



City Council Meeting

Tuesday, December 10, 2024 at 6:15 PM
Richard E. Mastrangelo Council Chamber

Agenda

ACCESS INFORMATION:

- A. This meeting will be held on December 10, 2024 at 6:15 P.M. Location: Richard E. Mastrangelo Council Chamber
- B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
- C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92991331344>
- D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 929 9133 1344
- E. Public may comment through email: vpiccirilli@watertown-ma.gov
- F. Please Visit the City Council Website here: <https://www.watertown-ma.gov/350/City-Council>

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- 1. ROLL CALL
 - 2. EXECUTIVE SESSION - 6:15 P.M.
 - A. Executive Session pursuant to G.L.c. 30A, sec. 21 (a)(6) to consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body - 1 Grove Street & 138 Waltham Street
 - B. Executive Session pursuant to G.L.c. 30A, sec. 21 (a)(2) to conduct strategy sessions in preparation for negotiations with non-union personnel or to conduct collective bargaining sessions or conduct negotiations with non-union personnel - City Manager Salary Adjustment
 - 3. RETURN TO SESSION – 7:00 P.M.
 - 4. PLEDGE OF ALLEGIANCE
 - 5. PUBLIC FORUM
 - 6. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
 - A. Minutes from Special City Council Meeting November 19, 2024
 - B. Minutes from City Council Meeting November 26, 2024
 - 7. PRESIDENT'S REPORT

8. PUBLIC HEARINGS

- A. Public Hearing and Vote on an Order Allocating the Property Tax Levy Among or Between Property Classes for Fiscal Year 2025

9. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

- A. First Reading of Proposed Loan Order that the sum of \$180,000 is appropriated to pay costs of the installation of electric vehicle charging units at (i) Nichols Ave Lot, (ii) Phillips, 30 Common Street, (iii) Skating Rink, 1 Paramount Pl, (iv) Police Headquarters, 552 Main Street and (v) such other locations as determined by the City, including all other costs incidental and related thereto; and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

FURTHER ORDERED: That any premium received by the City upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

- B. Approval and Acceptance of Gifts of Funds and Expenditures; and Gift of Personal Property for the Merry Mingle
- C. Consideration and Approval of Exemptions of Interests of Existing City Employees in Contracts with the City Including Summer, Winter, Holiday, and After-School Program Employment Positions in Response to Disclosures Filed with the City Clerk by Prospective Employees and Certification by the Recreation Director that No Employee of that Department is Available to Perform those Services as part of their Regular Duties in Accordance with G.L. c. 268A, sec 20(b)
- D. First Reading on a Proposed Ordinance adjusting the City Manager's salary

10. REPORTS OF COMMITTEES

- A. Committee on Climate and Energy Report regarding its meeting on November 18, 2024 - Palomba, Chair
- B. Committee on Human Services Report regarding its meeting on August 19, 2024 - Palomba, Chair

ACTION ITEM:

To recommend that the full Council vote to approve Clifford Cook for reappointment as a member of the Affordable Housing Trust for a term expiring on June 30, 2026

ACTION ITEM:

To recommend that the full Council vote to approve Helen Oliver for reappointment as a member of the Affordable Housing Trust for a term expiring on June 30, 2026

ACTION ITEM:

To recommend that the full Council vote to approve Zoe Weinrobe for reappointment as a member of the Affordable Housing Trust for a term expiring on June 30, 2026

- C. Committee on Human Services Report regarding its meeting on September 24, 2024
- Palomba, Chair
- ACTION ITEM:
To recommend that the full Council vote to approve Shannon Lawn for reappointment as a member of the Housing Authority for a term expiring on May 15, 2029
- D. Committee on Human Services Report regarding its meeting on May 13, 2024 -
Palomba, Chair
- E. Committee on Human Services Reports regarding two meetings on December 5, 2023 - Palomba, Chair
- 11. NEW BUSINESS
 - A. Referral to the Committee on Parks and Recreation for discussion on the use of lights at Victory Field and other lighted fields during the late evening
 - B. Referral to the Committee on Human Services to work with the Affordable Housing Trust to discuss the upcoming Affordable Housing Study
- 12. COMMUNICATIONS FROM THE CITY MANAGER
 - A. Request for Confirmation of Appointment and Reappointment to the Conservation Commission
 - B. Request for Confirmation of Appointment to the Stormwater Advisory Committee
 - C. Health and Human Services Study
- 13. REQUESTS FOR INFORMATION/REVIEW OF LIST OF PENDING MATTERS
- 14. ANNOUNCEMENTS
- 15. PUBLIC FORUM
- 16. RECESS OR ADJOURNMENT

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

John G. Gannon,
Councilor At Large
Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large
Emily Izzo,
District D Councilor



Watertown City Council

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

**SPECIAL CITY COUNCIL MEETING
TUESDAY, NOVEMBER 19, 2024, 6:00 P.M.
RICHARD E. MASTRANGELO COUNCIL CHAMBER
ADMINISTRATION BUILDING, 149 MAIN STREET**

MINUTES

ACCESS INFORMATION:

- A. This meeting will be held on November 19, 2024 at 6:00 PM in the Richard E. Mastrangelo Council Chamber
- B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/?channel=3>
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1. ROLL CALL

Council President Sideris called to order a regular meeting of the City Council at 6:00 p.m. in the Richard E. Mastrangelo Chamber, Administration Building. Those present were Councilors John M. Airasian, Caroline Bays, Lisa J. Feltner, John G. Gannon, Nicole Gardner, Emily Izzo, Anthony Palomba, Vice President Vincent J. Piccirilli, Jr., and Council President Mark S. Sideris. Also present were George Proakis City Manager, and Brendan T. McCarthy, Council Clerk

2. DISCUSSION

A. Discussion of items for the Capital Improvement Plan that require prioritization, including but not limited to:

1. Senior Center/ Recreation
2. East End Fire Station
3. DPW Staging Area
4. Watertown Square Plan Implementation
5. Middle School

City Manager Proakis made his presentation and provided a refresh of the preliminary budget from the previous meeting which included the following bullet points.

- High School is under construction and on budget
- Parker annex in progress, on budget, and will provide a successful workspace for offices
- Park projects are on track
- Street and sidewalk continued commitment to walkability “complete street”
- Unfunded Capital Items include
 - Senior Center /Recreation
 - East End Fire Station
 - DPW staging area
 - Watertown Square Plan Implementation
 - Middle School

City Manager Proakis stated that they are moving forward with plans with the understanding that the City will be working within the confines Prop 2 ½ , and was adamant in the importance of not forcing an override of the tax level/raise taxes to accomplish the goals.

Senior Center

City Manager Proakis stated that the Senior Center has served Watertown well, and it will be more useful when the High School doesn't need use their gym, but the building is small and has limited programming options.

A possible recreation center could potentially be combined with the Senior Center, or the Senior Center could be moved, and a new recreation center could be put in it's current location. He stressed that the priority would be to find the best place for the Senior Center.

There is currently no funding source in the CIP for the project at this time which is estimated at a price of \$32 million for FY 2028, but that figure is likely higher than what it would actually cost. Also, there are no grants or outside funding sources that would likely be dedicated to this project.

East End Fire Station

City Manager Proakis stated the many challenges with the current station including short arched doors (create issues with fire trucks), lack of fire equipment storage, high water table issues, fire alarms systems needs replacement, and the general need that this facility should be built up to a modern times facility.

This project is listed in the capital plan for FY2029 and has a cost of \$12 million, but this figure is likely low. There is no funding source in the plan for the project at this time. Overall, this project is a good thing to have, but not mandatory right this second.

DPW Staging Area

City Manager Proakis stated that this issue is currently in a bit of disarray as the City has been unable to secure a permanent location for staging. Despite it being listed on the Council's Budget Policy Guidelines, the DPW staging doesn't appear in the capital plan. Purchasing land could be as much as \$10 million depending on the location. No grant fund, stabilization funds, or outside funding is anticipated for this project. It is possible that it could be purchased using free cash.

Watertown Square Plan Implementation

City Manager Proakis stated that major projects in the plan itself include intersection and infrastructure work, the parking garage, and library expansion. The Square requires investment, but this investment will provide long term financial benefits and produce tax dollars for additional projects

Transportation upgrades are in the capital plan for FY2028 and FY2029 at a total of \$10 million, but likely not enough funds to cover the entire project cost. Additional funding sources may include the Stabilization Fund at \$4.9 mil, federal earmark of \$1 mil, state bond bill earmark at \$10 mil, and potential additional state funding from Massworks and other relevant programming. Mr. Proakis believes that Watertown will be looked favorably upon in terms of state funding given the City's history of cooperation.

He then stated that a portion of the Square Plan could be structured using Mass District Improvement Finance tool, which allows borrowing to be in conjunction with adjacent new development. Another option for a borrowing tool could be the parking district funded by meter revenue and fines are also a way to get a revenue bond.

Watertown Middle School

City Manager Proakis stated that the Middle School is the last remaining school that has not been completely replaced or fully renovated. The capital investments in the school over the next five years exceeds \$10 million, but still would not result in a an ideal educational facility. A whole new school would likely cost over \$130 million and would likely require an override. In order to best renovate the school, there needs to be a place to temporarily place students for 15- 18 months, and the renovations would incorporate existing areas of the school that were updated in the 90's. The current modular structures that the High School students are relocated in is scheduled to be dismantled in 2026, but the City would just have to rebuild them as soon as 2028 if they decide not to prioritize a Middle School renovation. If the City Council sees fit to go forward, they would have to engage in a feasibility study and other actions now as the owners of the modulars will likely be looking for another home for the structures past the current 2026 contract.

The proposed plan has an estimated cost of \$84.8 million which would be to replace the 1922 portion of the building and upgrade the remaining areas.

He then brought forward the prompt of what's next?

- Do we add a Middle School project to the capital plan now?
- If so, what does that look like?

Assistant City Manager for Finance Sky stated that the budget guidelines target 7.5% - 8.0% exclusive of School Departments Building for the Future initiative, the FY25 budget includes debt service projections through FY28, debt service in FY25 totals 16.6% of budget, 6.3% exclusive of School Department projects, and the FY28 debt service is estimated at 19% overall, 8.8% exclusive of School Department.

Assistant City Manager Sky continued by saying that timing of an additional facility project can be staggered to ensure fiscal sustainability (new growth will continue, a number of permitted lab buildings are out there which yield about \$2.8 million per building), and that nearest term projects would prioritize the Middle School renovation and acquisition for the DPW staging area. That would mean that the Senior Center project would be included in the latter years of the CIP, and the East End Fire Station and Watertown Square implementation would be implemented commensurate with new growth.

He then presented a working scenario for the Middle School project which would be \$84 million, financed by a combination of debt (\$70 Million) and cash (\$14 Million). The debt issuance would occur over the next three years - \$10 mil in '25, \$30 mil in '26, \$30 mil in '27. Peak of debt service for the Middle School borrowing would be FY28 where the total debt service would be about \$5,290,700. When combined with existing projects, total debt services would reach \$48.1 million by FY2028, or about 21% of the overall budget.

If they were to go forward with this Middle School plan, the impact on other major capital projects would be the following:

- Senior Center and Recreation Center: would have a completed study to determine locations and start in FY2030
- Fire Station: would purchase land if it becomes available using free cash, and begin construction after new commercial growth has been realized to support the project (likely 2032)
- DPW Staging: would purchase land if it becomes available using free cash if possible
- Watertown Square: would begin design work immediately, and begin construction using the stabilization funds and intergovernmental support
- Middle School would begin construction in April 2026 and finish by Fall 2028

City Manager Proakis noted the next steps and questions:

- Build a FY2026-2030 Capital Improvement Plan, based upon feedback
- Presentation of Proposed CIP tentatively planned for late January
- Review with City Council for FY2026 Conceptual Recommendation
- Do we proceed with the Middle School project and begin with the Feasibility strategy in the coming months?
- How do we establish the timing and funding for these projects
- How do we address the location and layout of projects

President Sideris then opened the meeting up to questions from the Council.

Councilor Palomba asked if funds left over from FY24 create the FY25 free cash.

City Manager Proakis and Assistant City Manager Sky answered that FY24 closeout creates the free cash number for FY25. If they were to spend free cash, it would need to be spent within the end of the fiscal year from when it was certified, but if it is not used, it could be repurposed to the following year. Mr. Sky also noted that it is Council policy to leave some of the free cash unspent and in a reserve account.

Councilor Palomba asked for an example of unexpected income.

City Manager Proakis replied that it typically comes from fee income and investment income – large amounts of interest

Councilor Palomba asked if they could have used those funds outside of it going to free cash.

City Manager Proakis replied that those funds are inevitably on the path to becoming free cash.

Councilor Bays asked why we need a new Watertown Middle School.

Superintendent of School Gladstone replied that the building was built over 100 years ago, and it was also designed as a junior high school and not a typical middle school in today's standards. The design of the classrooms has changed dramatically. Long hallways and classrooms on either side are not conducive to the middle school model where there are spaces for students to collaborate and learn. The newer part of the current structure is more conducive to that, and it would be salvaged. The student body size has continued to grow and needs to be properly accommodated. Spaces are also different than what was normal 100 years ago concerning spaces for nurses, social workers etc. The building itself has a lot of problems in terms of the roof, hvac systems, masonry, etc. and it needs a lot of investing just to keep it safe and up and running.

Councilor Gannon asked if the current site provides enough land.

Superintendent replied that while they would love to have more land, it's enough, they will most likely build up, but they can make it work. More land will also be reclaimed by claiming back some of the unused courtyard space and repurposing extraneous gym areas.

Councilor Izzo asked for a picture of what it would look like by tearing down and building up a new structure vs the renovation plan.

City Manager Proakis replied that the current building is a bit of circle that has different levels, and an extensive renovation would slice off all the original building and courtyard to make a comprehensive functional space. The upgrade to the remaining areas would be geared toward safety aspects including system updates. If you were to tear down and build a new structure, you could do whatever you want, but the extra funds that it would take to achieve that are out of reach.

Councilor Gardner asked if there will be a modern heating cooling system throughout the school.

City Manager Proakis replied that yes, the new building's systems would be updated and that they would try to get it to be the highest LEED rating possible.

Councilor Gardner asked if there would be a thought process on the building serving as an emergency center.

City Manager Proakis replied that it would be kept in mind as a possibility, but the High School is most likely the best option regardless.

Councilor Feltner asked if there is a possibility of regret or remorse of not tearing down and building a totally brand new facility.

Superintendent Gladstone responded that she hopes that there is time to tour the new schools that illustrate many spaces were created for children to work and collaborate with each other. Everyone is engaged. The current middle school is built for the past as

there no space outside of classroom in the building that even going to the library has many challenges. She then stated that the middle school years can be some of the most important developmental times and the only regret she could foresee would be not continuing the revitalization of the school buildings in town.

Councilor Feltner asked what improvements can enhance the '98 renovated part of the Middle School.

Superintendent Gladstone replied that it is an objectively better space than the rest of the building as is, but there are opportunities to add to what is there. The '98 portion is also where music and art studios are, which could very well be placed in other areas of the new section to make a more cooperative space overall.

Councilor Feltner asked about the impact this may have on Moxley Park and the timeline of work.

City Manager Proakis replied that to his best estimate, instead of modulares being removed in April of 2026, it would be the summer 2028. There is money already set aside for the park but, if it was stayed off for a year or two, it could lead to additional funds for the park.

Councilor Feltner asked how the High School is coming along, and how long a feasibility study will take/lead time for actual work begin for the Middle School.

City Manager Proakis stated that the High School is on track, feasibility can be started soon, demo and reno would probably be 24 – 28 months. The timeline for the Middle School is fairly tight, but should be enough to work. Should the Council seek to make it a priority, they would be able to bid out design by the end of the calendar year, and the rest of the process could move very quickly after that.

Councilor Palomba asked to go over the proposed figures for renovation and asked if the rental of the modulares is incorporated in that number.

City Manager Proakis replied that the \$84 million number accounts for the design, construction, construction administration, and contingency account for the project. It doesn't include a rental fee for the modulares. That fee itself needs to be determined, but the City would be aggressive in setting aside stabilization funds to stay ahead of the curve.

Councilor Palomba asked for confirmation that \$14 mil in free cash and \$70 mil in borrowing are the proposed financial figures for the project. He then asked that if the City could borrow this amount of money for the school, the City Could borrow the same amount of money for a list of other projects

City Manager Proakis replied that it would be the same "stress" regardless of what you could do with it.

Councilor Piccirilli stated that there was a facility assessment the School Department did back in 2016 where they looked at all the possibilities for creating new schools and/or renovating current ones. It was a lot of information to digest, and it was difficult to make a decision on the right course of action. In 2017, a plan suggested by AI3 was offered. Track 1 was to replace three elementary schools, track 2 was to get a MSBA project for the High School, and then the City would focus on addressing the Middle School. He remarked that the City is following that process, and now is the best opportunity to complete that plan in part because the modulars are already a sunk cost that are available. He expressed that he doesn't want 10 or 15 years go by and be looking at the same project, as he believes that the options will be limited, and the expense will be much higher. Furthermore, he stated that any upgrades over the course of the next few years, \$10 million for repairs is already earmarked for the school over the next 5 years, to make temporary patch ups will be totally lost. He reiterated that the best opportunity is to act now, the numbers are a little scary, but the reality is that it could very well cost much more in the future.

City Manager Proakis noted that the project would cost \$20 million more if they took down the modulars just to rebuild them at a later date. If the Middle School is stalled for five years, it would seem foolish. If it was 20 years, you might think it would be okay with potential new growth, but the point is that there is an opportunity now to take on the debt. There is a lot of money to be saved by doing it this way

Councilor Airasian believes that now is the time to do act. The modulars currently existing in that location present a very fiscally responsible choice. He also expressed conviction in the importance of having better facilities from K all the way through 12 for the children of Watertown.

Councilor Bays also believes now is the time to build the Middle School, but wants to be reassured that the City will keep the AAA bond rating.

Assistant City Manager Sky stated that he originally had a little hesitation when he first heard the proposal. However, Watertown's rating forecast is very favorable, as it is a positive and diverse environment which couples good incomes. He believes that if the City continues to be prudent by keeping reserves, continuing to maintain commitment to OPEB, pension, etc, then the City should be fine with regard to bond rating.

City Manager Proakis noted that there is also some flexibility with the OPEB funds.

Councilor Palomba stated that he is not convinced that prioritizing the Middle School is the best thing to do. It's clear to him that any project that is put off is going to cost more money going forward. He is also not convinced that Moxley Park is the only location to put the modulars in. He believes it's time to spend money on other projects.

Councilor Gardner believes that a differentiating reason for the Middle School is the loss of improved learning outcomes to the children. She expressed concern about the cost of

land acquisition for other projects, specifically the East End Fire Station, and wants to be able to address that opportunity if it should come.

City Manager Proakis replied that land acquisition is going to be a difficult hurdle. There is a fear of eminent domain appeals as well. This stress test/possibility gives enough fiscal flexibility to be okay while continuing Watertown Square development, being open to East End Fire Station possibilities, and it also allows us to continue to have good planning and funds for the Senior Center in the future. If there was an opportunity to buy a new fire station tomorrow, he would ask that they do that in addition. Prices do always go up, inflation has been very stressful, but bids are now starting to come back at expected prices as opposed to higher.

Councilor Airasian remarked that he appreciates the conservative approach, and understands that administration isn't creating their budget contingent on any permitted labs being constructed. He then asked if one or two labs were constructed, what could those new found funds be used for?

City Manager Proakis stated that in smaller suburban communities that don't like growth, overrides are more and more frequent. Watertown has a steady few million in revenue of new growth just by people fixing up houses, sales, or commercial property activity. The large developments, residential or commercial, bring in more money. A large lab will bring in approximately \$2.5 million. The debt services at its peak for a Middle School year is \$5.4 million, so two labs could potentially foot that debt service while the typical revenue would cover the day-to-day debt service. He reiterated that he just can't predict it, so the plan is conservative.

