



Watertown Town Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

ELECTED OFFICIALS:

Mark S. Sideris,
Council President

Stephen P. Corbett,
Vice President

John A. Donohue,
Councilor At Large

Susan G. Falkoff,
Councilor At Large

Anthony Palomba,
Councilor At Large

Angeline B. Kounelis,
District A Councilor

Cecilia Lenk,
District B Councilor

Vincent J. Piccirilli, Jr.,
District C Councilor

Kenneth M. Woodland,
District D Councilor

TOWN COUNCIL MEETING WEDNESDAY, JUNE 26, 2013 @ 7:15 PM RICHARD E. MASTRANGELO COUNCIL CHAMBER ADMINISTRATION BUILDING MINUTES

1. ROLL CALL: A regular meeting of the Town Council was called to order at 7:15 pm, in the Richard E. Mastrangelo Council Chamber, Administration Building. Present for the meeting were Councilors John A. Donohue, Susan G. Falkoff, Angeline B. Kounelis, Cecilia Lenk, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris. Councilor Palomba arrived at 7:45 pm. The Council Clerk was absent.

2. PLEDGE OF ALLEGIANCE

3. EXAMINATION OF MINUTES: [June 11, 2013](#). Councilor Piccirilli moved the minutes, seconded by Councilor Woodland and adopted by unanimous voice vote with Councilors John A. Donohue, Susan G. Falkoff, Angeline B. Kounelis, Cecilia Lenk, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

4. PUBLIC FORUM – none noted.

5. PRESIDENT'S REPORT: The Chair announced that tomorrow evening at 6:00 pm, The First Responders Ceremony will take place at the Perkins School for the Blind.

6. INFORMATIONAL PRESENTATION;

a) [Informational Presentation](#) on a proposed Housing Production Plan – Steven Magoon, Director of Community Development and Planning. Mr. Magoon reviewed the proposed Housing Production Plan as attached. MAPC representative, Matt Smith provided a power point presentation. The Chair opened up the presentation for questions from the Council.

Councilor Falkoff stated that some people prefer to live in single family homes and we are not increasing this type of house. Mr. Smith concurred and commented that the lack of open space makes single family home construction difficult to accomplish financially. She also asked for information about how the average mortgage liability compares to the average home value.

Vice President Corbett asked that if the Town is working on a housing production plan, is that sufficient to ward off a hostile 40B project. Mr. Smith answered, no. But said there is an opportunity to make it a friendly 40B project if you hit certain housing goals.

Councilor Kounelis commented that she sees parking problems with people parking on the grass, etc. and that she does not support changing the parking requirements.

Councilor Piccirilli stated that if there is one fatal flaw in this plan, it is that we will never reach the ten percent threshold which would require 540 affordable units.

Councilor Lenk stated that the larger units coupled with the parking makes this plan difficult for Watertown and a real challenge as the community has very little undeveloped land.

Councilor Palomba asked about the smaller projects. Mr. Magoon stated that the problem with the smaller projects is that it changes the financial calculus with less profit for the developer

Councilor Woodland asked about the likelihood that 156 units would expire. Mr. Magoon stated that he does not think that is likely.

The Chair asked how this overall affects the comprehensive plan we are working on. Mr. Magoon stated that some of the findings will be a starting point for the housing element.

The Chair stated that this will go before the Planning Board and then back to the Town Council for further discussion.

PUBLIC HEARING AND VOTE:

a) [Public hearing](#) and vote on a proposed Order establishing [Water and Sewer Rates](#) and Charges for Fiscal Year 2014. The Manager provided an overview of the proposed water and sewer rates and charges.

The Chair opened up the hearing to the public. There being no comments, the hearing was closed.

Councilor Piccirilli moved the proposed water and sewer rates, seconded by Councilor Woodland.

Vice President Corbett asked that we consider using some of the reserves (\$50,000) in order to reduce the increase and soften the blow.

Councilor Donohue concurred and stated that it would be very beneficial to the community.

The Chair stated that it would be \$50,000 for the water and \$50,000 for the sewer.

Councilor Palomba stated that it doesn't seem like it would be a huge dip into the reserve and thus support the idea.

Councilor Lenk also agreed.

Councilor Kounelis asked Mr. Tracy to explain the statement that if retained earnings are used now, we will have a bigger increase next year.

Mr. Tracy stated that Mr. Woodland included that, next year you would have to make up the increases and the use of retained earnings.

Councilor Piccirilli state that he does not believe it is a good idea to use the reserved funds this year as it is not a good practice unless there is an emergency which this is not and essentially you are just kicking the can down the road. He further stated that this is something the Town Council criticized the School Committee for doing and that we use retained earnings for capital projects.

