former Winthrop Hospital – Arbors Assisted Living Facility developed

- Several smaller residential and commercial properties; some of which were vacant and/or condemned for habitation, have been rehabilitated and occupied

Projects currently in process

New Middle / High School on budget and on schedule for completion Summer 2016
Marianna Fabiano Memorial accessible playground at Gorman Fort Banks School
Winthrop Beach Restoration – completion goal Spring 2017
Rip Rap Repairs at Town Landing - Mass Fish and Games
Ongoing Town Hall Improvements
Restoration of Town Hall Cupola
Police station -window replacement and weatherization projects
Town Records Digital Scanning Program
Winthrop Street Corridor Project engineering and development
DPW projects
 Project 4 - Sunnyside, Woodside; Cottage, Harborview etc,
 Infrastructure replacement - gas, water, sewer, roadway, sidewalk (partial)
 Veterans Road improvements – Installation of wooden guard rail and clearing of
 vegetation opening a view of Winthrop Golf Course
 Blue Waive energy program
 Seimans LED Street light project
 Radio Read Meter Replacement Program
 Ongoing Parks Restoration
 Ongoing tree and sidewalk replacement
 Green Communities Energy Savings Grant Schools and Rink \$235,000
 Several smaller residential and commercial properties; some of which were vacant
 and/or condemned for habitation, are in the process of extensive redevelopment

Proposed projects

Middle School Re-use
Reconstruction of Miller Field – currently in planning stage
Lewis Lake Drainage project - \$3,000,000 DCR grant
Winthrop Center Revitalization
 Design prepared for proposed redevelopment of Winthrop Center
 including Michaels Mall and former proposed EBNC development
Belle Isle Marsh Walk and Observatory
Walk Winthrop and Harborwalk Projects

Public Safety

Drug Treatment Programs
 Opiate education program
 Follow up support including Peer Recovery Coaches
 Emergency response treatment and prevention efforts on drug related issues
 Emergency administration of Narcan - including training
Enforcement and prosecution of crime related and traffic related laws
Attention to general public health and safety issues including enforcement
Development of Receivership Program monitored and enforced, through a cooperative
 effort with Inspectional Services Department
Child safety grant received - \$250,000

DPW Public amenities improvements

Bellevue, Somerset, etc Infrastructure project completed
Ongoing tree replacement program (80 trees FY 2015)
Significant re pavement efforts including repairs from winter storm damage
Ongoing overall improvement of appearance and cleanliness of the town
Also see “projects currently in process” above

Inspectional Services – Increased Effectiveness

- Neighborhood improvements increasing property values as a result of -
- Receivership Program established and functioning effectively
- Rental Ordinance program established and functioning effectively
- Strong enforcement and correction of code violations
- Cease and Desist orders imposed; as well as fines, where appropriate
- Enforcement of conditions of licenses issued by the Licensing Board
- Inspection and enforcement of Board of Health Regulations
- Monitoring and enforcement of Planning Board and ZBA decisions

Financial

- Completed FY15 budget with no deficits, balanced in every category including enterprise funds resulting in improved Bond Rating and reduced costs of borrowing
- DOR certified FY15 Free cash at a historic level for the Town of Winthrop
- External audit report presented with no suggestions for change or improvement
- Established Stabilization Funds Policy and made financial transfers to appropriate stabilization accounts
- Collected over \$1,000,000 in delinquent real estate taxes and water bills
- Continued restructuring within the finance department; including procedural corrections, line item adjustments, revisions and transfers, etc
- Winthrop recognized by Mass Department of Revenue as a Model Community for Fiscal management

For more detailed information please refer to Town Council Meeting Minutes on line, the Town Manager's annual report and other departmental FY15 annual reports.

The Town Council wishes to express appreciation to all those who have participated in the accomplishments and improvements to our community this year. To our town employees, elected officials, committee members, board members and citizens; your efforts, commitment and confidence in the future of Winthrop make the difference. Thank you.

Respectfully submitted
Peter T. Gill, President Winthrop Town Council
August 15, 2015