Councilor Gannon supports prioritizing Middle School project. The Middle School has seen no attention and needs new facilities as a form of catching up. He remarked on the success of not having to use the override for building school, and he sees the Watertown Square growth as part and parcel with building a Middle School because it is essentially a new growth opportunity.

Councilor Izzo asked if MSBA funding is available for the building?

City Manager Proakis replied that it is his understanding that MSBA is not inclined to lend help for back-to-back school projects within the same town, and that it isn't really an option for this timeframe.

Councilor Palomba remarked that it worries him that the reconstruction of the infrastructure and intersections is potentially considered as a way to fund what they need to do to get this project done. He stated that the City doesn't fully know what will happen in terms of growth in business. He then expressed concern with the potential of receiving \$2.5 million per lab and those funds not going to other projects like land acquisition or affordable housing.

City Manager Proakis admitted that it is a daunting task to make these decisions, and he respects all opinions.

President Sideris stated that the Middle School project was not on anyone's radar six months ago, but continuing to see added funds, \$10 million to patch work the Middle School, doesn't make as much sense. He stated that the modulars are functioning at that location, and that if they did phase construction without the modulars, it would cost a lot more money and take much longer. He believes that the plan is reasonable. He expressed that the City can't afford demo and rebuild for every property, but the City does have the ability to make this plan work. The priority is putting forward the best education for the children, that that is in line with the standards of the City, and that it should be a top priority.

Superintendent Gladstone expressed gratitude to the City because of how it prioritizes education in the community. The spaces that are created and designed for children make a profound difference in a child's life. She remarked on the High School as a soon to be triumph, and what perhaps more impressive still is that the City continues to look ahead.

Councilor Piccirilli moved to add the Watertown Middle School project as a high priority in the Capital Improvement Plan and Councilor Feltner seconded.

The motion carried 8 (Airaisian, Bays, Feltner, Gannon, Gardner, Izzo, Piccirilli, Sideris) -1 (Palomba).

Councilor Feltner asked for more clarification on the Rec Center/Senior Center, and requested a feasibility study. She was confused as to the want to combine the two centers, and the asked why the Senior Center needs to be bumped out two more years.

City Manager Proakis replied that it is fiscally safe to put the Senior Center out two more years because that is the time in when the City is over the height of its debt servicing for the schools' projects. He then mentioned that this projection is brought forward conservatively as a point in time draft from two years ago. If the administration can move up the project, they will. However, if they put it on the 2030 timeframe, they can address it in a more in-depth way with Council direction.

Councilor Feltner remarked that she appreciates a straighter forward answer that was just demonstrated.

City Manager Proakis wants to make sure that they are not giving any bad information before they are certain of a course of action.

Councilor Izzo asked if it's possible to use some of the 11 labs sites that have no timetable to begin construction as sites for DPW staging as a short term solution.

City Manager Proakis replied there are 11 permits that are unbuilt. There are temporary staging sites, but there is a danger with trying to put staging sites on lab centers that might affect residential neighbors.

Council Gardner stated that she was happy to hear that residential units may be tied in with the Senior Center and thinks that should be an overall goal. She then asked for confirmation of business as usual with regard to all other projects that are currently in the CIP works.

City Manager Proakis replied that they are going to look very carefully, but they do not want to remove the possibility for adjustments should that be necessary. Forecasting is always necessary and always wrong, but they believe this to be as correct as possible right now.

Councilor Gannon asked how much money goes into OPEB and what is the project timetable to complete.

Assistant City Manager Sky replied that funding would be completed by 2031 with about \$9 million available, but it's possible to reach that figure quicker.

Councilor Gannon mentioned encouraging district increment financing (DIF).

City Manager Proakis stated that he was involved twice with DIF in Sommerville. They were able to accurately predict what was being built and what funds it would yield, so they were able to bond against that which then they were able to spend on other projects that run in concert.

Assistant City Manager Sky added that legally you create a district, and then new revenue from significant new growth gets demarcated into that fund. It's a way to accommodate infrastructure cost with debt that is not necessarily considered direct debt. He also mentioned that they have considered creating a parking district where a garage would create funds as another option.

Councilor Gannon stated that seeing the immense growth approaching, we should lean less on City funding and work on DIF funding in Watertown Square as an option for all projects.

City Manager Proakis stated that he believes it is possible, but it needs to be investigated deeper, and he mentioned that it is a smaller scale project that his previous examples in Somerville.

Assistant City Manager Sky remarked that a DIF needs to be funded on funds you know you are getting, not what you anticipate or speculate on.

Councilor Gannon then suggested that he would prefer to focus on building housing on top of larger buildings like Fire Station or Senior Center.

Councilor Feltner remarked on a parcel, an expired permit at 204 Arsenal, which other construction companies have been using that parcel to store equipment, that perhaps the DPW could use in the future.

Councilor Piccirilli moved to proceed with the City Manager's plan of including the remaining items in the Capital Improvement Plan and Councilor Feltner seconded.

The motion carried unanimously in a Roll Call Vote.

3. RECESS OR ADJOURNMENT

Councilor Piccirilli moved to adjourn the meeting and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

The meeting adjourned at 8:16 P.M.



The Next Generation of Capital Planning Challenges

George J. Proakis, City Manager / Ari Sky, Assistant City Manager for Finance

November 19, 2024

What's Next

Questions for City Council consideration:

- Do we add a middle school project to the capital plan now?
 - What does that look like? How much does it cost?
 - Can we begin a feasibility strategy in the coming months?
- How do we establish the timing and funding for these projects:
 - How do we allocate our free cash available balance to address these projects?
 - Do we spread out the schedule of projects? How far?
 - Do we wait to start one project until after OPEB is funded, or slow OPEB funding?
 - Do we wait for further new growth to come before pursuing one or more projects?
 - Do we establish more aggressive stabilization funds?
- How do we address the location and layout of projects:
 - Do we select a senior center site or study further? Do we combine the senior center with the recreation center or keep them separate?
 - Do we buy land for the DPW staging area in the near future?
 - Do we buy land for a fire station in the near future? Does this answer remain the same, even if fire station is a post 2031 project?

Strategic Priority: Building for the Future

- High School: under construction
- Parker Annex: in progress
- Parks projects: on track
- Streets and sidewalks:
continued commitment to walkability and
“complete streets”

Strategic Priority: Building for the Future

Within the confines of Proposition 2 ½ we face...

- Unfunded Capital Items

Senior Center / Recreation

East End Fire Station

DPW Staging Area

Watertown Square Plan Implementation

Strategic Priority: Building for the Future

Next Generation Challenges

Within the confines of Proposition 2 ½ we face...

- Unfunded Capital Items
 - Senior Center / Recreation
 - East End Fire Station
 - DPW Staging Area
 - Watertown Square Plan Implementation

Strategic Priority: Building for the Future

Next Generation Challenges

Within the confines of Proposition 2 ½ we face...

- Unfunded Capital Items
 - Senior Center / Recreation
 - East End Fire Station
 - DPW Staging Area
 - Watertown Square Plan Implementation
 - Middle School

Strategic Priority: Building for the Future

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Strategic Priority: Building for the Future

Next Generation Challenges

A Word About: Proposition 2 ½

In the past year, Massachusetts communities have proposed:

- 63 Proposition 2 ½ overrides
- 125 debt exclusions

Watertown continues to operate without the need to go to the voters for additional tax revenue beyond the Proposition 2 ½ limits, with the exception of a single debt exclusion vote in 1995.

A Word About: Proposition 2 ½

Despite the following needs, we need to ensure that we do not deviate from this track record.

We will NOT propose a debt exclusion

Therefore, to ensure we do not exceed our spending and debt limits under Proposition 2 ½, we are faced with the decision of how to prioritize these projects.

Within the confines of Proposition 2 ½ we face...

- Unfunded Capital Items
 - Senior Center / Recreation
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Strategic Priority: Building for the Future

Next Generation Challenges

The Senior Center

Old Philips Gym

Senior Center

Philips School:

- School Administration
- WCATV Studio / Offices

Parking Lot



A Senior Center

The Senior Center has served us well and will continue to do so – especially with more access to the gym after the high school opens in 2026.

But the building is small and limits programming options.

A Recreation Center

Recreation Center Could be:

- A. Combined with the senior center in one location; OR
- B. If the senior center was placed elsewhere, a recreation center could use the old Senior Center, Philips School Gym and even the current parking area for recreation use

We need to address the right location for the senior center and then move forward with a plan for these two programs.

Financial Considerations

This project is estimated in the Capital Plan at a price of \$32 million for FY 2028, but this estimate is likely a bit high.

There is no funding source in the CIP for the project at this time.

No grant funds, stabilization funds or outside funding is anticipated for this project.

The senior center and recreation center project(s) could benefit from additional study to determine the right location and/or co-location of these activities.

Within the confines of Proposition 2 ½ we face...

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Strategic Priority: Building for the Future

Next Generation Challenges

East End Fire Station



East End Fire Station

- The east end fire station has significant historic value, constructed in 1912 with three renovations.
- Arched openings on the doors provide an interesting historic architectural feature but create challenges to housing modern fire apparatus
- The building (and the fire department as a whole) are at capacity for space, and still using portions of the vacant police building for back-up storage
- The building is maintained as well as it can be, but has:
 - High water table issues, requiring sump pumps
 - Plumbing issues requiring upgrades
 - Various roof leaks
 - Fire alarm system in need of replacement
- A new building could include:
 - Training facilities that can serve as the base for emergency operations
 - Some office space and storage space would provide relief for headquarters
 - With proper decontamination areas and separation from living areas, this would implement best practices for a modern fire department
- While these issues do not need to be addressed immediately, they will become more of a concern if left for many more years

Financial Considerations

The fire station project is in the capital plan for FY 2029 at a cost of \$12 million, although this cost is likely low for site acquisition plus development.

There is no funding source in the plan for the project at this time, but the purchase of land could be funded using free cash.

No grant funds, stabilization funds or outside funding is anticipated for this project.

Within the confines of Proposition 2 ½ we face...

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Strategic Priority: Building for the Future

Next Generation Challenges

DPW Staging Area

- A staging area for DPW remains on the Council's budget policy guidelines, although we have been unable to secure a location.
- Land that is permitted for lab use in Watertown is very expensive to buy.
- This continues to be a perplexing problem with impacts on other capital work in Watertown.

Financial Considerations

Despite being listed on the council's Budget Policy Guidelines in recent years, that DPW staging area does not appear in the capital plan.

Purchase of land for this use could be as much as \$10 million, depending on the location.

No grant funds, stabilization funds or outside funding is anticipated for this project, but land purchase could be supported using free cash.

Within the confines of Proposition 2 ½ we face...

- Unfunded Capital Items
 - Senior Center / Recreation
 - East End Fire Station
 - DPW Staging Area
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Strategic Priority: Building for the Future

Next Generation Challenges

Watertown Square



Watertown Square



Watertown Square Capital Projects

- Intersection and infrastructure work
- Parking garage
- Library expansion (with associated uses)

While the square requires investment, this investment will provide long-term financial benefits to the city.

This is a multi-year project, but the completion of the intersection work and garage in a similar timeframe to the start of private development in the square will have the most significant financial impact.

With the library just beginning conversations about expansion, this is too early to estimate in the capital plan.

Financial Considerations

The Watertown Square transportation upgrades are in the capital plan for FY 2028 and FY 2029 at a total of \$10 million. No funding source is identified in the plan. This is likely not enough funds to cover the entire project cost, as it assumes some stabilization funds be used as a part of this project.

Completion of the Watertown Square work likely also includes construction of the parking garage and addressing the adjacent parking lots.

The plan funding may include:

- Stabilization Fund at \$4.9 million
- Federal Earmark at \$1 million
- State Bond Bill Earmark at \$10 million
- Potential additional state funding from Massworks and other relevant programming

Financial Considerations

A portion of the Watertown Square plan's implementation could be structured using Massachusetts' DIF financing tool, which allows borrowing to be in conjunction with adjacent new development, thereby ensuring that borrowing can be supported by adjacent new growth.

Establishment of a parking district funded by meter revenue and fines is also a possibility. This scenario would allow the City to establish a special revenue fund and issue debt for related improvements, such as the parking garage in the form of a revenue bond.

Within the confines of Proposition 2 ½ we face...

- Unfunded Capital Items
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Strategic Priority: Building for the Future

Next Generation Challenges

Watertown Middle School

- The middle school is the last remaining school in Watertown that has not been completely replaced or redone
- The capital investments planned for the school in the next five years exceed \$10 million, and with this we finish with a school that is still not ideal for educational purposes
- A new middle school would cost in excess of \$130 million, and likely would not be possible within the confines of Proposition 2 ½
- We are committed to staying within our levy limit without the need for a debt exclusion

Watertown Middle School

The operation of the school may be substantially upgraded in a way that supports modern educational building standards for an amount affordable under Proposition 2 ½, but only if:

- A. Temporary space is available for students for 15-18 months
- B. The project incorporates existing areas of the school that have been recently upgraded
- C. The project includes the work already recommended on the capital plan

To explore this option, we would need to investigate further feasibility, and either move forward with this proposal or return to the current plan to complete \$10 million in upgrades.

If we are going to engage in a feasibility study to determine the best route forward for the middle school, we need to act quickly, before our high school contractors make plans to remove the modular school in April 2026.

The City Council appropriated \$400,000 for a Middle School feasibility study at its November 12, 2024, meeting. Procurement of architectural services is currently underway.

Watertown Middle School

- Middle school options and costs:
 - Tear down and rebuild school: \$132.0 million
 - Base repair and code upgrades: \$76.7 million
 - Complete renovation: \$127.8 million
 - Renovate 1922 / upgrade remaining areas: \$120.7 million
 - Replace 1922 / upgrade remaining areas: \$84.8 million

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 - Replace 1922 / upgrade remaining areas: \$84.8 million

What's Next

What's Next

Questions for City Council consideration:

- Do we add a middle school project to the capital plan now?
 - What does that look like? How much does it cost?
 - Can we begin a feasibility strategy in the coming months?
- How do we establish the timing and funding for these projects:
 - How do we allocate our free cash available balance to address these projects?
 - Do we spread out the schedule of projects? How far?
 - Do we wait to start one project until after OPEB is funded, or slow OPEB funding?
 - Do we wait for further new growth to come before pursuing one or more projects?
 - Do we establish more aggressive stabilization funds?
- How do we address the location and layout of projects:
 - Do we select a senior center site or study further? Do we combine the senior center with the recreation center or keep them separate?
 - Do we buy land for the DPW staging area in the near future?
 - Do we buy land for a fire station in the near future? Does this answer remain the same, even if fire station is a post 2031 project?

What's Next

Questions for City Council consideration:

- **Do we add a middle school project to the capital plan now?**
 - What does that look like? How much does it cost?
 - Can we begin a feasibility strategy in the coming months?
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Financial Picture with a Middle School project

Watertown Middle School

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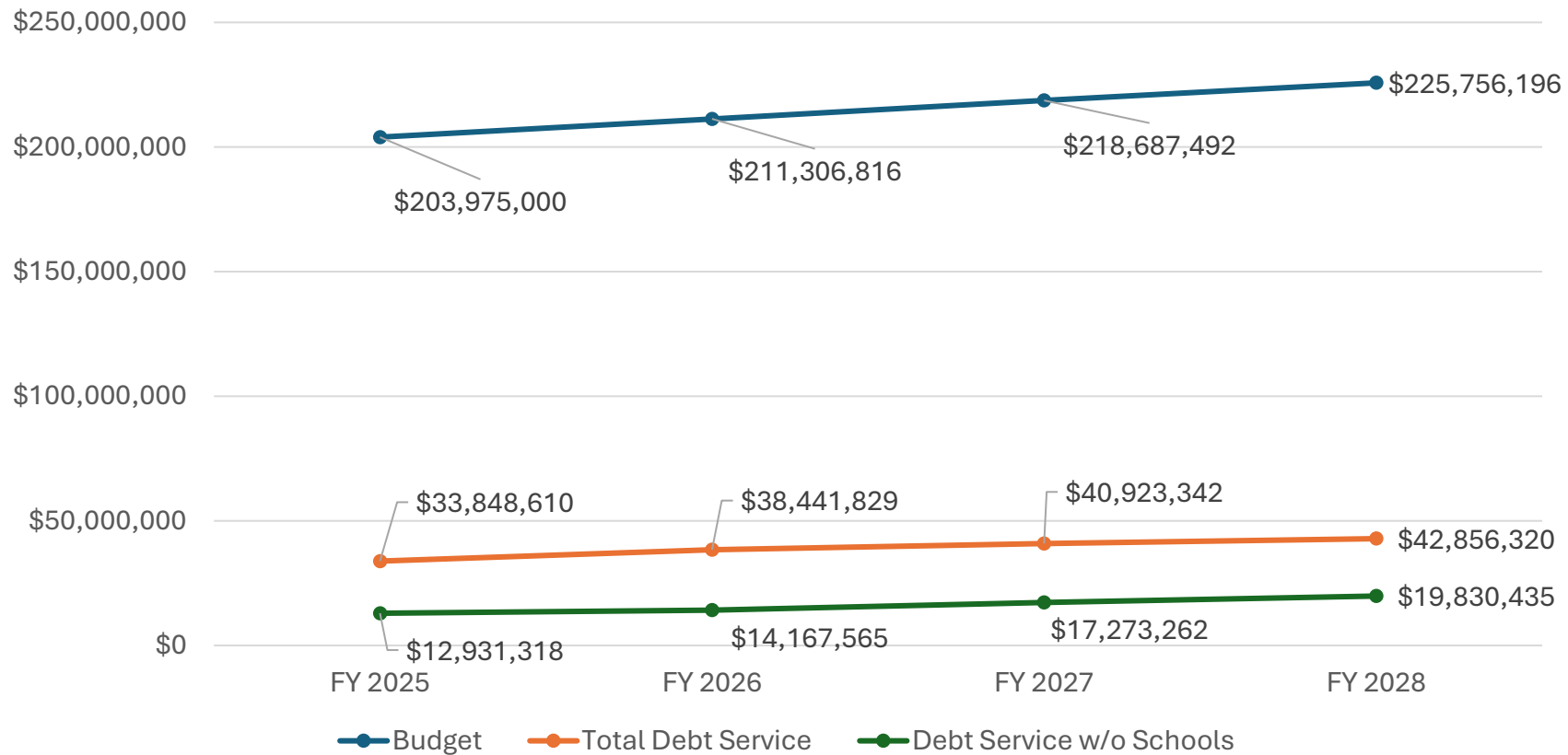
FY 2025-2029 Adopted CIP

Debt Service Projections

- Budget guidelines target 7.5%-8.0%, exclusive of School Department's *Building for the Future* initiative.
- FY 2025 budget includes debt service projections through FY 2028.
- Debt service in FY 2025 totals 16.6% of budget, 6.3% exclusive of School Department projects.
- FY 2028 debt service is estimated at 19.0% overall, 8.8% exclusive of School Department.