Vice President Corbett stated that this is the time to moderate this type of fee and we have the opportunity to do this.

Councilor Falkoff concurred with Councilor Piccirilli.

Councilor Lenk stated that she did not think the \$50,000 for water and sewer is a major risk and moderate this increase which is higher than she wanted to see this year.

Councilor Woodland stated that he sees the big picture in the long term and that he agrees that this just kicks the can down the road.

Councilor Palomba stated that this does not seem like a lot of money in order to help a lot of people and he is in support of using the retained earnings to reduce the rates.

Councilor Kounelis also spoke in support of using retained earnings to offer some relief to the residents.

The Chair stated that we have been very prudent in budgeting our funds through the years and since the reserves were developed to smooth rate increases he supports using retained earnings for lowering the water and sewer rates and noted that it is still a rate increase.

AMENDED MOTION AND VOTE: Councilor Lenk moved to amend the motion as follows: to use \$50,000 from each of the water and sewer rates to ameliorate the rate increase proposed for water and sewer, seconded by Councilor Kounelis and adopted by a roll call vote of 6 for and 3 against with Councilors John A. Donohue, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative and Councilors Susan G. Falkoff, Vincent J. Piccirilli, Jr., and Kenneth M. Woodland voting against.

On the Motion to approve the rate including a transfer of \$50,000 each from the water and sewer fund; it was adopted by unanimous roll call vote with Councilors John A. Donohue, Susan G. Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

7. MOTIONS, ORDERS AND RESOLUTIONS:

- a) [First Reading](#) on a Proposed Loan Order authorizing the Town Treasurer with the approval of the Town Manager to borrow and/or expend monies in the amount of

\$207,000 under Chapter 44 of the General Laws or any other enabling authority for the costs of various improvements to school buildings as follows:

Project	Estimated Cost
Cunniff School Playground – Walking Path Replaced	\$30,000
Cunniff School Gate Installation at Cove Entrance	\$12,000
Complete Preschool HVAC at Hosmer School	\$60,000
Install Drainage at Hosmer School Lower Gym	\$20,000
Replace Middle School Main Entrance	\$45,000
Install Central Air – Phillips School 3rd Floor Offices	\$40,000

The Chair read the first reading and recognized the Manager who provided a brief overview of the Loan Order noting that the matter will be advertised for a public hearing and vote on July 16th.

b) [Resolution](#) authorizing the Expenditure of a Gift of funds in the amount of \$8,650.00 for Watertown's First Responders' event. Councilor Piccirilli moved the matter, seconded by Councilor Lenk and adopted by unanimous voice vote with Councilors John A. Donohue, Susan G. Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

The Chair asked for a motion for a late agenda item. Councilor Piccirilli moved the matter, seconded by Councilor Lenk and adopted by voice vote with Councilors John A. Donohue, Susan G. Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

The Manager introduced a Gift of Personal Property for the First Responders Event. Councilor Piccirilli moved the matter, seconded by Councilor Woodland and adopted by unanimous voice vote with Councilors John A. Donohue, Susan G. Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

c) Consideration and action on a proposed [Intermunicipal Agreement](#) with the Town of Belmont for Electrical Inspection Services. The Manager provided an overview of the Agreement. Councilor Piccirilli moved to authorize the Manager to execute this Agreement, seconded by Councilor Lenk.

Councilor Kounelis clarified that the wiring inspector no longer serves on the Traffic Commission. Mr. Magoon stated that he will make the correction.

Councilor Piccirilli noted that he is happy that this is happening.

Upon a voice vote, the motion was adopted by unanimous vote with Councilors John A. Donohue, Susan G. Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

8. COMMITTEE REPORTS:

a) Committee on Public Works [report](#) and action a [reappointment](#) to the EEE Committee (Environment & Energy Efficiency Committee) and a report on summer 2014 Road Projects; Mt. Auburn Street Update and an MWRA request for Pleasant Street work – Cecilia Lenk, Chair. Councilor Lenk read the report. Councilor Piccirilli moved the report, seconded by Councilor Lenk.

Councilor Kounelis stated; that about the recommendation we need citizen input and for them to be part of the process.

The report was adopted by unanimous voice vote with Councilors John A. Donohue, Susan G. Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

ACTION ITEM AND VOTE: Councilor Lenk moved the reappointment of Mr. Acer-Green to the EEE Committee, seconded by Councilor Donohue and adopted by unanimous voice vote with Councilors John A. Donohue, Susan G. Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

ACTION ITEM AND VOTE: Councilor Lenk made a motion to move forward with a 25% design phase for Mt. Auburn Street and instruct the Administration to give a full presentation to the Town Council on the cost estimate and timeline for the 25% design phase, seconded by Councilor Woodland.