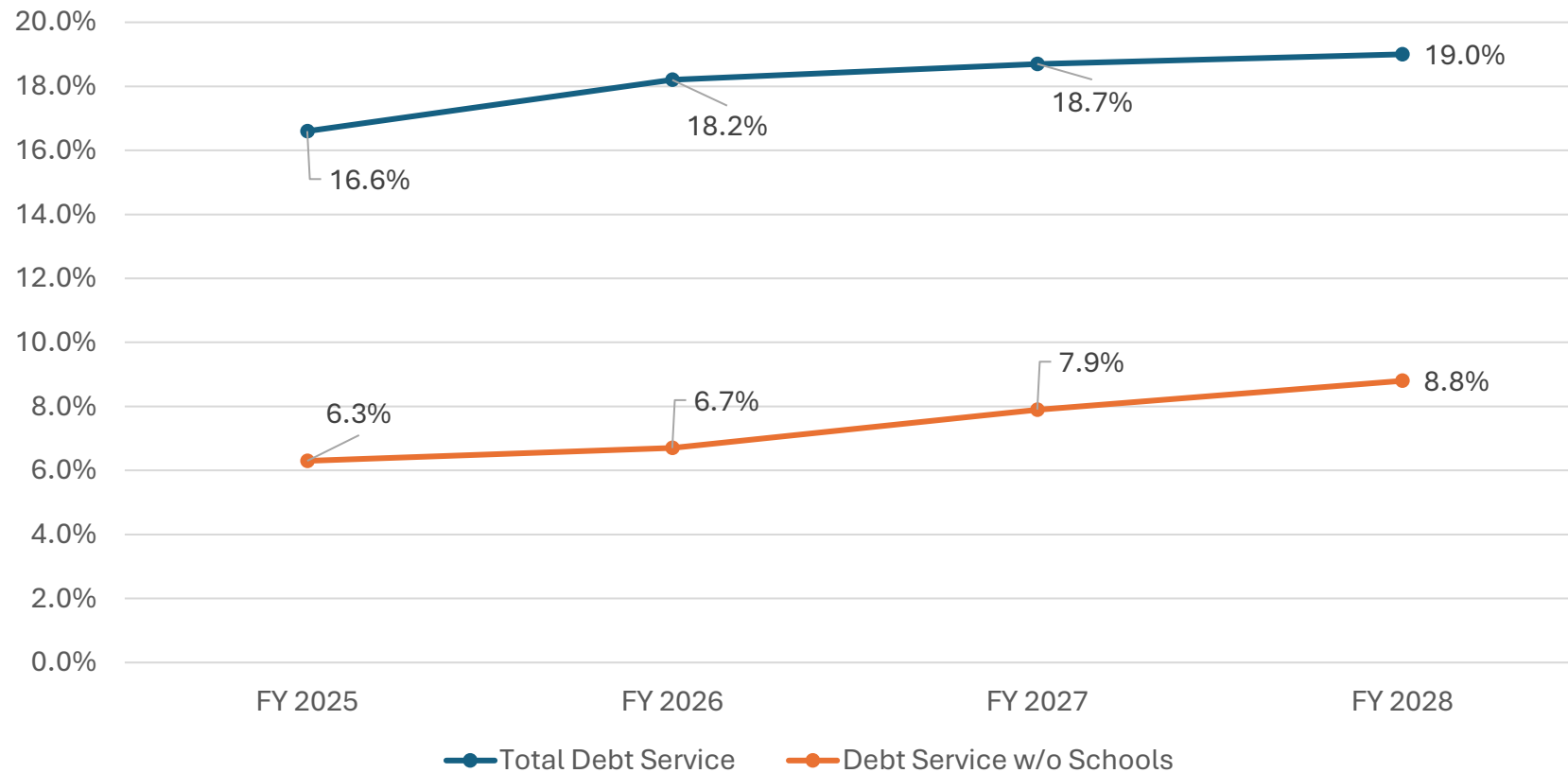
FY 2025-2029 Adopted CIP

Debt Service Projections



FY 2025-2029 Adopted CIP

Debt Service Projections



Capital Facilities Considerations

- Timing of additional facility projects can be staggered to ensure fiscal sustainability.
 - New growth will continue, albeit at a slower pace than in recent years.
 - Permitted lab buildings would potentially result in roughly \$2.8 million in new growth per building if constructed and occupied.
- Nearest term projects would prioritize the middle school renovation and land acquisition for the DPW staging area.
 - Middle School – combination of cash and debt.
 - DPW staging area – acquisition funded by free cash.
- The senior center project would be included in the latter years of the CIP.
- The East End fire station and Watertown Square implementation would be implemented commensurate with new growth.

Potential Middle School Project

- Working scenario: \$84 million project, financed by a combination of debt (\$70 million) and cash (\$14 million).
- Cash component would be identified principally through Free Cash and would allow primary debt issuance to be delayed until Spring 2027.
- Debt issuance would occur over three years:

Issue Date	Amount
May 2025	\$10,000,000
May 2026	\$30,000,000
May 2027	\$30,000,000

Potential Middle School Project

Projected debt service*:

Fiscal Year	Debt Service
2025	---
2026	\$735,000
2027	\$2,996,600
2028	\$5,290,700 (Peak year)
2029	\$5,189,800
2030	\$5,088,900

**Level principal on a 30 year term.*

Projected Middle School Project

Policy Implications

- In isolation, a new project on the scale of the proposed middle school renovation would increase total debt service to \$48.1 million by FY 2028 when combined with existing projections, or to about 21% of the overall budget.
- The FY 2026-2030 CIP is in development. Staff would focus on streamlining the capital plan and identifying potential project deferrals.
 - Potential operating deferrals:
 - Land Acquisition
 - Stabilization contributions
 - OPEB transfer (excess above required contribution)
 - Potential CIP deferrals:
 - Building renovations
 - Road & field projects
 - Playground projects
- In addition, the existing CIP contains approximately \$10 million for middle school renovations that would be folded into the project.
- Future efforts would continue to prioritize the identification of tax revenue to supplant planned debt issues.

Projected Middle School Project

Impact on Major Capital Project Schedule

- Senior Center and Recreation Center
 - Complete study and determine locations
 - Start in FY 2030 (Fall 2029)
- Fire Station
 - Purchase land if it becomes available, using free cash
 - Begin construction after new commercial growth has been realized to support the project (likely 2032)
- DPW Staging
 - Purchase land if it becomes available, using free cash if possible
- Watertown Square
 - Begin design work immediately
 - Begin construction using stabilization funds and intergovernmental support, with additional work to proceed as soon as local development projects can support project costs
- Middle School:
 - Begin construction in April 2026 – finish by Fall 2028

What's Next:

Questions and Discussion

Next Steps

- Build FY 2026-2030 Capital Improvement Plan, based upon feedback from the Honorable City Council
- Presentation of Proposed CIP tentatively planned for late January.
- Review with City Council for FY 2026 Conceptual Recommendations

What's Next

Questions for City Council consideration:

- Do we add a middle school project to the capital plan now?
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THANK YOU

NOVEMBER 26, 2024



Watertown City Council

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

CITY COUNCIL MEETING TUESDAY, NOVEMBER 26, 2024, 7:00 P.M. RICHARD E. MASTRANGELO COUNCIL CHAMBER ADMINISTRATION BUILDING, 149 MAIN STREET

MINUTES

ACCESS INFORMATION:

- A. This meeting will be held on November 26, 2024 at 7:00 PM in the Richard E. Mastrangelo Council Chamber
- B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/?channel=3>
- C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92991331344>
- D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 929 9133 1344
- E. Public may comment through email: vpiccirilli@watertown-ma.gov
- F. Please Visit the City Council Website here: <https://www.watertown-ma.gov/350/City-Council>

1. ROLL CALL

Council President Sideris called to order a regular meeting of the City Council at 7:00 p.m. in the Richard E. Mastrangelo Chamber, Administration Building. Those present were Councilors John M. Airasian, Caroline Bays, Lisa J. Feltner, John G. Gannon (via Zoom), Nicole Gardner, Emily Izzo, Anthony Palomba, Vice President Vincent J. Piccirilli, Jr., and Council President Mark S. Sideris. Also present were George Proakis City Manager, Mark Reich, City Attorney, Brendan T. McCarthy, Council Clerk, and Doug Newton, Municipal Policy Analyst.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC FORUM

Nick Schmalensee – 20 Westminster Avenue – Remarked that he finds himself uniquely involved in the Watertown Middle School project as he has children that are, and will be, attending the Middle School, but he also lives directly across from the temporary modulars that house the current Watertown High School students and potentially future Middle School students. The original plan was to use the modulars for 3 years, but now it is seemingly being extended for an additional two years. He stated that there are only 10 houses that are uniquely affected by the modulars, where they have seen a large amount of litter being thrown into their yards and have had to endure parking struggles at their own properties. He asked for a dedicated effort to clean up the trash on the road as well as the individual yards, and was curious about a potential tax abatement for those houses as he claims the whole process has had a negative effect on their property values.

4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS

A. Minutes from City Council Meeting November 12, 2024

Councilor Piccirilli moved to adopt the minutes from November 12, 2024 and Councilor Feltner Seconded.

The motion carried unanimously in a Roll Call Vote.

5. PRESIDENT'S REPORT

President Sideris announced that he would use a Council rule that states if no action is taken to confirm an appointment for a board of committee once it is requested, that the appointment is deemed to be confirmed automatically. This will apply to four individuals: Clifford Cook, Helen Oliver, and Zoe Weinrobe to the Affordable and Shannon Lawn to the Housing Trust Housing Authority. He then remarked that this is the first time that this rule has been used, but due to the length of time in which some of these requests for confirmation have been made, it is necessary. He stated that it is critical that these appointments take priority in the future as they risk community members being held in limbo and not being able to properly serve on boards.

6. PUBLIC HEARINGS

There were no Public Hearings

7. MOTIONS, ORDINANCES, ORDERS, AND RESOLUTIONS

A. Resolution Authorizing a petition for Special Legislation Allowing for Electronic Publication of Notices

City Manager Proakis stated that when the Watertown Tab was in publication, the annual expenditure for printing legal ads was between \$11k and \$16k. Since the City has had to rely on the Globe to publish legal ads to remain in accordance with the law for ads to be in a print publication, that expenditure has ballooned to \$60k annually and continues to trend upward. He stated that most individuals do not look to a print edition of the Boston Globe for legal notifications, but to the City's and State's website as well as other online resources. He continued by remarking that there are many communities that have been submitting home rule regulations to allow flexibility with the current law, which has begun to gain traction in the State House, and could allow them to post notices on an online newspaper type website in addition to each of their own city websites. He remarked that this is an opportunity Watertown should join as it presents a possibility to save significant funds while not sacrificing any community service.

Councilor Piccirilli moved to approve the resolution and Councilor Feltner seconded.

Councilor Feltner stated she had hesitation because of inconsistencies on the Watertown website. She then asked for clarification on whether and how abutters would still be notified.

City Attorney Reich replied that this resolution would not substitute for any abutter's notification, and that that would continue as is. He then remarked that this item is a way to backstop inconsistencies in statutes between city and state and to avoid extensive expenses specifically to the Boston Globe. He reiterated that the efforts from other communities to address this problem is starting to tread in the House, and that this item has been brought forth so Watertown is not left out of a potential allowance should it continue to the State Senate.

Councilor Feltner asked for an explanation of language with reference to "13B"

City Attorney Reich replied that that is in reference to Massachusetts statute definition section.

Councilor Feltner voiced concern with the idea that a City Manager or School Committee could revisit their determinations of the means of publication at their discretion.

City Attorney Reich replied that that language allows flexibility for those bodies within the confines of the legislation, and even allows the possibility of doing a print advertisement if they deem to.

Councilor Feltner expresses concern about what would qualify as a suitable meeting source. She asked the City Manager to remark more on the reality of the situation.

City Manager Proakis replied that the key is to pick two circumstances of publication as stated in the resolution. One such publication he believes would be satisfied by a specific existing website run by a reporter who is frequently interviewing and reporting news within the town. He stated that the Watertown website should always be a default option, and that there can and will be concerned efforts to make sure that it is running appropriately. Those two forms of publication would satisfy the statute of the resolution. He doubted that if the website failed to post a notification people would run to purchase copies of the Boston Globe to satisfy that need.

Councilor Feltner remarked that she does not believe the private website City Manager Proakis referred to is a qualified news source and can't accept it as public journalism. She stated that she knows people who still read print publications as they don't subscribe to online resources and can't easily find what they need on the website. She then asked if the City would take full responsibility of making sure that all items on the website are posted correctly.

City Manager Proakis replied that the City is already responsible for all errors and omissions – if someone claims that the notice is wrong, the City has to meet requirements before moving forward regardless of what the error was or who was responsible for it. He then stated that his priority is transparency, and he believes that using the print media of the Globe provides the least transparency out of the other options as it is hardly read.

Councilor Gardner asked if it would be feasible to also use the online services of the Globe in addition to having notices on the website and the state repository.

City Manager Proakis replied that it's his understanding that notices land in the state repository directly from the newspapers submitting them there, and that he isn't sure what the process would look like to circumvent that.

City Attorney Reich stated that it is possible, but the newspapers have been active in trying to discourage that action as it becomes a loss of revenue for the papers. He continued to say that they would work harder to find ways to leapfrog the newspapers and submit to the state repository directly.

City Manager Proakis stated that he has a lot of respect for the Boston Globe, but pointed out the fact that the local news website does a better job of covering the hyper local issues of Watertown.

Councilor Gannon stated that he remembers the numbers of subscribers of the old Watertown Tab was somewhere between 400 and 500, that subscribers of the large regional papers are down, but the subscriber number of the Watertown News website (numbers found via their Facebook page) is currently 6,000+ followers which more than satisfies the circulation criteria.

Councilor Feltner asked for a definition of MA GL chapter 4 section 13(b).

Citty Attorney Reich provided it:

<https://malegislature.gov/Laws/GeneralLaws/PartI/Title/Chapter4/Section13>

Councilor Palomba asked if it would cost to put a digital ad on the Globe's website.

City Manager Proakis replied that there is a fee, though it is likely less than a print ad.

Councilor Palomba remarked that he hesitates to believe the subscription number of the Watertown News website is the same as its Facebook followers.

Councilor Piccirilli stated that he always uses masspublicnotices.org to find public notices for any town and city in the state.

The motion carried unanimously in a Roll Call Vote.

- B. An Order Relative to Acquiring an Easement for an Antenna System at Payson Estate on Oakly Hill Condominium and Authorizing the City Manager to Execute an Easement Agreement on Behalf of the City

City Manager Proakis remarked that Payson Estate is a historic building that sits by the Oakly Country Club Condominiums. When it was converted to a residential building, it was done so with the zoning condition that it permanently allowed the City to operate an antenna structure that would work as transmission with WPD and WFD's needs. The Police and Fire Departments noted that it needed updating a few years ago, which was initially met with resistance from the residents, but has now resulted in the negotiation of an easement that better facilitates the perpetuity of the initial zoning condition.

Councilor Piccirilli moved to authorize the City Manager to execute the easement and Councilor Feltner seconded.

Councilor Feltner asked if language in the easement was indicative of the relationship with the condo association.

City Manager Proakis confirmed that it was.

City Attorney Reich added that this use of the antenna on the roof of the structure is in the variance zoning condition that allowed the structure to become a residential building in the first place. The association did not appeal to this when the variance was granted.

The motion carried unanimously in a Roll Call Vote.

- C. First Reading on a Proposed Order Allocating the Property Tax Levy Amount or Between Property Classes for Fiscal Year 2025

City Manager Proakis stated that this will be heard at the next City Council Meeting and remarked on the amount of work that went into this item from the City Assessors Office.

8. REPORTS OF COMMITTEES

- A. Committee on Public Works report regarding its meeting on October 28, 2024 – Piccirilli, Chair

ACTION ITEM:

To recommend that the City Council approve the Department of Public Works recommendations for the 2025 Local Road Construction Program as presented using the Fiscal Year 2025 \$2.75 million loan order for Poplar Street, Patridge Street, Pequosette Street, North and South Irving Park, Royal Street, and Green Street.

Councilor Piccirilli read the report.

Councilor Piccirilli moved to accept the report and Councilor Feltner seconded.

The motion carried unanimously in a Roll Call Vote.

Councilor Piccirilli moved to approve the action item and Councilor Feltner seconded.

The motion carried unanimously in a Roll Call Vote.

- B. Committee of the Budget & Fiscal Oversight Report regarding its meeting on November 13, 2024 - Piccirilli – Chair

ACTION ITEM:

To recommend to the City Council that it adopt the Fiscal Year 2026 Budget Policy Guidelines as drafted.

ACTION ITEM:

To recommend the City Council refer a discussion of the Budget Policy Guidelines II-F and II-H to the Public Works Committee, to occur after the new Department of Public Works Director is hired.

ACTION ITEM:

To recommend the City Council requests the Administration provide an analysis of non-zoning property tax exemptions that the City can adopt to encourage private creation of affordable housing units.

Councilor Izzo read the report.

Councilor Piccirilli moved to accept the report and Councilor Feltner seconded.

The motion carried unanimously in a Roll Call Vote.

Councilor Piccirilli moved to approve the first action item and Councilor Feltner seconded.

The motion carried unanimously in a Roll Call Vote.

Councilor Piccirilli moved to approve the second action item and Councilor Feltner seconded.

The motion carried unanimously in a Roll Call Vote.

Councilor Piccirilli moved to approve the third action item and Councilor Feltner seconded.

The motion carried unanimously in a Roll Call Vote.

- C. Committee on Economic Development & Planning Report regarding its meeting on November 18, 2024 - Feltner, Chair

ACTION ITEM:

To recommend that the City Council Confirm Barbara Epstein for Reappointment to the Public Arts and Culture Committee for a term to expire November 15, 2027.

ACTION ITEM:

To recommend that the City Council Confirm Jason Wilson for Reappointment to the Public Arts and Culture Committee for a term to expire November 15, 2027

Councilor Feltner read the report.

Councilor Piccirilli moved to accept the report and Councilor Feltner seconded.

The motion carried unanimously in a Roll Call Vote.

Councilor Piccirilli moved to approve the action items and Councilor Feltner seconded.

The motion carried unanimously in a Roll Call Vote.

9. COMMUNICATIONS FROM THE CITY MANAGER

A. Request for Confirmation of Appointment to the Conservation Commission

City Manager Proakis requested the confirmation of Josh Coefer to the Conservation Commission to a term expiring February 15, 2028.

President Sideris stated that this item gets referred to the Committee on Parks and Recreation.

B. Referral to Committee – Procurement Director

City Manager Proakis noted that there is a vacancy in the role of Procurement Director and asked for it to be referred to the appropriate committee.

Councilor Piccirilli moved for this item to be moved to the Committee on Personnel and City Organization and Councilor Feltner seconded.

The motion carried unanimously in a Roll Call Vote.

C. Zoning Code Update

City Manager Proakis thanked the Council and staff for their efforts in their work regarding zoning amendments in the Watertown Square Plan and noted that there are going to be more efforts to fully flesh out details of issues like accessory dwelling units and affordable housing incentives. He stated that the Affordable Housing Trust has begun conversations with the public regarding feasibility and restrictions of ADUs. The topic of affordable housing incentives will continue to be developed with staff and consultants. The hope is to have a proposal ready by fall of 2025.

President Sideris noted that he originally wanted to take up the topic of ADUs with the Council, but as the Affordable Housing Trust has already begun its work, the Council will

wait to hear their proposal and then refer it to an appropriate subcommittee.

Councilor Gardner noted that the comprehensive plan asks for a full review, and as the zoning code is much broader than just the two topics, she asked if there would be a full review of everything at a later date.

Assistant City Manager Magoon noted that there may be pieces that they incorporate as they go, but depending on the scenario he may want to address everything together.

City Manager Proakis stated that there will be a new Health and Human Services Assessment Report available shortly, and he is looking forward to discussing it with the Council. He announced that the Police Department maintained their rigorous accreditation standard. He also announced the annual Merry Mingle (formally Whoville Jubilee) event, the beginning of the winter parking ban, and the Watertown senior snow removal program. He concluded by announcing that the entirety of Mount Auburn Street will be temporarily repaved ahead of the winter season. There will be more subsurface work that will need to be done in sections of the road in the future.

10. REQUESTS FOR INFORMATION/REVIEW OF LIST OF PENDING MATTERS

Councilor Feltner requested information on how the community can access the space for the Alexandria west garage, and also asked for the list of conditions for the permit of the 85 Walnut Street building.

11. ANNOUNCEMENTS

Councilor Gardner announced a meet your Human Rights Commission event on December 10th.

12. PUBLIC FORUM

There were no participants in Public Forum.

13. RECESS OR ADJOURNMENT

Councilor Piccirilli made a motion to adjourn and Councilor Feltner seconded.

The motion was adopted unanimously in a Roll Call Vote.

The meeting adjourned at 8:17 p.m.

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above minutes were adopted by a vote of ___ for, ___ against, and ___ present on December 10, 2024.

Mark S. Sideris, Council President
s:/BTM

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

John G. Gannon,
Councilor At Large
Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large
Emily Izzo,
District D Councilor

City Council Meeting
Tuesday, November 26, 2024 at 7:00 PM
Richard E. Mastrangelo Council Chamber
Administration Building, 149 Main Street
List of Documents

1. Electronic Publication Notice – Item 7A
2. 456 Belmont St – Payson Estate Easement – Item 7B
3. Fiscal Year 2025 Tax Classification Presentation – Item 7C
4. Committee on Public Works Report 10/28/24 -Item 8A
5. Committee of the Budget and Fiscal Oversight Report 11/13/24 – Item 8B
6. Committee on Economic Development and Planning Report 11/18/24 – Item 8C
7. Request for Confirmation – ConCom – Item 9A
8. Composite ranking sheet for FY26 Budget Policy Guidelines

**ADDENDUM TO THE
MINUTES OF THE
NOVEMBER 26, 2024 CITY
COUNCIL MEETING**



City Council Meeting

Tuesday, November 26, 2024 at 7:00 PM
Richard E. Mastrangelo Council Chamber

Agenda

ACCESS INFORMATION:

- A. This meeting will be held on November 26, 2024 at 7:00 P.M. Location: Richard E. Mastrangelo Council Chamber
 - B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
 - C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92991331344>
 - D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 929 9133 1344
 - E. Public may comment through email: vpiccirilli@watertown-ma.gov
 - F. Please Visit the City Council Website here: <https://www.watertown-ma.gov/350/City-Council>
-

- 1. ROLL CALL
- 2. PLEDGE OF ALLEGIANCE
- 3. PUBLIC FORUM
- 4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
 - A. Minutes from City Council Meeting November 12, 2024
- 5. PRESIDENT'S REPORT
- 6. PUBLIC HEARINGS
- 7. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS
 - A. Resolution Authorizing a Petition for Special Legislation Allowing for Electronic Publication of Notices
 - B. An Order Relative to Acquiring an Easement for an Antenna System at Payson Estate on Oakley Hill Condominium and Authorizing the City Manager to Execute an Easement Agreement on Behalf of the City
 - C. First Reading on a Proposed Order Allocating the Property Tax Levy Among or Between Property Classes for Fiscal Year 2025
- 8. REPORTS OF COMMITTEES
 - A. Committee on Public Works Report regarding its meeting on October 28, 2024 - Piccirilli, Chair

ACTION ITEM:

To recommend that the City Council approve the Department of Public Works recommendations for the 2025 Local Road Construction Program as presented using the Fiscal Year 2025 \$2.75 million loan order for Poplar Street, Partridge Street, Pequosette Street, North and South Irving Park, Royal St, and Green Street

- B. Committee of the Budget and Fiscal Oversight Report regarding its meeting from November 26, 2024 - Piccirilli, Chair

ACTION ITEM:

To recommend to the City Council that it adopt the Fiscal Year 2026 Budget Policy Guidelines as drafted.

ACTION ITEM:

To recommend the City Council refer a discussion of the Budget Policy Guidelines II-F and II-H to the Public Works Committee, to occur after the new Department of Public Works Director is hired.

ACTION ITEM:

To recommend the City Council requests the Administration provide an analysis of non-zoning property tax exemptions that the City can adopt to encourage private creation of affordable housing units.

- C. Committee on Economic Development and Planning Report regarding its meeting on November 18, 2024 - Feltner, Chair

ACTION ITEM:

To recommend that the City Council Confirm Barbara Epstein for Reappointment to the Public Arts and Culture Committee for a term to expire November 15, 2027

ACTION ITEM:

To recommend that the City Council Confirm Jason Wilson for Reappointment to the Public Arts and Culture Committee for a term to expire November 15, 2027

9. COMMUNICATIONS FROM THE CITY MANAGER

- A. Request for Confirmation of Appointment to the Conservation Commission
- B. Referral to Committee - Procurement Director
- C. Zoning Code Update

10. REQUESTS FOR INFORMATION/REVIEW OF LIST OF PENDING MATTERS

11. ANNOUNCEMENTS

12. PUBLIC FORUM

13. RECESS OR ADJOURNMENT

ELECTED OFFICIALS

Mark S. Sideris,

Vincent J. Piccirilli, Jr.,

John M. Airasian,

Council President

Caroline Bays,
Councilor At Large
Nicole Gardner,
District A Councilor

Vice President &
District C Councilor

John G. Gannon,
Councilor At Large
Lisa J. Feltner,
District B Councilor

Councilor At Large

Anthony Palomba,
Councilor At Large
Emily Izzo,
District D Councilor

CITY COUNCIL ATTENDANCE
MEETING DATE: NOVEMBER 26, 2024

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X(Via Zoom) </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 26, 2024

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to adopt minutes from City Council Meeting November 12, 2024

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 26, 2024

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve a resolution authorizing a petition for special legislation allowing for Electronic Publication of Notices



Watertown City Council

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

RESOLUTION # 131

2024 – R – 131

RESOLUTION AUTHORIZING A PETITION FOR SPECIAL LEGISLATION ALLOWING FOR ELECTRONIC PUBLICATION OF NOTICES

WHEREAS, the City is required, pursuant to various statutes and requirements, and the City's Home Rule Charter, to publish notices, including but not limited to notices of public hearings, ordinances, and appropriation orders; and

WHEREAS, by law the City is required to make such publication through a print newspaper or newspaper of general circulation within the City; and

WHEREAS, there is currently no local print newspaper of general circulation serving the City, following the closure of *The Watertown TAB* in March 2022; and

WHEREAS, the City currently publishes notices in *The Boston Globe*, at great cost to the City; and

WHEREAS, such publication places a financial burden upon the City without providing a commensurate benefit to City residents; and

WHEREAS, the City has investigated other means of satisfying the publication requirements in the interest of providing a more efficient and effective delivery of notices to residents; and

WHEREAS, technology has advanced to eliminate the need for newspaper publication as a means of ensuring proper notice is provided to residents; and

WHEREAS, electronic publication is an efficient, effective, and cost-saving means for providing required notices to City residents.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Watertown hereby authorizes the filing of a petition with the General Court for special legislation to authorize the use by the City of electronic publication, as follows:

AN ACT AUTHORIZING THE CITY OF WATERTOWN TO PUBLISH LEGAL NOTICES DIGITALLY

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

Section 1. Notwithstanding section 13(b) of chapter 4 of the General Laws or any other general or special law to the contrary, whenever any officer, department, board, committee, or commission of the city of Watertown is to publish a legal notice in a newspaper or newspaper of general circulation, as the case may be, such requirement may be satisfied by one or more of the following means as authorized in accordance with section 2 hereof:

- (a) a newspaper or newspaper of general circulation's print publication;
- (b) a newspaper or newspaper of general circulation's website;
- (c) websites reporting local news and opinion which satisfy all criteria for digital publication set forth in said section 13(b);
- (d) a website that may be maintained as a statewide repository for such notices; or
- (e) a city of Watertown website that may be maintained as a repository for such notices.

Section 2. (a) For all legal notices to be issued by a city of Watertown officer, department, board, committee, or commission, other than by the School Committee or its officers and employees, the city manager shall determine at least 2 of the means of legal notice publication set forth in section 2 hereof to be utilized to satisfy publication requirements.

(b) For all legal notices to be issued by the school committee or its officers or employees, said school committee by majority vote shall determine at least 2 of the means of legal notice publication set forth in section 1 hereof to be utilized to satisfy publication requirements.

(c) The city manager and the school committee may revisit their determinations of the means of publication at their discretion.

Section 4: This act shall take effect upon its passage.

And,

BE IT FURTHER RESOLVED, that the General Court may make clerical or editorial changes of form only to the proposed special act, unless the City Council approves such changes as are consistent with the public purposes of this petition prior to enactment by the General Court.


Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 9 for, 0 against, and 0 present on November 26, 2024.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor
John G. Gannon,
Councilor At Large
Lisa J. Feltner
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large
Emily Izzo,
District D Councilor



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager

Date: November 20, 2024

RE: Agenda Item – Resolution Authorizing a Petition for Special Legislation Allowing for Electronic Publication of Notices

Attached for your review and consideration is a resolution to authorize the filing of a petition with the General Court for special legislation allowing the City to utilize electronic publication for notices. The proposed change is driven by several factors:

- **Statutory Requirements:** The City is mandated to publish notices, including but not limited to public hearings, ordinances, and appropriation orders, as per various statutes and the City's Home Rule Charter.
- **Current Publishing Challenges:** Following the closure of The Watertown TAB in March 2022, there is no local print newspaper of general circulation serving the City. Consequently, the City has been publishing notices in The Boston Globe, incurring significant costs without substantial benefits to our residents.
- **Efficient Alternatives:** Advancements in technology present an opportunity for the City to satisfy publication requirements through electronic means, which are more efficient and cost-effective, thereby easing the financial burden on the City and ensuring broader, timely access to information for our residents.

The attached resolution outlines the need for this legislative change and seeks your support to move forward with the petition. Your approval will enable the City to leverage modern technology for improved communication with our community.

Based on the provided information, I respectfully request that the attached Resolution Authorizing a Petition for Special Legislation Allowing for the Electronic Publication of Notices be included on the agenda for the City Council meeting scheduled for November 26, 2024.

Thank you for your attention to this matter.

**RESOLUTION AUTHORIZING A PETITION FOR SPECIAL LEGISLATION ALLOWING
FOR ELECTRONIC PUBLICATION OF NOTICES**

RESOLUTION #

R-

WHEREAS, the City is required, pursuant to various statutes and requirements, and the City's Home Rule Charter, to publish notices, including but not limited to notices of public hearings, ordinances, and appropriation orders; and

WHEREAS, by law the City is required to make such publication through a print newspaper or newspaper of general circulation within the City; and

WHEREAS, there is currently no local print newspaper of general circulation serving the City, following the closure of *The Watertown TAB* in March 2022; and

WHEREAS, the City currently publishes notices in *The Boston Globe*, at great cost to the City; and

WHEREAS, such publication places a financial burden upon the City without providing a commensurate benefit to City residents; and

WHEREAS, the City has investigated other means of satisfying the publication requirements in the interest of providing a more efficient and effective delivery of notices to residents; and

WHEREAS, technology has advanced to eliminate the need for newspaper publication as a means of ensuring proper notice is provided to residents; and

WHEREAS, electronic publication is an efficient, effective, and cost-saving means for providing required notices to City residents.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Watertown hereby authorizes the filing of a petition with the General Court for special legislation to authorize the use by the City of electronic publication, as follows:

**AN ACT AUTHORIZING THE CITY OF WATERTOWN TO PUBLISH LEGAL
NOTICES DIGITALLY**

*Be it enacted by the Senate and House of Representatives in General Court assembled,
and by the authority of the same as follows:*

Section 1. Notwithstanding section 13(b) of chapter 4 of the General Laws or any other general or special law to the contrary, whenever any officer, department, board, committee, or commission of the city of Watertown is to publish a legal notice in a newspaper or newspaper of general circulation, as the case may be, such requirement may be satisfied by one or more of the following means as authorized in accordance with section 2 hereof:

- (a) a newspaper or newspaper of general circulation's print publication;
- (b) a newspaper or newspaper of general circulation's website;

(c) websites reporting local news and opinion which satisfy all criteria for digital publication set forth in said section 13(b);

(d) a website that may be maintained as a statewide repository for such notices; or

(e) a city of Watertown website that may be maintained as a repository for such notices.

Section 2. (a) For all legal notices to be issued by a city of Watertown officer, department, board, committee, or commission, other than by the School Committee or its officers and employees,, the city manager shall determine at least 2 of the means of legal notice publication set forth in section 2 hereof to be utilized to satisfy publication requirements.

(b) For all legal notices to be issued by the school committee or its officers or employees, said school committee by majority vote shall determine at least 2 of the means of legal notice publication set forth in section 2 hereof to be utilized to satisfy publication requirements.

(c) The city manager and the school committee may revisit their determinations of the means of publication at their discretion.

Section 4: This act shall take effect upon its passage.

and

BE IT FURTHER RESOLVED, that the General Court may make clerical or editorial changes of form only to the proposed special act, unless the City Council approves such changes as are consistent with the public purposes of this petition prior to enactment by the General Court.

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of ___ for and ___ against on _____, 2024.

Mark S. Sideris, Council President

Brendan McCarthy, Council Clerk

949312.4/WATR/0103

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 26, 2024

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to authorize the City Manager to execute an easement agreement on behalf of the City at 456 Belmont St – Payson Estate



Watertown City Council

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

ORDER # 132

2024 - O - 132

**AN ORDER RELATIVE TO ACQUIRING AN EASEMENT FOR AN ANTENNA
SYSTEM AT PAYSON ESTATE ON OAKLEY HILL CONDOMINIUM AND
AUTHORIZING THE CITY MANAGER TO EXECUTE AN EASEMENT AGREEMENT
ON BEHALF OF THE CITY**

WHEREAS, at the time of its formation, in 1981, the Payson Estate on Oakley Hill Condominium, located at 456 Belmont Street, was granted variances in connection with the permitting of the Condominium; and

WHEREAS, a condition of the variances was that the City be permitted to install and retain police repeater radio antenna and related equipment at the Condominium; and

WHEREAS, the City desires to upgrade the antenna system at the Condominium, and engaged in negotiations with the Trustees of the Condominium to define the nature and scope of an antenna system easement within the common areas and facilities of the Condominium; and

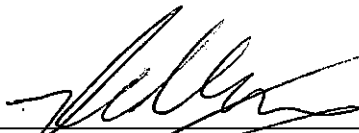
WHEREAS, the Condominium, acting by and through its Trustees, and the City have agreed on the form of an Easement Agreement for the installation, operation, repair, and replacement of two (2) relay antennas and related equipment, and the payment to the Condominium of \$34,000.00 as compensation for the expanded installation.

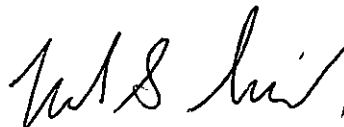
NOW THEREFORE BE IT ORDERED: That the City Council agrees to acquire an easement upon property of the Payson Estate on Oakley Hill Condominium, in exchange for the payment of \$34,000.00.

AND FURTHER, that the City Council hereby authorizes the City Manager to execute an Easement Agreement on behalf of the City and to take any action necessary to effectuate the purposes of this Order.


Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Order was adopted by a vote of 9 for, 0 against, and 0 present on November 26, 2024.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor
John G. Gannon,
Councilor At Large
Lisa J. Feltner
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large
Emily Izzo,
District D Councilor



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager

Date: November 20, 2024

RE: Agenda Item – An Order Relative to Acquiring an Easement for an Antenna System at Payson Estate on Oakley Hill Condominium and Authorizing the City Manager to Execute an Easement Agreement on Behalf of the City

Attached please find correspondence from Katherine L. Klein, Esquire, KP Law, P.C. regarding the conveyance to the City of Watertown of an easement for an antenna system at property located at 456 Belmont Street, which is the site of the Payson Estate Condominium.

I respectfully request that the attached Order be included on the City Council Agenda for November 26, 2024.

Thank you for your consideration in this matter.

November 19, 2024

Katharine Lord Klein
kklein@k-plaw.com

BY ELECTRONIC MAIL ONLY (GProakis@watertown-ma.gov)

Mr. George Proakis, City Manager
Watertown Administration Building
149 Main Street
Watertown, MA 02472

Re: 456 Belmont Street (Payson Estate Condominium)

Dear Mr. Proakis:

I am writing to you regarding the conveyance to the City of Watertown of an easement for an antenna system at property located at 456 Belmont Street, which is the site of the Payson Estate Condominium.

As you are aware, in connection with the permitting of the Payson Estate Condominium, a series of variances was granted. A condition of these variances was that the City be permitted to install and retain police repeater radio antenna and related equipment within the common areas of the Condominium.

Recently, the City needed to upgrade the antenna system, and the Trustees of the Condominium objected to the modified equipment. The Trustees of the Condominium and the City engaged in negotiations regarding the scope of the easement, and have now agreed on the form of a document. I enclose the Easement Agreement, which has been executed by a majority of the Trustees of the Condominium.

The City will pay the Condominium \$34,000 in exchange for the Easement Agreement.

I recommend that the City Council vote to approve the enclosed Easement Agreement and authorize the City Manager to execute the document. I have provided a proposed Order.

Please contact Mark Reich or me with any questions regarding this matter.

Very truly yours,



Katharine Lord Klein

KLK/caa
Enc.
950818/WATR/0018

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this “Agreement”) is made as of the ____ day of _____, 2024 (the “Commencement Date”) by and between the Board of Trustees of **PAYSON ESTATE ON OAKLEY HILL CONDOMINIUM TRUST** u/d/t dated July 20, 1984, and recorded with the Middlesex South Registry of Deeds in Book 15697, Page 440, as amended (the “Trust”), having an address 456 Belmont Street, Watertown, Massachusetts 02472 and the **CITY OF WATERTOWN** (the “City”), a Massachusetts municipal corporation, having an address of 149 Main Street, Watertown, Massachusetts 02472. The Trust and the City are at times collectively referred to hereinafter as the “Parties” or individually as a “Party.”

Recitals

WHEREAS, the Trust is the organization of unit owners of the Payson Estate on Oakley Hill Condominium (the “Condominium”), a condominium located at 456 Belmont Street, Watertown, Massachusetts (the “Property”), and described in a Master Deed dated July 20, 1984, recorded with the Middlesex South District Registry of Deeds (the “Registry”) in Book 15697, Page 400, as amended (the “Master Deed”); and

WHEREAS, the common areas and facilities of the Condominium are described in the Master Deed (the “Common Areas”); and

WHEREAS, the Watertown Zoning Board of Appeals granted variances in connection with the permitting of the Condominium by decision dated August 14, 1981, recorded with the Registry in Book 14948, Page 158 (the “Decision”); and

WHEREAS, the Decision stated, in part, that the City “shall be permitted to retain [the police repeater radio antenna] on the property, provided maintenance cost are borne by the Watertown Police Department”; and

WHEREAS, the Master Deed, at Exhibit F, included a License Agreement from Oakley Development, Inc. to the City to occupy and use portions of the Condominium for the installation and operation of antennas and related equipment for the benefit of the Watertown Police Department (the “License”); and

WHEREAS, the Trust has agreed to grant to the City certain easement rights in, on and to portions of the Common Areas, as set forth in this Agreement, which Agreement shall replace and supersede the License.