Councilor Palomba asked if the motion for the 25% design coincides with the Committee report items #3 and #4.

Mr. Mee explained that the 25%; depends on the timeframe moving forward as time goes on the costs goes up with the idea of multiple phases having plenty of input from the public at each phase.

Councilor Palomba asked about the safety elements are a separate piece of work. Councilor Lenk stated that it is included in this part of the phase.

Councilor Falkoff stated that she is not prepared to vote to okay to the 25% design at this time.

The Chair stated that the Council needs a refresher on this and asked for an informational presentation at the next meeting.

Councilor Piccirilli stated that we have not started the project yet; all the public input would begin only when the Council authorizes it to begin and stated that if you look at the motion it asks for an informational presentation and that maybe the motion should be changed as we may be putting the cart before the horse.

Vice Corbett stated that until you get into the process you can't get in the cue for federal and state TIP monies.

Councilor Falkoff noted that she does not feel clear about the delays they have had to date.

Councilor Lenk moved to amend her previous motion to instruction the Administration to give a full presentation on Mt. Auburn Street including a cost estimate for entire project and the 25% timeline, seconded by Councilor Piccirilli.

The motion was adopted by unanimous voice vote with Councilors John A. Donohue, Susan G. Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

ACTION ITEM AND VOTE: Councilor Lenk moved to endorse the DPW recommendation to allow the MWRA to proceed with their work with the MWRA to perform complete and full restoration of Pleasant Street, seconded by Councilor Piccirilli and adopted by unanimous voice vote with Councilors John A. Donohue, Susan G. Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

b) Committee on Personnel and Town Organization [report](#) and [first reading](#) on a salary adjustment for the Town Auditor and Council Clerk for Fiscal Year 2013 and a request to the Collins Center regarding the Public Works study – Susan G. Falkoff, Chair. Councilor Falkoff read the report and asked that the draft organization study be included. Councilor Woodland moved to accept the report as amended, seconded by Councilor Palomba and adopted by unanimous voice vote with Councilors John A. Donohue, Susan G. Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

ACTION ITEM AND VOTE: Councilor Falkoff moved to have the Council Clerk and Town Auditor evaluated starting next April and each April thereafter, seconded by Vice President Corbett and adopted by unanimous voice vote with Councilors John A. Donohue, Susan G. Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

Councilor Falkoff provided a first reading of the salary increase for the Town Auditor and Council Clerk which will be advertised for a public hearing and vote on July 16th.

ACTION ITEM AND VOTE: Councilor Falkoff asked that a letter be sent to the Collins Center asking that the public works study be completed in 30 days, seconded by Vice President Corbett and adopted by unanimous voice vote with Councilors John A. Donohue, Susan G. Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

c) Committee on Human Services [report](#) and action on an [appointment](#) to the Board of Health – Anthony Palomba, Chair. Councilor Palomba read the report. Councilor Woodland moved to accept the report, seconded by Councilor Lenk and adopted by unanimous voice vote with Councilors John A. Donohue, Susan G. Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

ACTION ITEM AND VOTE: Councilor Palomba moved the appointment of Mr. Arnold, seconded by Councilor Woodland and adopted by unanimous voice vote with Councilors John A. Donohue, Susan G. Falkoff, Angeline B. Kounelis, Cecilia Lenk,

Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President
Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

9. COMMUNICATIONS FROM THE TOWN MANAGER

The Manager announced that additional toters are now available at Public Works for \$180.00 for the life of the contract with Republic Services.

The Manager announced the First Responders Ceremony tomorrow night at 6:00 pm at Perkins School for the Blind.

10. REQUESTS FOR INFORMATION

Councilor Falkoff requested to know when the new Recycling Center will be open.

11. ANNOUNCEMENTS

Councilor Donohue announced that a Street Hockey tournament took place this weekend to raise money for the Watertown High School Hockey Team.

Councilor Donohue announced that a 5 k race took place at Mt. Auburn Cemetery to raise funds for the Watertown Baseball Team. He thanked all the volunteers for their help in both of these events.

12. PUBLIC FORUM

Paul Fahey stated that Watertown's 911 Dispatch were honored at the NEMA conference in Charlotte, North Carolina.

13. ADJOURNMENT: There being no further business to come before the Town Council, Councilor Donohue moved to adjourn the meeting at 9:15 pm, seconded by Vice President Corbett and adopted by unanimous voice vote with Councilors John A. Donohue, Susan G. Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

[Addendum](#)

I hereby certify that at a regular meeting of the Town Council for which a quorum was present, the above minutes were adopted as amended, on July 16, 2013.

Mark S. Sideris, Council President