NOW, THEREFORE, in consideration of the sum of Thirty-Four Thousand and 00/100 Dollars (\$34,000.00) paid, the mutual promises hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the Trust and the City hereby agree and covenant to and with one another as follows:

Agreement

1. PREMISES.

1.1. Premises. The Trust hereby grants to the City easements to occupy and use exterior and interior portions of the Common Areas, including, but not limited to, the roads, paths and grounds (the "Premises") for the purpose of accessing, mounting, installing, maintaining, operating, repairing and replacing two (2) relay antennas and related equipment and appurtenances for use by the City of Watertown Police and Fire Departments (the "Antenna System") in accordance with plans by Chappell Engineering Associates, dated May 4, 2022, as amended on February 9, 2023 (the "Plans"), attached hereto as Exhibit A and incorporated herein. The Antenna System consists of the following components:

- (a) Two (2) radio antennas located at the rear of the East Wing gable end of the façade of the Main Building of the Condominium (the "Main Building"), above Fire Stairwell "A" (the "Antennas"), one antenna being an SP4TO6P36D-Dual Omni Antenna for UHF FD & PD (the "Omni Antenna"), which shall not exceed 19'8", more or less, measured from the base of the Omni Antenna to its highest point, and the other antenna being a Gov 4-Bay Dipole Antenna (the "Dipole Antenna," together with the Omni Antenna, the "Antennas"), which shall not exceed 8', more or less, measured from the base of the Dipole Antenna to its highest point. The Antennas shall be braced in the space behind the East Wing gable and under the roof eaves, as depicted on the Plans. The City shall remove and dispose of all construction materials not used for bracing pursuant to the Plans upon completion of the installation, and any subsequent repair or replacement, of the Antennas. The City shall paint the base of the Antennas, including, but not limited to, the pipes, bolts, mounts and crossbars, Cottage Red, or its equivalent, and the wands of the Antennas shall be painted Sky Blue, or its equivalent; and
- (b) Approximately 145 square feet in a mechanical room located in the basement of the East Wing of the Main Building, opposite Unit 2 of the Condominium and adjacent to Fire Stairwell "A" (the "Mechanical Room"). In the event the Trust requires access to the Mechanical Room to inspect, maintain, repair or replace any common elements of the Condominium, or any unit components, the Trust shall have access through use of a remote "fob" system, said fob to be provided by the City to the Trust at no cost to the Trust, with the fob to be activated as necessary upon request of the Trust; and
- (c) Exterior ground area adjacent to the Main Building sufficient to locate an air conditioner condenser (the "Condenser") and to connect the Condenser to the Mechanical Room. The City shall remove the 10' by 1' metal cover that is currently attached to the Main Building of the Condominium, and shall propose an alternative cover consistent with other covers at the Condominium, which shall be approved by the Trust prior to installation, such approval not to be unreasonably withheld, conditioned or delayed. The City shall repair the masonry and alterations to the Main Building caused by the installation of the metal cover, at its sole expense, to the reasonable satisfaction of the Trust, within thirty (30) days from the Initial Upgrade, as hereinafter defined, of the Antenna System. The City acknowledges that the Trust

may, due to construction projects at the Condominium, need to temporarily or permanently re-locate the Condenser, in which case the Trust and the City shall reasonably cooperate with one another relative to the re-location of the Condenser to a substantially equivalent site, at the sole cost of the City, so long as there is no interruption in transmission to and from the Antenna System; and

- (d) Transmission cables, including, but not limited to, coaxial and shielded cable running between the components of the Antenna System and running into the existing Mechanical Room located at the basement level of the Main Building labeled as Room "1R", accessible from the rear parking lot stairwell and conduits from a main power to the Mechanical Room and fiber line from a main or off-site telephone entry point to the Mechanical Room. These rights shall include an easement to place, maintain, repair and replace conduit previously installed by the City from the property now or formerly of the Oakley Country Club across the rear parking lot of the Condominium to the Main Building of the Condominium, pursuant to plans entitled Watertown Fiber Installation, dated October 28, 2019, prepared by Precision Networks Communications, Inc. (the "Conduit Plans"), which plans are attached hereto as Exhibit B and incorporated herein; and
- (e) Such easements as may reasonably be required by electric, telephone and other utility companies on the Property reasonably necessary for the purpose of serving the Antenna System, provided, however that such utilities shall only be installed in the conduit described above.

1.2. Condition of Premises. The Premises are delivered to the City, and the City accepts the same, in their present condition, "AS IS," it being agreed that the Trust has made no representations or warranties of any kind with respect thereto, and the City assumes all risk associated therewith. The Trust shall have no obligation to maintain, repair or replace the Antenna System or do any work on, or make any improvements to or provide utilities to the Premises, unless such maintenance, repair or replacement is required as a result of the negligence and/or willful misconduct of the Trust, its agents, or employees.

1.3 Utilities. The City shall be solely responsible for bringing onto the Premises, providing, and paying for all electrical and other utilities, which shall be installed in the locations described above in Section 1.1(e), of sufficient capacity to serve the City's use of the Premises for the purposes set forth in Section 1.1, and in a manner that avoids unnecessary interference to other activities on the Property and is reasonable in appearance.

2. **USE OF PREMISES.**

2.1 Permitted Uses. The City may mount, install, construct, maintain, operate, repair and replace the Antenna System on the Premises, as well as any and all pipes, conduits, wires, and other equipment specifically related to the Antenna System (the "Permitted Uses").

2.2 Governmental Approvals. The City shall obtain, at its sole cost and expense, all governmental licenses, permits, approvals or other relief required of or deemed necessary by the

City or other authorities for its use of the Premises for the Permitted Uses, including without limitation, applications for zoning variances, amendments, special permits, and construction permits, if any (collectively referred to as “Governmental Approvals”).

2.3 Assignment. The City may not assign, lease, or sublease any of its rights hereunder.

2.4 Hours of Use. The City and its employees, agents, representatives and contractors will have twenty-four (24) hour, seven (7) day access to and over the Property for the Permitted Uses, provided the foregoing are accompanied at all times by a member of the Police Department while accessing the Antenna System and while at the Premises.

2.5 License. By entering into this Agreement, the Trust and the City intend that the License shall be superseded, and the License is hereby terminated.

3. INITIAL UPGRADE, MAINTENANCE AND REPLACEMENT.

3.1 Initial Upgrade, Equipment. Upon execution of this Agreement, the City is authorized to upgrade the Antenna System (the “Initial Upgrade”), in accordance with the terms and provisions set forth herein, including the Plans attached hereto as Exhibit A. The Trust agrees that this initial upgrade shall require a period of up to four (4) days, and during this period an Aerial Lift and other equipment may be maintained and operated at the Property. Thereafter, no equipment, including an aerial lift, may remain at the Property or block existing parking spaces without the written approval of the Trust, such approval not to be unreasonably withheld, conditioned or delayed. The Trust’s granting of overnight parking permission may be subject to availability of parking spaces unused by residents of the Condominium after the Initial Upgrade.

3.2 Maintenance of Premises. The City shall keep the Premises in good and safe order and condition, reasonable wear and tear and damage by fire or other casualty excepted, and shall not commit or permit its agents, employees, representatives or contractors to commit waste to the Premises. The City shall at its sole expense repair and/or repaint all areas of the Main Building specifically and demonstrably damaged by construction or alterations performed by the City in connection with installing the Antennas and/or the Condenser (or connection of the Condenser to the Premises) at the Premises. Upon removal of the current antenna from the Premises, and prior to the installation of the Antenna System in accordance with the Plans, the City and Trust shall confer to determine what damage there is to the Premises as a result of the installation of the current antenna system and condenser. The City shall promptly repair and restore such damages to the Premises at its sole cost and expense. The City shall be responsible for the removal of all of its trash and waste. The City, however, except as provided herein, shall have no obligation to remove snow or ice from the Property or the Premises.

3.3 Maintenance of Antenna System. The City shall maintain the Antenna System in good order and condition, reasonable wear and tear and damage by casualty excepted, and shall maintain the Antenna System and related equipment so as to keep it safe, sanitary, and in good working order and condition. If repairs to the Antenna System are necessary for the City to install or operate the Antenna System, the City shall undertake such repairs, at its sole cost and

expense. All construction, architectural and engineering work performed by the City shall be done in a prompt and workmanlike manner. The City shall keep the exterior coating and finish of the Antenna System free of peeling or gross deviation from the original color and finish. In the event the Antenna System causes any damage to the Common Areas, the Property, or any Units at the Condominium, the City shall promptly repair and restore such damages to the Premises at its sole cost and expense.

3.4 Advance Notice of Maintenance. The City shall provide the Trust with at least 48 hours' advance written notice of any intended maintenance or repair of the Antenna System, except in the event of emergency, when notice shall be given as soon as practicable, and inform the Trust of the nature and scope of the proposed work to be performed.

3.5 Mechanics Liens. The City shall not permit any mechanics' liens, or similar liens, to remain upon the Property or Premises for labor and material furnished to the City or claimed to have been furnished to the City in connection with work of any character performed or claimed to have been performed at the direction of the City, and shall cause any such lien to be released of record, or sufficiently bonded in the City's reasonable judgment, without cost to the Trust within thirty (30) days after the City receives notice of filing of same.

3.6 City's Right to Repair and Replace. In the event the City desires to repair, update, upgrade, and replace the Antenna System in a manner which is substantially similar in size, scope and design to the Antenna System as shown on the Plans (i.e., two antennas, five mounts, one or two crossbars, similar gauge of steel, similar bracing design, same or lesser height of Antennas, and in the same location on the building), the City shall provide written notice thereof to the Trustees with reasonably detailed plans and specifications showing such repair, update and/or replacement, and the City shall not commence such work until the City has received the written approval of the Trustees, which approval shall not be unreasonably withheld, conditioned, or delayed.

3.7 Construction Standards. Any and all improvements and alterations shall be constructed, erected and maintained in accordance with the Plans and Specifications (if required), in good and workmanlike manner, and in accordance with local building permits. The City's operation, use and maintenance of the Antenna System and any and all other improvements on or at the Premises shall at all times comply with all applicable Governmental Requirements.

3.8 Construction Costs. The City will pay all costs and expenses incurred in connection with the construction, maintenance, operation, repair and replacement of the Antenna System and any and all related improvements on or at the Premises, including utility connections.

3.9 Utilities. The City will be solely responsible for and promptly pay all utility charges for electricity, telephone service or any other utility used or consumed by the City at the Premises. The Trust will cooperate with any utility company's easements requirements over, under and across the Property in order for the utility company to provide service to the City.

3.10 Contact. Both the Trust and the City shall provide each other with the name and telephone number of a primary contact and a secondary contact, one of which shall be reachable and responsive in the event of an emergency, twenty-four (24) hours per day, seven (7) days per week.

4. INSURANCE.

4.1 Required Insurance. The City shall carry, at its own cost and expense, commercial general liability insurance with a minimum coverage amount of One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) aggregate limit.

4.2 General Requirements. The following conditions shall apply to the insurance policies required herein:

- (a) The insurance shall commence no later than the Commencement Date. The City shall provide the Trust with copies of the insurance policy, meeting the requirements set forth herein, and naming the Trust as an additional named insured.
- (b) All insurance of the City shall be primary with respect to any insurance maintained by the City with respect to claims resulting from the City's negligence and shall not call on the Trust's insurance for contribution.
- (c) All insurance shall be issued through valid and enforceable policies issued by insurers authorized to transact insurance business in the Commonwealth of Massachusetts and having an A or better financial rating from a recognized insurance accreditation institution (such as A.M. Best Company).
- (d) All insurance policies and certificates shall include a provision requiring thirty (30) day's written notice to the Trust of cancellation or reduction. On each anniversary of the Commencement Date, and at the Trust's reasonable request, the City shall provide the Trust with a certificate evidencing the coverage required hereunder.

5. CONSIDERATION

In consideration for the grant of the rights set forth in this Agreement from the Trust to the City, the City shall:

- (a) Pay the Trust the amount of Thirty-Four Thousand Dollars (\$34,000.00).
- (b) Provide trash pickup for the residents of the Condominium one (1) time per week and recycling every other week, at no cost to the Condominium, at the garages at the Property, for such period as the City provides such trash collection service to its residents. The Condominium's obligation to provide its own trash and recycling collection as set forth in the Decision shall be of no legal effect and will be superseded by the terms of this Agreement. Should the City implement a

charge for such services to residents, the City shall forego imposing such charge upon the Condominium for a period of five years from the date of execution of this Agreement. Thereafter, the City will impose such charges upon the Condominium for trash and recycling collection at the same rates assessed other City individual condominium unit owners and pick up trash and recycling from the Condominium garages, notwithstanding the terms of the Decision.

- (c) Permit the Trust to run FIOS cable through the third spare conduit installed by the City from the property now or formerly of Oakley Country Club across the rear parking lot to the Main Building, at the Trust's sole cost and expense, at such time as the Trust determines. The City shall have no obligation to maintain such cables, but the City shall maintain the conduit containing the cable.

6. OWNERSHIP.

All portions of the Antenna System and other equipment or materials brought onto the Property by the City will be and remain the City's personal property and may, at the City's option, be removed by the City. The Trust covenants and agrees that no part of the Antenna System constructed, erected or placed on the Premises by the City will become, or be considered as being affixed to or a part of, the Property or Common Areas, it being acknowledged by the Trust that all improvements of every kind and nature constructed, erected or placed by City on the Premises will be and remain the property of the City and may be removed by City at any time. However, the City agrees that it will take no steps to remove the Antenna System in a manner which causes damage of any kind to or weakens the structural integrity of the Premises in any manner. In the event that the removal of any components of the Antenna System causes damage to or weakens the structural integrity of the Premises, the City shall forthwith at its sole cost and expense cure said conditions to the reasonable satisfaction of the Trust. In the event the City shall fail to so cure said conditions, the Trust may perform the necessary repairs or work to cure said conditions, and in said event the City shall promptly reimburse the Trust for all reasonable costs incurred related thereto, accompanied by paid invoices evidencing the work undertaken.

7. NOTICES.

All notices, requests, demands and communications hereunder will be given by certified or registered mail, return receipt requested, or by a recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notice will be addressed to the parties at the addresses set forth below. Either party hereto may change the place for the giving of notice to it by giving thirty (30) days written notice to the other as provided herein.

If to the Trust, to:

Board of Trustees
Payson Estate on Oakley Hill
Condominium Trust
456 Belmont Street
Watertown, MA 02472

With a copy to:

Payson Estate on Oakley Hill
Condominium Trust
c/o The Evergreen Management Group
3 Allied Drive
Dedham, MA 02026

If to the City, to:

City Manager
Watertown Administration Building
City of Watertown
149 Main Street
Watertown, MA 02472

With a copy to:

Chief of Police
City of Watertown
552 Main Street
Watertown, MA 02472

8. MISCELLANEOUS.

8.1 Quiet Enjoyment. Except for the rights provided hereunder, the City and the Trust shall have the right to quiet use and enjoyment of the Premises. The Trust shall not take any action, or grant any easements, rights or licenses that interfere with the City's rights hereunder.

8.2 Amendment; Waiver. This Agreement cannot be amended, modified or revised unless done in writing and signed by an authorized agent of the Trust and an authorized agent of the City. No provision may be waived except in a writing signed by both parties.

8.3 Entire Agreement. This Agreement, including all Exhibits attached hereto which are incorporated herein by reference, constitutes the entire agreement and understanding of the Parties with respect to the subject matter of this Agreement, and supersedes all offers, negotiations and any other written or verbal agreements, including, but not limited to the License.

8.4 Bind And Benefit. The terms and conditions contained in this Agreement will run with the Property and inure to the benefit of the parties, their respective heirs, executors, administrators, successors and assigns. Should the Trust sell or otherwise convey all or any part of the Property, such sale or conveyance shall be subject to this Agreement and the City's rights hereunder.

8.5 Severability. The provisions of this Agreement are severable. If a court of competent jurisdiction rules that any provision of this Agreement is invalid or unenforceable, such provision shall be replaced by another provision which is valid and enforceable and most closely approximates and gives effect to the intent of the invalid or unenforceable provision. Furthermore, such ruling shall not affect the validity or enforceability of any other provision of this Agreement.

8.6 Interpretation. Unless otherwise specified, the following rules of construction and interpretation apply: (i) captions are for convenience and reference only and in no way define or limit the construction of the terms and conditions hereof; (ii) use of the term “including” will be interpreted to mean “including but not limited to”; and (iii) exhibits are an integral part of this Agreement and are incorporated by reference into this Agreement. In the event of any conflict between the provisions of this Agreement and the Decision or the License, the provisions of this Agreement shall control.

8.7 No Presumptions Regarding Preparation of Agreement. The parties acknowledge and agree that each of the parties has been represented by counsel or has had full opportunity to consult with counsel and that each of the parties has participated in the negotiation and drafting of this Agreement. Accordingly it is the intention and agreement of the parties that the language, terms and conditions of this Agreement are not to be construed in any way against or in favor of any party hereto by reason of the roles and responsibilities of the parties or their counsel in connection with the preparation of this Agreement.

8.8 Survival. Terms and conditions of this Agreement which by their sense and context survive the termination, cancellation or expiration of this Agreement shall so survive.

8.9 Governing Law. This Agreement shall be governed by, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts and parties submit to the jurisdiction of any of its appropriate courts for the adjudication of disputes arising out of this Agreement.

8.10 Recitals. The recitals and definitions set forth above are incorporated herein by reference and made a part of this Agreement.

8.11 Compliance with G.L. c. 183A. This Easement Agreement complies with the requirements of G.L. c. 183A, §5(b)(2)(i).

8.12 Equipment in Mechanical Room. Upon execution of this Agreement, and on each anniversary thereafter, the City agrees to provide to the Trustees a detailed list of the contents, including but not limited to, equipment and machinery, located in the Mechanical Room. The list shall not contain any sensitive information which, in the sole opinion of the City, could compromise the public safety or security of the City. If there are any substantial material changes to the equipment and machinery in the Mechanical Room, the City shall provide an updated list to the Trustees.

[Signature Page Follows]

In Witness Whereof, the parties hereto have caused this Agreement to be executed on this _____ day of _____, 2024.

THE TRUST:

**PAYSON ESTATE ON OAKLEY HILL
CONDOMINIUM TRUST,**

By its Trustees and not individually

THE CITY:

CITY OF WATERTOWN

Salpi Monteiro, Trustee

By: _____
Name: George Proakis
Title: City Manager

Doug Vannah, Trustee

Mary Wright, Trustee

Laurie Kahn, Trustee

Livington Taylor, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this ____ of _____, 2024, before me, the undersigned Notary Public, personally appeared **Salpi Monteiro** Trustee of the Payson Estate on Oakley Condominium Trust, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
My Commissioner Expires:

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this ____ of _____, 2024, before me, the undersigned Notary Public, personally appeared **Doug Vannah** Trustee of the Payson Estate on Oakley Condominium Trust, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
My Commissioner Expires:

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this ____ of _____, 2024, before me, the undersigned Notary Public, personally appeared **Mary Wright** Trustee of the Payson Estate on Oakley Condominium Trust, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
My Commissioner Expires:

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this ____ of _____, 2024, before me, the undersigned Notary Public, personally appeared **Laurie Kahn** Trustee of the Payson Estate on Oakley Condominium Trust, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
My Commissioner Expires:

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this ____ of _____, 2024, before me, the undersigned Notary Public, personally appeared **Livingston Taylor** Trustee of the Payson Estate on Oakley Condominium Trust, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
My Commissioner Expires:

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this ____ of _____, 2024, before me, the undersigned Notary Public, personally appeared **George Proakis**, City Manager of the City of Watertown, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

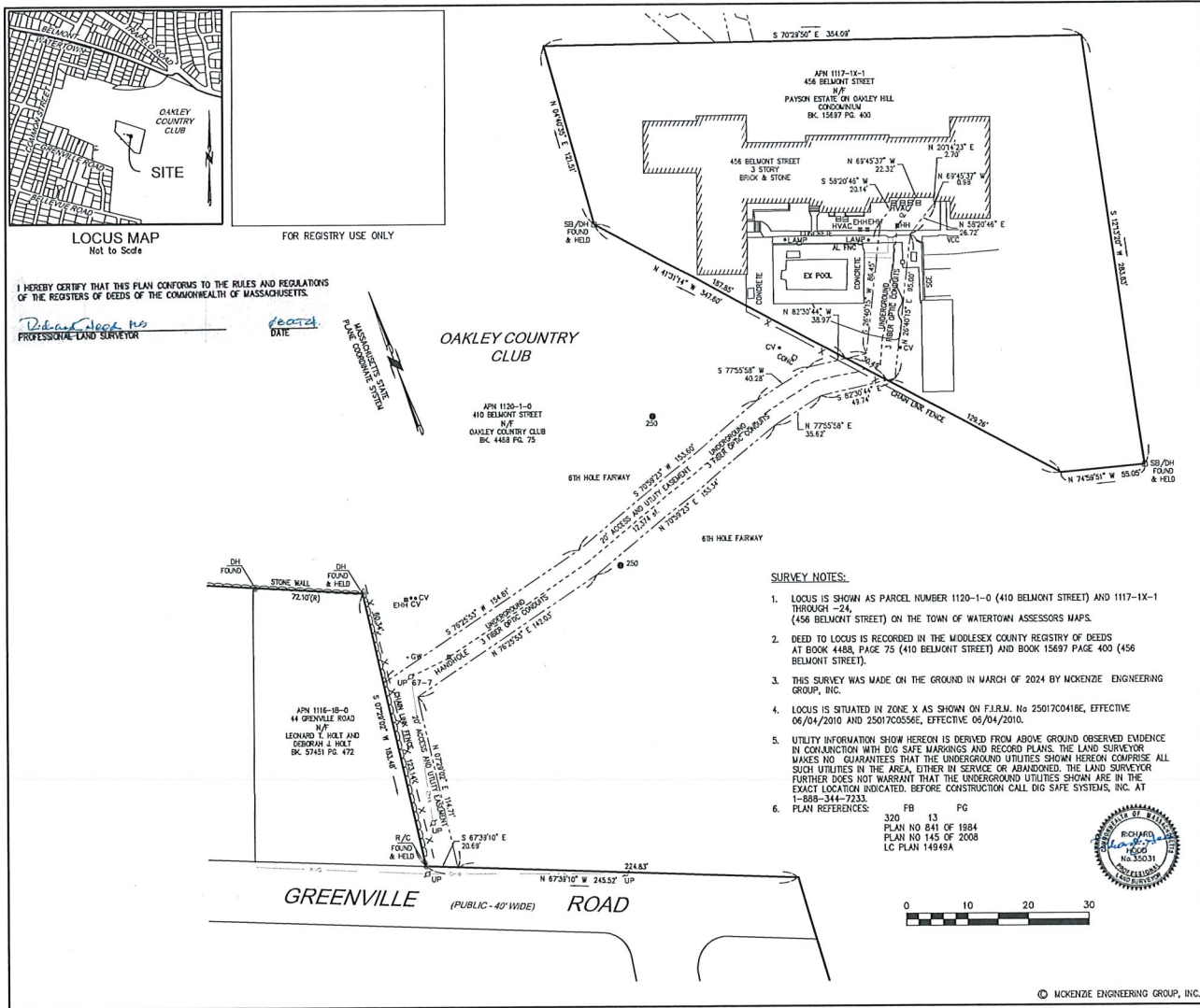
Notary Public
My Commissioner Expires:

EXHIBIT A

Plans

EXHIBIT B

Conduit Plans



REV	DATE	DESCRIPTION	BY	APP
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

MCKENZIE ENGINEERING GROUP, INC.
Attn: Project Office Park
100 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.2600
F: 781.792.0333
www.mckengr.com

PAYSON ESTATES EASEMENT PLAN
410 AND 456 BELMONT STREET
WATERTOWN, MASSACHUSETTS
CITY OF WATERTOWN
149 MAIN STREET
WATERTOWN, MA 02472

PREPARED FOR:

DRAWN BY:	BOB
DESIGNED BY:	-
CHECKED BY:	RTLS
APPROVED BY:	RJH
DATE:	06/06/24
SCALE:	1" = 40'
PROJECT NO:	224-111
DWG. TITLE:	EASEMENT PLAN
DWG. NO:	ESMT-1

In Witness Whereof, the parties hereto have caused this Agreement to be executed on this
_____ day of _____, 2024.

THE TRUST:

**PAYSON ESTATE ON OAKLEY HILL
CONDOMINIUM TRUST,**
By its Trustees and not individually

THE CITY:

CITY OF WATERTOWN

Salpi Monteiro, Trustee

By: _____
Name: George Proakis
Title: City Manager

Doug Vannah, Trustee

Mary Wright, Trustee

Laurie Kahn, Trustee

Livingston Taylor, Trustee

In Witness Whereof, the parties hereto have caused this Agreement to be executed on this _____ day of _____, 2024.

THE TRUST:

**PAYSON ESTATE ON OAKLEY HILL
CONDOMINIUM TRUST,**
By its Trustees and not individually

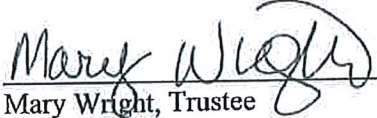
THE CITY:

CITY OF WATERTOWN

Salpi Monteiro, Trustee

By: _____
Name: George Proakis
Title: City Manager

Doug Vannah, Trustee



Mary Wright, Trustee

Laurie Kahn, Trustee

Livington Taylor, Trustee

In Witness Whereof, the parties hereto have caused this Agreement to be executed on this _____ day of _____, 2024.

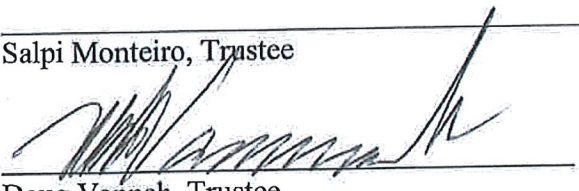
THE TRUST:

**PAYSON ESTATE ON OAKLEY HILL
CONDOMINIUM TRUST,**
By its Trustees and not individually

THE CITY:

CITY OF WATERTOWN

Salpi Monteiro, Trustee



Doug Vannah, Trustee

By: _____
Name: George Proakis
Title: City Manager

Mary Wright, Trustee

Laurie Kahn, Trustee

Livingston Taylor, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this _____ of _____, 2024, before me, the undersigned Notary Public, personally appeared **Laurie Kahn** Trustee of the Payson Estate on Oakley Condominium Trust, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

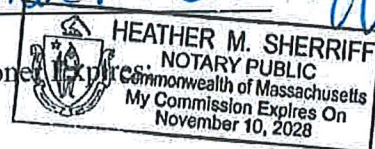
Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 7th of November, 2024, before me, the undersigned Notary Public, personally appeared **Livingston Taylor** Trustee of the Payson Estate on Oakley Condominium Trust, proved to me through satisfactory evidence of identification, which was drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Heather M. Sherriff
Notary Public
My Commission Expires:



COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this ____ of _____, 2024, before me, the undersigned Notary Public, personally appeared **Salpi Monteiro** Trustee of the Payson Estate on Oakley Condominium Trust, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
My Commissioner Expires:

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

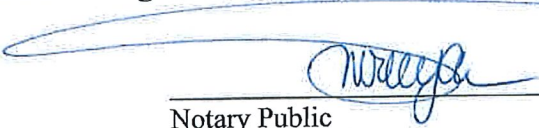
On this ____ of _____, 2024, before me, the undersigned Notary Public, personally appeared **Doug Vannah** Trustee of the Payson Estate on Oakley Condominium Trust, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
My Commissioner Expires:

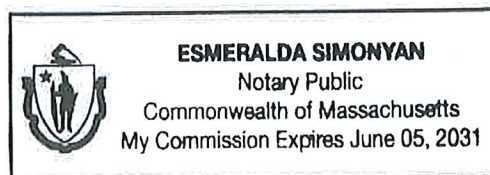
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 4 of November, 2024, before me, the undersigned Notary Public, personally appeared **Mary Wright** Trustee of the Payson Estate on Oakley Condominium Trust, proved to me through satisfactory evidence of identification, which was MARYS DL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Notary Public
My Commissioner Expires:



COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this _____ of _____, 2024, before me, the undersigned Notary Public, personally appeared **Salpi Monteiro** Trustee of the Payson Estate on Oakley Condominium Trust, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
My Commissioner Expires:

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 7th of NOVEMBER, 2024, before me, the undersigned Notary Public, personally appeared **Doug Vannah** Trustee of the Payson Estate on Oakley Condominium Trust, proved to me through satisfactory evidence of identification, which was MA DL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Notary Public
My Commissioner Expires: 09.26.2028

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this _____ of _____, 2024, before me, the undersigned Notary Public, personally appeared **Mary Wright** Trustee of the Payson Estate on Oakley Condominium Trust, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
My Commissioner Expires:

City Council
CITY OF WATERTOWN

ADMINISTRATION BUILDING – WATERTOWN, MA 02472-4410
(617) 972-6470 – FAX (617) 972-6485

ORDER #

O-2024-

An Order Relative to Acquiring an Easement for an Antenna System at Payson Estate on Oakley Hill Condominium and Authorizing the City Manager to Execute an Easement Agreement on Behalf of the City

WHEREAS, at the time of its formation, in 1981, the Payson Estate on Oakley Hill Condominium, located at 456 Belmont Street, was granted variances in connection with the permitting of the Condominium; and

WHEREAS, a condition of the variances was that the City be permitted to install and retain police repeater radio antenna and related equipment at the Condominium; and

WHEREAS, the City desires to upgrade the antenna system at the Condominium, and engaged in negotiations with the Trustees of the Condominium to define the nature and scope of an antenna system easement within the common areas and facilities of the Condominium; and

WHEREAS, the Condominium, acting by and through its Trustees, and the City have agreed on the form of an Easement Agreement for the installation, operation, repair, and replacement of two (2) relay antennas and related equipment, and the payment to the Condominium of \$34,000.00 as compensation for the expanded installation.

NOW THEREFORE BE IT ORDERED: That the City Council agrees to acquire an easement upon property of the Payson Estate on Oakley Hill Condominium, in exchange for the payment of \$34,000.00.

AND FURTHER, that the City Council hereby authorizes the City Manager to execute an Easement Agreement on behalf of the City and to take any action necessary to effectuate the purposes of this Order.

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Order was adopted by a vote of ___ for, ___ against and ___ present on _____, 2024.

Brendan McCarthy, Council Clerk

Mark S. Sideris, Council President



Fiscal Year 2025

Tax Classification Hearing
December 10, 2024

What is Classification?

Massachusetts Law permits cities and towns to classify property according to use or property type, and to establish separate tax rates for the different classes. More than one hundred cities and towns in the Commonwealth have chosen to split or “shift” the single rate into two rates: a residential rate and a CIP (Commercial, Industrial, Personal Property) rate*. The shift in the tax rates is intended to help alleviate residential tax rates by “shifting” more of the tax burden onto the CIP class.

Watertown has adopted Chapter 200 of the Acts of 1988 amended M.G.L. c. 58, § 1A to allow cities and towns to give Residential property taxpayers greater tax relief by adopting a shift up to 175% of the property tax burden from Residential taxpayers to the Commercial, Industrial and Personal Property taxpayers, provided certain parameters are not exceeded.

Under Chapter 200,

- Commercial/Industrial/Personal Property taxpayers cannot pay more than 175% of their full and fair cash value share of the tax levy.
- Residential taxpayers must pay the greater of:
 - 50% of their full and fair cash value share of the levy, or
 - The lowest percentage share of the tax levy they have paid since classification began.
 - Watertown’s lowest residential percentage share of the levy, since classification began, is 61.2420%.

From Fiscal Year 2004 – Fiscal Year 2021, the Council has voted to adopt a 175% shift of the tax burden from Residential taxpayers to the Commercial, Industrial and Personal Property (CIP) taxpayers. In Fiscal Year 2022, the increasing CIP percentage triggered the lowest residential percentage resulting in the maximum allowable shift of 159.1528%. CIP continued to increase in Fiscal Year 2023 and the maximum allowable shift was 150%.

The Honorable City Council passed a resolution seeking special legislation allowing Watertown to shift up to 175% provided the minimum allowable residential burden doesn't drop below 50%. In October of 2023, Chapter 58 of the Acts of 2023 passed in the Legislature and was signed by the Governor. This special legislation is in effect for Fiscal Years' 2024, 2025 and 2026.

***Nearby communities with split tax rates include Boston, Brookline, Burlington, Cambridge, Canton, Dedham, Framingham, Lexington, Lincoln, Marlborough, Medford, Needham, Newton, Norwood, Quincy, Randolph, Somerville, Waltham, Westwood, Wilmington, and Woburn.**

What is going on with property values?

WATERTOWN ASSESSMENTS/TEN YEAR LOOKBACK							
Fiscal Year	Total Value		Residential Value	Residential Percentage		Commercial Industrial Personal Property Value	Commercial Industrial Personal Property Percentage
2025	\$12,883,303,540		\$9,192,796,208	71.35%		\$3,690,507,332	28.65%
2024	\$11,931,304,624		\$8,502,470,850	71.26%		\$3,428,833,774	28.74%
2023	\$10,950,885,858		\$8,100,534,759	73.97%		\$2,850,351,099	26.03%
2022	\$10,049,624,325		\$7,602,271,296	75.65%		\$2,447,353,029	24.35%
2021	\$9,398,370,344		\$7,342,750,000	78.13%		\$2,055,620,344	21.87%
2020	\$9,098,604,508		\$7,209,091,371	79.23%		\$1,889,513,137	20.77%
2019	\$7,998,921,648		\$6,382,738,095	79.79%		\$1,616,183,553	20.21%
2018	\$7,193,842,933		\$5,808,343,439	80.74%		\$1,385,499,494	19.26%
2017	\$6,615,124,690		\$5,387,245,133	81.44%		\$1,227,879,557	18.56%
2016	\$6,272,536,699		\$5,088,998,429	81.13%		\$1,183,538,270	18.87%
2015	\$5,444,172,323		\$4,423,338,299	81.25%		\$1,020,834,024	18.75%

Levy Limit, Single Tax Rate

- First steps in setting the tax rate is determining levy limit, total value of taxable property, and then calculating a single tax rate.

Calculating the Levy Limit				Calculating a Single Tax Rate	
FY24 Levy Limit	\$158,336,628				
Plus 2.5%	\$3,958,416			Total Tax Levy	\$168,575,919
FY25 New Growth	\$6,280,875	*		÷Total Assessed Value	\$12,883,303,540
FY25 Levy Limit	\$168,575,919	6.47%		=Single Tax Rate	\$13.08
* New Growth Further Detailed Next Page		Increase over FY24			

New Growth – What is it and why is it important?

Fiscal Year 2025

	Historically:				Current:
Permits, Conversions	Actual New Growth Tax Dollars			Three Year	Actual New Growth \$
New Construction	FY22	FY23	FY24	Average	FY25
Single Family	\$29,389	\$54,166	\$78,240	\$53,932	\$78,450
Condominium	\$217,920	\$270,610	\$279,604	\$256,045	\$221,070
Two & Three Family	\$45,374	\$82,008	\$40,652	\$56,011	\$53,900
Apartment, Mixed Use	\$271,491	\$70,712	\$162,428	\$168,210	\$31,140
Commercial	\$1,076,673	\$966,561	\$1,149,340	\$1,064,191	\$388,002
Industrial	\$5,534,371	\$4,202,589	\$7,827,667	\$5,854,876	\$2,347,035
Personal Property	\$716,974	\$708,029	\$1,062,095	\$829,033	\$3,161,278
	\$7,892,192	\$6,354,675	\$10,600,026	\$8,282,298	\$6,280,875

Shift 175%? No, but close.

Shift Comparison

No Shift				Maximum Shift by Law 174.5%			
Class	Total Assessed Value	Single Tax Rate	Taxes	Class	Total Assessed Value	Split Tax Rates	Taxes
Residential	\$9,192,796,208	\$13.08	\$120,214,196 *	Residential	\$9,192,796,208	\$9.17	\$84,310,419 **
Commercial, Industrial, Personal Property	\$3,690,507,332	\$13.08	\$48,361,723	Commercial, Industrial, Personal Property	\$3,690,507,332	\$22.83	\$84,265,500
		Total	\$168,575,919			Total	\$168,575,919
*Residential Tax Rate Without Residential Exemption				**Residential Tax Rate Without Residential Exemption			

If the Council shifts the maximum allowed by law in Fiscal Year 2025, the shift will save the Residential taxpayers **\$35,903,777**.

How does Watertown compare to neighboring communities?

FISCAL YEAR 2024															
	RES	COMM	Share of Value									AVE		RES	AVE
MUNICIPALITY	TAX	TAX	RES	CIP	2018	2019	2020	2021	2022	2023	2024	RES VALUE	RES	EXEMPT.	RES
	RATE	RATE	%	%	SHIFT	SHIFT	SHIFT	SHIFT	SHIFT	SHIFT	SHIFT	FY2024	EXEMPT.	SAVINGS	TAX
BELMONT	\$10.56	\$10.56	95.34	4.66	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,311,482	no	\$-	\$ 13,849
NEWTON	\$9.76	\$18.33	91.59	8.41	1.75	1.75	1.75	1.72	1.75	1.74	1.75	\$1,385,068	no	\$-	\$ 13,518
ARLINGTON	\$10.59	\$10.59	94.66	5.34	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$925,703	no	\$-	\$ 9,803
CAMBRIDGE	\$5.92	\$10.46	52.00	48.00	1.66	1.64	1.59	1.51	1.45	1.39	1.38	\$1,643,373	30%	\$2,919	\$ 6,810
BOSTON	\$10.90	\$25.27	66.67	33.33	1.75	1.75	1.75	1.75	1.75	1.75	1.75	\$946,404	35%	\$3,611	\$ 6,705
WATERTOWN	\$11.70	\$23.08	71.26	28.74	1.75	1.75	1.75	1.75	1.59	1.5	1.73	\$840,331	33%	\$3,245	\$ 6,587
WALTHAM	\$9.64	\$20.71	64.88	35.12	1.75	1.75	1.75	1.75	1.75	1.75	1.75	\$814,422	35%	\$2,748	\$ 5,103

What is the Residential Exemption?

- Residential Exemption is a reduction of a fixed assessment amount off every qualified taxpayer's assessment.
- To qualify, you must apply, and you must own and occupy your home as your primary residence (domicile) as of January 1st, 2024. Once approved, you do not need to apply every year. Recording a new deed with changes in ownership may require reapplying.
- The exemption is the same fixed amount for everyone that receives the exemption; lower assessed properties reap more of the benefit by having a larger percentage of their taxes reduced.
- The Residential Exemption is revenue neutral within the residential class. Investor-owned properties, apartment buildings, and high-end properties pay for the exemption.

Historic Shifts in Watertown, Median Bill Changes

HISTORY				RESIDENTIAL							COMMERCIAL & INDUSTRIAL			
	Fiscal Year	tax shift	tax rate	average assmnt	average tax	exempt dscnt	exempt amount	tax bill	tax bill change	tax rate	average assmnt	tax bill	tax bill change	
	2015	1.75	15.03	\$ 451,638	\$ 6,788	20	\$ 1,358	\$ 5,430	6.25%	27.87	\$ 1,728,848	\$ 48,183	2.53%	
	2016	1.75	13.68	\$ 517,701	\$ 7,082	20	\$ 1,416	\$ 5,666	4.33%	25.40	\$ 2,048,119	\$ 52,022	7.97%	
	2017	1.75	13.89	\$ 547,540	\$ 7,605	22	\$ 1,673	\$ 5,932	4.70%	25.32	\$ 2,108,193	\$ 53,379	2.61%	
	2018	1.75	13.47	\$ 587,413	\$ 7,912	23	\$ 1,820	\$ 6,093	2.71%	24.63	\$ 2,412,502	\$ 59,420	11.32%	
	2019	1.75	12.88	\$ 643,680	\$ 8,291	23	\$ 1,907	\$ 6,384	4.78%	23.95	\$ 2,846,621	\$ 68,177	14.74%	
	2020	1.75	12.14	\$ 723,586	\$ 8,784	24	\$ 2,108	\$ 6,676	4.58%	22.53	\$ 3,259,984	\$ 73,447	7.73%	
	2021	1.75	12.25	\$ 733,688	\$ 8,988	25	\$ 2,247	\$ 6,741	0.98%	22.97	\$ 3,546,313	\$ 81,459	10.91%	
	2022	1.59	13.25	\$ 757,802	\$ 10,041	30	\$ 3,012	\$ 7,029	4.28%	21.28	\$ 4,282,020	\$ 91,121	24.06%	
	2023	1.50	13.58	\$ 802,987	\$ 10,905	33	\$ 3,598	\$ 7,307	4.0%	19.73	\$ 5,097,743	\$ 100,578	10.38%	
	2024	1.73	11.70	\$ 840,331	\$ 9,832	33	\$ 3,245	\$ 6,587	-9.8%	23.09	\$ 6,063,711	\$ 140,011	39.21%	
					Median Increase Past 10 Years				4.31%	Median Increase Past 10 Years				10.64%
Line	OPTIONS		tax rate	average assmnt	average tax	exempt dscnt	exempt amount	tax bill	tax bill change	tax rate	average assmnt	tax bill	tax bill change	
1	2025	1.74	11.63	\$ 907,035	\$ 10,549	33	\$ 3,481	\$ 7,068	7.3%	22.83	\$ 7,757,792	\$ 177,110	26.50%	
2	2025	1.74	11.73	\$ 907,035	\$ 10,640	34	\$ 3,617	\$ 7,022	6.6%					
3	2025	1.74	11.83	\$ 907,035	\$ 10,730	35	\$ 3,756	\$ 6,975	5.9%					

Actual Fiscal Year 2024 Average Assessments and Average Tax Bills

Description	FY24 Average Assessment	FY24 Tax Rate	33% Residential Exemption	Residential Exemption Amount	Avg Tax Bill With Res Ex	FY24	Last Year	Avg Tax Bill No Res. Ex.
Single Family	\$833,543	\$11.70	3,245	\$277,309	\$6,507			\$9,752
Condominium	\$578,637	\$11.70	3,245	\$277,309	\$3,525			\$6,770
Two Family	\$911,557	\$11.70	3,245	\$277,309	\$7,420			\$10,665
Three Family	\$1,036,362	\$11.70	3,245	\$277,309	\$8,880			\$12,125



Residential Exemption Scenarios For Fiscal Year 2025

No Res Ex.

Description	FY25 Average Assessment	Projected Tax Rate	33% Res Ex	Res Ex Value Amount	Avg Tax Bill With Res Ex	Dollar Difference From FY24	Tax Bill Change % From FY24	Avg Tax Bill No Res. Ex.	Dollar Difference From FY24	Tax Bill Change % From FY24
Single Family	\$919,635	\$11.63	\$3,481	\$299,322	\$7,214	\$707	10.86%	\$10,695	\$943	9.67%
Condominium	\$613,570	\$11.63	\$3,481	\$299,322	\$3,655	\$130	3.68%	\$7,136	\$366	5.40%
Two Family	\$998,455	\$11.63	\$3,481	\$299,322	\$8,131	\$711	9.58%	\$11,612	\$947	8.88%
Three Family	\$1,091,366	\$11.63	\$3,481	\$299,322	\$9,211	\$331	3.73%	\$12,693	\$567	4.68%

Description	FY25 Average Assessment	Projected Tax Rate	34% Res Ex	Res Ex Value Amount	Avg Tax Bill With Res Ex	Dollar Difference From FY24	Tax Bill Change % From FY24	Avg Tax Bill No Res. Ex.	Dollar Difference From FY24	Tax Bill Change % From FY24
Single Family	\$919,635	\$11.73	\$3,617	\$308,392	\$7,170	\$662	10.18%	\$10,787	\$1,035	10.61%
Condominium	\$613,570	\$11.73	\$3,617	\$308,392	\$3,580	\$55	1.55%	\$7,197	\$427	6.31%
Two Family	\$998,455	\$11.73	\$3,617	\$308,392	\$8,094	\$674	9.09%	\$11,712	\$1,047	9.81%
Three Family	\$1,091,366	\$11.73	\$3,617	\$308,392	\$9,184	\$304	3.42%	\$12,802	\$676	5.58%

Description	FY25 Average Assessment	Projected Tax Rate	35% Res Ex	Res Ex Value Amount	Avg Tax Bill With Res Ex	Dollar Difference From FY24	Tax Bill Change % From FY24	Avg Tax Bill No Res. Ex.	Dollar Difference From FY24	Tax Bill Change % From FY24
Single Family	\$919,635	\$11.83	\$3,756	\$317,462	\$7,124	\$616	9.47%	\$10,879	\$1,127	11.55%
Condominium	\$613,570	\$11.83	\$3,756	\$317,462	\$3,503	-\$22	-0.63%	\$7,259	\$488	7.22%
Two Family	\$998,455	\$11.83	\$3,756	\$317,462	\$8,056	\$636	8.57%	\$11,812	\$1,147	10.75%
Three Family	\$1,091,366	\$11.83	\$3,756	\$317,462	\$9,155	\$275	3.09%	\$12,911	\$785	6.48%

Board of Assessors' Thoughts on Residential Exemption

- The standing policy of the Board of Assessors policy is to review the impact change of the residential tax bills and if the average residential tax bill increases more than the previous ten-year median, the Board will consider recommending a further increase. The ten-year median increase is 4.31%. The increase without a change in the residential exemption will be 7.3%. The maximum exclusion allowed by law is 35%. Watertown is currently at 33%.

Summary

Item	FY24	FY25*
Average Residential Assessment	\$840,331	\$907,035
Residential Tax Rate	\$11.70	\$11.83**
Average Tax Bill	\$9,832	\$10,730
Residential Exemption (Tax Dollars)	-\$3,245	-\$3,755**
Average Residential Tax Bill with Residential Exemption	\$6,587	\$6,975
Total Residential Value	\$8,502,470,850	\$9,192,796,208
Total CIP Value	\$3,428,833,774	\$3,690,507,332
Total Real and Personal Property Value	\$11,931,304,624	\$12,833,303,540

*All values are pending approval with the Department of Revenue. This report could be subject to slight revisions.

**Projected Tax Rate and Residential Exemption. Contingent on Council adopting maximum shift allowed by law and increasing Residential Exemption to 35%.



Recommendations

- Council adopt the maximum shift allowed by law which is 174.5%.
- Council accepts the provisions of Chapter 59, section 5C approving a residential exemption and raising that percentage excluded from taxation to the maximum amount allowed by law, which is 35%.

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 26, 2024

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to accept the Committee on Public Works Report from its meeting on October 28, 2024

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 26, 2024

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve the action item from the Committee on Public Works Report from its meeting on October 28, 2024



Watertown City Council

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

Committee on Public Works

Councilor Piccirilli, Chair, Councilor Feltner, Vice Chair, Councilor Palomba, Secretary

Report of October 28 Committee Meeting Presented at the November 26 Meeting of the City Council

The Committee on Public Works met on Monday, October 28 in the City Council Chambers at 6:00 PM. It was a hybrid meeting so residents could attend the meeting on Zoom. Also, comments could be directed through email to apalomba@watertown-ma.gov.

The purpose of the meeting was to review and make recommendations on the **2025 Local Road Construction Program**.

Present at the meeting were the three members of the Committee, Councilors Piccirilli, Chair, Councilor Feltner, Vice Chair, Councilor Palomba, Secretary. Also present were Tyler Glode, City Engineer and on zoom, Michael Albano, Director of Administration and Finance from the Department of Public Works (DPW).

Councilor Piccirilli began the meeting at 6:05 PM and introduced himself and the members of the Committee. He invited Mr. Glode to give the 2025 Road Construction Program slide presentation. The Secretary recommends that one review the slide presentation to learn about the Road Construction Program's goals, steps taken to maintain and repair streets, what is involved in a complete road reconstruction, and related information. The presentation can be found at [file:///C:/Users/Family/Downloads/ FY2025%20Road%20Program%20Presentation_Final.pdf](file:///C:/Users/Family/Downloads/FY2025%20Road%20Program%20Presentation_Final.pdf)

Also a recording of the meeting can be found on WCATV's website.

Here are some key items presented by Mr. Glode.

1) During the construction season of April 2025 to November 2025 the City anticipates completing about 3,500 feet of water main replacement and about 3,000 feet of sewer main replacement, as well as approximately 1,000 feet of drain replacements and over 75 infiltration trenches. There will be 19,000 feet of gas main replacements by National Grid and about 2,000 feet of water main replacement by the MWRA. It should be noted that some utility companies work throughout the year.

2) Unfortunately, though not surprising given the level of utility work that is being done this year, the City-wide *Pavement Condition Index* (PCI) decreased from 65 to 60.

3) Some streets begun in previous fiscal years are nearly completed or in punch list stage, including Highland Avenue (continued from FY23) and Belmont Street (continued from FY23). There are some mitigation projects (which are the responsibility of developers) that have been completed or are nearly completed, such as Arsenal Street, Technology Way, Coolidge Avenue, and the Cypress, Lincoln, and Walnut Streets project. It should be noted the Arsenal Street project was also funded by city and federal monies.

4) DPW has plans to replace water mains on Cottage Street, Cottage Lane, Sawin Street, Molloy Street, Lyons Street, and Sexton Street in FY25.

5) The proposed full reconstruction of the streets selected by DPW and approved by the Committee and the Council for Fiscal Year 2024 were not bid out thus no work was done on **George Street, Bromfield Street, Mangano Court, Grandview Avenue and Dwight Street**. The reason for this was the lack of staff in the Procurement Department and DPW.

6) As in the past, DPW looked at a number of factors to determine which streets will undergo full reconstruction in Fiscal Year 2025. Some of these factors include a review of the pavement condition index (PCI), what utilities (water, sewer, and drain) are planned to be replaced, and the plans of public utilities (National Grid and Eversource). Based on these factors, DPW is proposing full reconstruction on the following streets – **Poplar Street, Partridge Street, Pequosette Street, north and south Irving Park and Royal Street, and Green Street**.

7) It is DPW's plan to complete the 5 streets funded for FY24 and the 5 streets proposed for FY25 during the construction season of April 2025 to November 2025. Councilor Palomba noted that this seemed optimistic, though with a fully staffed Procurement Department and the hiring of two additional City engineers it might be possible.

8) There were no recommendations for full reconstruction of streets in *the Long Street and Connector Program* since streets selected earlier, and for which funds have been allocated, have not been completed.

- As mentioned, Highland Avenue is in the punch list stage.

- The borrowing for Morse Street was done in FY22 with construction to begin in spring of 2023. Completion is now expected in the fall of FY24 or the spring of FY25.

- The borrowing for Fifth Avenue was done in FY23 with construction to begin in spring of 2024.

At this time the street is in the 75% design development/coordination phase.

- The borrowing for Springfield Street was done in FY24 with construction to begin in spring of 2025

At this time the street is in the 75% design development/coordination phase.

-The borrowing for Riverside Street is expected in FY25 and construction to begin not until the spring of 2026. At this time the street is in the 50% design development/coordination phase.

9) There was brief mention of the Arsenal Street Corridor Study for Watertown Square and the MassDOT design and funding for Galen Street/Nonantum Road/Watertown Street intersection.

ACTION ITEM:

Councilor Feltner made the following motion, which was seconded by Councilor Palomba,

The Committee recommends that the City Council approve the Department of Public Works recommendations for the 2025 Local Road Construction Program as presented using the FY25 \$2.75 million loan order for Poplar Street, Partridge Street, Pequosette Street, north and south Irving Park and Royal Street, and Green Street The motion passed 3 – 0.

There was considerable discussion about issues related to road maintenance and construction in the City. Some of these included:

1) A general concern about the state of the streets in Watertown and the fact that based on the PCI there are too many streets that are in need of full reconstruction.

2) Councilor Feltner voiced concern about the very poor patch work done by National Grid on the streets after they have completed their work.

3) Councilors Feltner and Piccirilli strongly noted the poor design of the bump out at the corner of Walnut Street and School Street, just north of the intersection of School Street and Arsenal Street. The Councilors felt that it both increased congestion and raised serious safety issues. *Councilor Piccirilli requested that DPW provide the Committee an update on the situation.*

4) There was concern that the work being done on Common Street, Russell Avenue and Bellevue Street by the MWRA, which is due to be completed in March of 2026, is moving slowing. Councilor Palomba hoped that the sections of the streets that are completed could be repaved rather than waiting for all the work be completed before repaving takes place.

5) Councilor Piccirilli raised a question about the care and maintenance of open area that occurs when a bump out is constructed. He often sees these areas full of trash and wondered if DPW could allocate staff to clear the areas on a regular base until they are seeded or planting has taken place. *He asked that DPW prepare a memo on what could be done to address this issue.*

Council Palomba made a motion to adjourn which was seconded by Councilor Feltner and passed 3 – 0. The Committee adjourned at approximately 7:30 PM. Minutes were prepared by Councilor Palomba.

Note: In preparing the minutes of the meeting, the Secretary reviewed the minutes of the Committee's meeting on the 2024 local road construction program held on November 16, 2023. He noted that the Committee asked DPW "to prepare a document that shows the step-by- step process, including the time required for each step, which is followed from the time a street is approved for reconstruction to when it is completed and inspected". This request has not been fulfilled.

ELECTED OFFICIALS

Vincent J. Piccirilli, Jr.,
Chair

Lisa J. Feltner,
Vice Chair

Anthony Palomba,
Secretary

FY2025 Road Program



Public Works Subcommittee Presentation
October 28, 2024

Agenda

- Road Program Goals
- 2024 Road Reconstruction Update
- 2025 Road Reconstruction List
- Capital Projects and Planning
- Complete Streets Update
- Planning, Design & Construction
- Summary



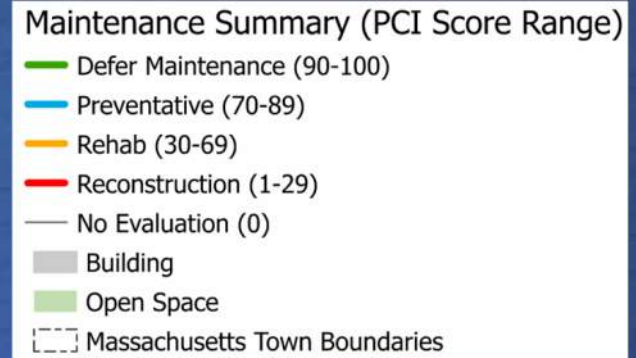
Road Program Goals

Key Facts & Considerations

- 72 centerline miles of City roads
 - 55 miles of residential roads
 - Average width of residential roads is 25 feet
- Anticipated Construction Season Impacts
 - ~3,500 feet of water main replacement (City)
 - ~3,000 feet of sewer main replacement (City)
 - ~1,000 feet of drain replacement / Over 75 Infiltration Trenches (City)
 - ~19,000 feet of gas main replacement (National Grid)
 - ~2,000 feet of water main replacement (MWRA)
- Pavement Management
 - ~3,000 feet of road reconstruction (+~5,000 feet FY25 Plan)
 - ~4,000 feet of sidewalk rehabilitation (+~4,000 FY25 Plan)
 - ~5,000 feet of mill & overlay (+~5,000 feet FY25 Plan)
- City-Wide Pavement Condition Index: 60**
- Total Work Backlog: \$80+ million**

Road Program Goals

Road Reconstruction Progress



Road Program Goals

Program Activities

● Maintenance and Repair

- Mill and overlay repairs
- Full depth patch repairs
- Crack sealing
- Sidewalk reconstruction



● Road Reconstruction

- Road reclamation
- Mill and overlay

Road Program Goals

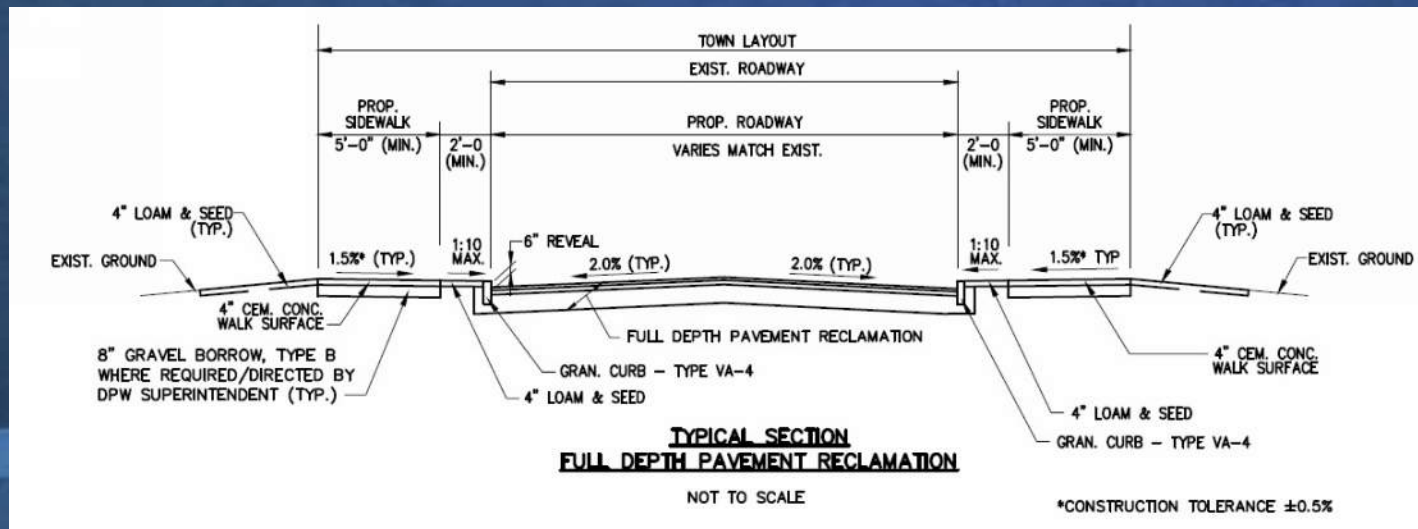
Maintenance, Repair & Reconstruction

- Provide a variety of maintenance treatments to prolong the useful life of less deteriorated roadways
- Coordinate road reconstruction activities with capital planning and utility work
- Seek long term planning and alternative funding for large-scale projects
- Improve accessibility and safety for all users by using “Complete Streets” principles

Road Program Goals

Typical Elements of Road Reconstruction

- Road reclamation and paving
- Drainage repairs
- Curbing
- Concrete sidewalks
- ADA Accessibility
- Grass borders and street trees



2024 Road Reconstruction Recap

Completed Streets and Remaining Construction

- Highland Avenue (Continuation from FY23)
- Belmont Street (Continuation from FY23)
- Arsenal Street Phases A, B, D, & F – Mitigation
 - Arsenal Street Phase A
 - Arsenal Street Phase B
 - Bus Lane Addition on Arsenal St
 - School St & Dexter Ave
- Cypress St, Lincoln St & Walnut St – Mitigation
- Technology Way Completion – Mitigation
- Coolidge Ave – Mitigation

2024 Road Reconstruction Update

Highland Avenue



Highland Ave - Before



Highland Ave - After

Complete – Punch list under review

2024 Road Reconstruction Update

Belmont Street in Conjunction with Cambridge



Belmont Street - Before



Belmont Street - After

Complete – Final punch list review and closeout underway

2024 Road Reconstruction Update

Arsenal Street Phase A & B, D, and F



Arsenal St Ph A&B - Before



Arsenal St Ph D - Before



Arsenal St Ph F - Before



Arsenal St Ph A&B - After



Arsenal St Phase D - After



Arsenal St Ph F - After

2024 Road Reconstruction Update

Cypress Street, Lincoln Street, and Walnut Street



Cypress St - Before



Lincoln St - Before



Walnut St - Before



Cypress St – After



Lincoln St - After



Walnut St - After

2024 Road Reconstruction Update

Technology Way - Mitigation



Before



After

Work Complete

2024 Road Reconstruction Update

Coolidge Avenue - Mitigation



Before

Work Complete

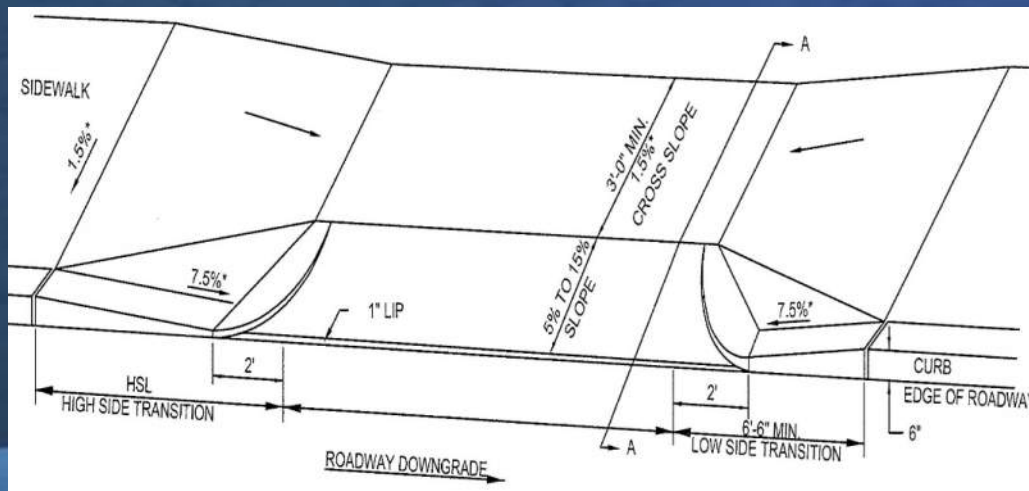


After

2025 Road Reconstruction List

Developing the List

- Review Pavement Condition Index (PCI)
- Review Utilities (Water, Sewer, Drain)
- Review Public Utilities (NGRID, Eversource, ...)
- Review & Estimate Traffic and Transportation Impacts
- Safety Improvements, Multi-modal Transportation, and other City Design Standards,



● Driveway Ordinance

- Section 6.02
- max of two curb cuts
- max of 11-foot width
- 20 feet between curb cuts
- max of 40% of frontage, or 22 feet, whichever is less

2025 Road Reconstruction

Utility Coordination & Capital Planning

- Water main replacement program
 - Cottage Street
 - Sawin Street
 - Cottage Lane
 - Molloy Street
 - Lyons Street
 - Sexton Street
- Sanitary sewer and storm sewer repairs
 - CIP Phase 3 and 4
- National Grid plans to complete about 3.6 miles of gas main replacement in CY 2025 with 6.1 miles of total repairs in design development

2025 Road Reconstruction List

Proposed Streets (FY24 Carryover)

- George Street
- Bromfield Street
- Mangano Court
- Grandview Avenue
- Dwight Street

Proposed Streets (FY25 Original Plan)

- Poplar Street
- Patridge Street
- Pequosette Street
- N&S Irving Park & Royal Street
- Green Street

FY23 Streets to be Completed in FY25

- Chapman Street with water main replacement

2025 Road Reconstruction List

George Street



George Street

- Gas main replaced; water main replaced
- Lack of curb, sidewalks in poor condition
- Multiple cross & mainline trenches

Approx. 1,000 feet long– 24 feet wide

2025 Road Reconstruction List

Bromfield Street



Bromfield Street

- Gas main replaced; water main replaced
- Lacks consistent curb
- Significant cracking and spalling

Approx. 1,200 feet long – 24 feet wide

2025 Road Reconstruction List

Mangano Court



Mangano Court

- Gas main replaced; sewer and drain replaced
- Broken/lack of curb
- Sidewalks in poor condition
- Significant cracking, spalling, and potholes

Approx. 350 feet long – 24 feet wide

2025 Road Reconstruction List

Grandview Avenue



Grandview Avenue

- Gas main replaced; sewer and drain replaced
- Some curb
- Cracking and spalling

Approx. 500 feet long – 24 feet wide

2025 Road Reconstruction List

Poplar Street (Original Plan)



Poplar Street

- Gas main replaced; sewer and drain replaced
- Significant cracking, spalling, potholes
- Significant mainline trenches and patch repairs
- No curb

Approx. 700 feet long – 24 feet wide

2025 Road Reconstruction List

Partridge Street (Original Plan)



Partridge Street

- Gas main replaced; sewer and drain replaced
- Significant cracking, spalling, potholes
- Significant mainline trenches and patch repairs
- Granite curb located sporadically

Approx. 1,000 feet long – 24 feet wide

2025 Road Reconstruction List

Pequosette Street (Original Plan)



Pequosette Street

- Gas main replaced; sewer and drain replaced
- Significant cracking, spalling, potholes
- Significant mainline trenches and patch repairs
- No curb in most areas, asphalt berm curb sporadic

Approx. 900 feet long – 24 feet wide

2025 Road Reconstruction List

N&S Irving Street (Original Plan)



North and South Irving Street

- Gas main replaced; sewer and drain replaced
- Significant cracking, spalling, potholes
- Significant mainline trenches and patch repairs
- Granite curb located sporadically

Approx. 1,200 feet long – 24 feet wide

2025 Road Reconstruction List

Green Street (Original Plan)



Green Street

- Gas main replaced; sewer and drain replaced
- Significant cracking, spalling, potholes
- Significant mainline trenches and patch repairs
- Granite curb located sporadically

Approx. 1,100 feet long – 24 feet wide

Capital Projects

- Watertown Square
- Long Streets / Connectors
 - Fifth Ave
 - Springfield Street
 - Riverside Street
- Mount Auburn Street



Mount Auburn Street

A Complete Streets **Project**



Capital Projects and Planning

Watertown Square

- Further investigate and implement recommendations of Arsenal Street Corridor Study for Watertown Square
- MassDOT design and funding for Galen Street/Nonantum Road/Watertown Street intersection



Capital Projects and Planning

Long Street / Connectors

- Highland Ave – Punch list wrapping up
- Morse St – Completion est. FY24
- Fifth Ave – In design development/coordination
- Springfield St – In design development/coordination
- Riverside St – In design development/coordination

Capital Projects and Planning Mt. Auburn Street

- Easements have been coordinated with abutters
- Construction is ongoing, completion est. FY29
 - Drainage and tree trench work is underway
 - Paving will start November 2024 for specific areas



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Questions?

2025 Road Reconstruction List

Proposed Streets (FY24 Carryover)

- George Street
- Bromfield Street
- Mangano Court
- Grandview Avenue
- Dwight Street

Proposed Streets (FY25 Original Plan)

- Poplar Street
- Patridge Street
- Pequosette Street
- N&S Irving Park & Royal Street
- Green Street

FY23 Streets to be Completed in FY25

- Chapman Street with water main replace

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 26, 2024

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to accept the Committee of the Budget and Fiscal Oversight Report from its meeting on November 13, 2024

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 26, 2024

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve the first action item the Committee of the Budget and Fiscal Oversight
Report from its meeting on November 13, 2024

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 26, 2024

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve the second action item the Committee of the Budget and Fiscal Oversight
Report from its meeting on November 13, 2024

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 26, 2024

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve the third action item the Committee of the Budget and Fiscal Oversight
Report from its meeting on November 13, 2024



Watertown City Council

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

ELECTED
OFFICIALS:

Mark S. Sideris,
Council President

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor

Committee of the Budget and Fiscal Oversight

Meeting: November 13, 2024

Report: November 26, 2024

The Committee convened at 6:00 pm on Wednesday November 13, 2024 in the Philip Pane Lower Hearing Room, as a hybrid meeting with remote participation by zoom. Present were Vincent Piccirilli, Chair; Emily Izzo, Vice Chair; and Nicole Gardner, Secretary. Also present were City Manager George Proakis, City Auditor Megan Langan, Assistant City Manager for Finance Ari Sky, Council Analyst Doug Newton, and Councilors Caroline Bays, and Lisa Feltner. Present by zoom were Councilors John Airasian and Anthony Palomba, School Committee Member Rachel Kay, and resident David Stokes.

The purpose of this meeting was to review input from Councilors and make recommendations to the City Council on the FY2026 Budget Policy Guidelines.

The Chair sent instructions to Councilors explaining that the Committee's task is not to decide whether each request is a good idea or not; rather the Committee acts as an editor to take input from nine Councilors and synthesize it into a concise, actionable document for the Manager. The Committee may decide to defer or exclude a request because it:

- a) requires policy direction from the Council before the Manager can include it in the operating budget;
- b) is substantially complete;
- c) is too ambiguous to be included in the operating budget;
- d) is part of the Capital Improvement Program and not the operating budget;
- e) is within the authority of another body who has not weighed in it;
- f) overlaps with other existing goals or requests.

To facilitate the process, the Chair and the Council Analyst arranged the requests from each Councilor, in the order received, into a worksheet for the Committee to use. During the meeting, the Committee completed the review of the FY26 Budget Policy Guidelines, and a summary of the Committee discussions and recommendations are contained within the worksheet (see attachment 1).

The final Budget Policy Guidelines (see attachment 2) will be ranked by the City Council after they are approved. The order they are shown reflects last year's priority ranking and the timing of when new requests were received.

The Committee will use the same weighted ranking method as in past years, with each Councilor filling out a ranking sheet (see attachment 3), and returning it by December 3, 2024. Following that, the final approved and ranked Budget Policy Guidelines will be sent to the Manager and posted on the website.

- ➔ ACTION ITEM: Councilor Izzo made a motion, seconded by Councilor Gardner, that the Committee recommends to the City Council that it adopt the FY2026 Budget Policy Guidelines as drafted. The motion passed by a vote of 3-0.
- ➔ ACTION ITEM: Councilor Izzo made a motion, seconded by Councilor Gardner, to recommend the City Council refer a discussion of the Budget Policy Guidelines II-F and II-H to the Public Works Committee, to occur after the new DPW Director is hired. The motion passed by a vote of 3-0.
- ➔ ACTION ITEM: Councilor Izzo made a motion, seconded by Councilor Gardner, to recommend the City Council requests the Administration provide an analysis of non-zoning property tax exemptions that the City can adopt to encourage private creation of affordable housing units. The motion passed by a vote of 3-0.

The meeting adjourned at 8:46 pm by a vote of 3-0.

Report prepared by Nicole Gardner

Attachments:

1. FY2026 Budget Policy Guidelines Worksheet
2. FY2026 Budget Policy Guidelines for Approval by the City Council (unranked)
3. FY2026 Budget Policy Guidelines Ranking Sheet

Watertown FY2026 Budget Policy Guidelines Worksheet – For Committee Report November 26, 2024

The City Council is adopting these budget policy guidelines pursuant to Section 5-1 of the Watertown Home Rule Charter, *and in line with the values and principles outlined in the Charter Preamble*. Based on these guidelines, the City Manager will develop budgetary goals and the City budget for FY26.

I. COST-SAVINGS/REVENUES - The City Council believes that identification of cost savings and/or new revenues should be a precondition to additional expenditures. To this end, in developing the FY26 budget, the City Manager should:		
FY25 Guideline	Input & Discussion	Draft FY26 Guideline
A. Continue to proceed with the guidelines of the Strategic Framework for Economic Development, with the long-term goal to promote a diversified and growing tax base, and a renewed focus on small business, retail corridors, and emerging industry clusters.	Committee Discussion: Keep, but change Strategic Framework for Economic Development, (adopted in 2011) to Comprehensive Plan which is more current. There was discussion to include New Item #1 below, but it was agreed to make that a separate guideline.	Continue to proceed with the guidelines of the Comprehensive Plan, with the long-term goal to promote a diversified and growing tax base, and a renewed focus on small business, retail corridors, and emerging industry clusters.
B. Continue pursuing mitigation monies, linkage fees, and/or other measures from larger scale projects.	Committee Discussion: Keep, no change.	Continue pursuing mitigation monies, linkage fees, and/or other measures from larger scale projects.
C. Require all Departments to actively pursue filing applications for all relevant state, federal, and private foundation grant programs.	Bays: Add “provided these grant programs are in line with values and principles laid out in in our charter, policies we have passed, or our budget priorities.” Committee Discussion: Keep as is. Do not add the additional language. Per the Manager, all actions taken by the administration are in accordance with the Charter. Agreed that the language on values and principles outlined in the Charter Preamble should be added to the header of policy guidelines.	Require all Departments to actively pursue filing applications for all relevant state, federal, and private foundation grant programs.
D. Actively seek Payment In Lieu Of Taxes (PILOT) agreements, or other in-kind services, with each non-profit organization owning or purchasing property in Watertown.	Committee Discussion: Keep, no change.	Actively seek Payment In Lieu Of Taxes (PILOT) agreements, or other in-kind services, with each non-profit organization owning or purchasing property in Watertown.

New Request	Input & Discussion	Draft FY26 Guideline
New Item #1	Palomba: Continue to pursue the implementation of the Watertown Square Area Plan with the long-term goal of increasing our tax base through the development of small and medium size businesses in the Square. Committee Discussion: Agreed to add this as this is an important new Economic Development initiative, but include multi-family housing to the language.	Continue to pursue the implementation of the Watertown Square Area Plan with the long-term goal of increasing our tax base through the development of multi-family housing and small and medium size businesses in the Square.

II. Program Enhancements/Expenditures: To the extent that resources allow, in light of the financial policies stated above, and adhering to the principle of first identifying cost-savings and/or new revenue, the following program enhancements and, if necessary, new expenditures should receive priority in the FY26 budget. Education program enhancements and expenditures should be considered subsequently in light of the recommendations of the School Committee.		
FY25 Guideline	Input & Discussion	Draft FY26 Guideline
A. All departmental budgets should prioritize and enhance the ability of the City to implement the strategies and action items in the Climate and Energy Plan.	Palomba: No change Gardner: leave as is Committee Discussion: See new item #3 below. Keep, no change.	All departmental budgets should prioritize and enhance the ability of the City to implement the strategies and action items in the Climate and Energy Plan.
B. With the completed update to the Comprehensive Plan which includes new goals and strategies for development in Watertown; and the ongoing Watertown Square Area Plan that will include Intersection Design, Development & Zoning changes including increase in housing density, Small Business strategies, and better use of City owned land; provide funding to address the strategies and action items in the plans, and continue to enhance the capabilities of the Department of Community Development and Planning by adding resources and/or redeploying existing resources to achieve the goals of the Plans.	Feltner: Delete “by adding resources and/or redeploying existing resources” Palomba: Add, “adding resources, specifically increasing the capacity of the Senior Transportation Planner and the capacity of the Senior Housing Planner,” Gardner: Simplify and update the language, for example: "Provide funding to address the strategies and action items in the Comprehensive Plan and the Watertown Square Area Plan." We could also say "If needed, enhance the capabilities of the DCDP by adding resources or redeploying existing resources to achieve the goals of the Plans." But I don't think it is needed given the state of the team which is essentially built out. Bays: Replace with “Provide resources to the planning and redevelopment of Watertown Square.” Committee Discussion: Reword to simplify current adoption of the Watertown Square Area Plan, and resources should be added as needed.	Provide resources to address the strategies and action items in the Comprehensive Plan and the Watertown Square Area Plan.

FY25 Guideline	Input & Discussion	Draft FY26 Guideline
C. Continue to work collaboratively with the Watertown Public Schools on the comprehensive multi-year educational budget that assures sustainable funding for our schools and the successful education of our children, and seek to accommodate a 3.5% annual increase for FY25 for the Education appropriation that will provide level-service funding for our schools.	Feltner: Change “FY25” to “FY26” Gardner: leave as is Committee Discussion: Keep as is, but change FY25 to FY26.	Continue to work collaboratively with the Watertown Public Schools on the comprehensive multi-year educational budget that assures sustainable funding for our schools and the successful education of our children, and seek to accommodate a 3.5% annual increase for FY26 for the Education appropriation that will provide level-service funding for our schools.
D. Continue support for Building for the Future Initiative funding in collaboration with the School Building Committee, for the MSBA High School project, without debt exclusion funding.	Palomba: Remove as it has been achieved. Izzo: Add “And come up with a plan for Watertown Middle School.” Gardner: delete? Do we still need to say this? Bays: remove Sideris: add the middle school funding to the Building for the Future Initiative. Committee Discussion: See new item # 5 below. Keep as is until WHS is at the punch list stage in case of additional cost challenges. Put WMS with 5 unfunded capital items in one new item – see II.R below.	Continue support for Building for the Future Initiative funding in collaboration with the School Building Committee, for the MSBA High School project, without debt exclusion funding.

FY25 Guideline	Input & Discussion	Draft FY26 Guideline
E. Monitor and assess resources for launch of the 311 system in the FY25 budget.	Feltner: remove Palomba: Change to “Continue to monitor the effectiveness and assess resources for the 311 system.” Gardner: delete - we are now in Business As Usual with 311 as best I can tell. Bays: remove Committee Discussion: Completed, remove.	Remove.
F. Continue annual updates of the rolling five-year plan and funding schedule for the integrated improvements of the City's streets and sidewalks, water-sewer-stormwater infrastructure, and underground utilities. The plan should show status of ongoing projects, identify future projects including those with no funding source, identify sources of stormwater and sewage outflow to the Charles River, and coordination with water-sewer-stormwater projects and underground utility projects.	Palomba: No change Izzo: Add “Continue to try and locate space for DPW storage” Gardner: I don't understand why we need to call this out as a special item. I think the work should be done, but isn't this Business As Usual as well? I need to better understand the rationale. Committee Discussion: DPW is not where it needs to be resource wise, but the feeling is this is just a description of what DPW already does. y. The Manager says he takes the 3 DPW related guidelines to mean that DPW is important to the Council. The Committee suggests a referral to the Public Works Committee for a meeting with the new DPW director once they are on board for about 6 months. Keep, but clean up the language.	Provide funding and resources to ensure that the City’s 5-year rolling plans for streets, sidewalks, water, sewer, stormwater, and underground utilities are effectively planned and executed for optimal results.

FY25 Guideline	Input & Discussion	Draft FY26 Guideline
G. Fund the recommendations of the Classification and Compensation Study in the FY25 budget.	Feltner: remove Palomba: Remove as this has been completed Gardner: delete – completed Bays: Is this complete? Can we remove it now? Sideris: remove Committee Discussion: Completed, remove.	Remove.
H. Improve the operational efficiency, flexibility, and capacity of the Public Works Department to meet the City’s growing needs to manage contractors, respond to work order requests, oversee development projects, plan and implement infrastructure improvements, improve communications to residents about road construction, comply with the MassDEP 2030 Solid Waste Management Plan, and maintain complete streets infrastructure. Review improvements for snow and ice removal. Identify and implement technology needed to support the Department.	Palomba: No change. Gardner: I also don't understand why we need to call this out as a special item. I think the work should be done, but isn't this Business As Usual as well? I need to better understand the rationale. Committee Discussion: DPW is not where it needs to be resource wise, but the feeling is this is just a description of what DPW already does. The Manager says he wants new DPW director to assess where changes are needed in terms of operational efficiency vs. new staffing. The Committee suggests a referral to the Public Works Committee for a meeting with the new DPW director once they are on board for about 6 months. Keep, but clean up the language.	Provide resources to enhance the Public Works Department’s efficiency, flexibility, and capacity to meet the city's growing needs. This includes managing contractors, responding to work orders, overseeing development projects, planning infrastructure improvements, communicating road construction updates, complying with MassDEP waste management regulations, maintaining complete streets infrastructure, and improving snow and ice removal. Identify and implement the necessary technology to support these functions.

FY25 Guideline	Input & Discussion	Draft FY26 Guideline
I. Fund the remaining recommendations of the HR Assessment Review in the FY25 budget.	Feltner: remove Palomba: Removed as the majority of the recommendations have been either implemented or there are plans for implementation. Gardner: delete – completed Sideris: Add additional resources to fund the HR study recommendations. Committee Discussion: Completed, remove.	Remove.
J. Add resources in the FY25 budget to support the work of the newly formed Human Rights Commission.	Feltner: Change to “Keep resources in the FY26 budget to support the work of the Human Rights Commission.” Palomba: Change “FY25” to “FY26” Gardner: delete – completed Bays: remove Committee Discussion: Completed, remove.	Remove.
K. Monitor and assess resources for City-wide rodent control in the FY25 budget.	Feltner: Change “FY25” to “FY26” Palomba: Change to “Continue to monitor and assess City-wide rodent control.” Gardner: delete - did the work, added resource, now Business As Usual Bays: remove Committee Discussion: Completed, remove.	Remove.

FY25 Guideline	Input & Discussion	Draft FY26 Guideline
L. Continue working to identify additional acquisition of land for open space and recreation, using the Acquisition of Land/Open Space Stabilization Fund, and including proposals submitted to the Community Preservation Committee.	Palomba: No change Gardner: leave as is Committee Discussion: Keep, no change.	Continue working to identify additional acquisition of land for open space and recreation, using the Acquisition of Land/Open Space Stabilization Fund, and including proposals submitted to the Community Preservation Committee.
M. Continue to enhance the capabilities of the Department of Public Works Forestry Division by adding resources and/or redeploying additional resources for improving and maintaining Watertown’s public shade trees and increasing the City’s overall tree canopy, by maintaining robust data collection for public shade trees in Watertown, and analyzing the data to continue tree plantings.	Feltner: Delete “by adding resources and/or redeploying additional resources”; replace “by maintaining” with ‘including”; delete “to continue tree plantings.” Palomba: Replace with “Continue to monitor the maintenance of Watertown’s existing public shade tree canopy. Continue to collect and analysis data with the goal of creating a plan to increase tree planting in neighborhoods with heat islands. Add resources or redeploy resources to make it possible for the Department of Public Works Forestry Division to implement the plan. Gardner: Needs work. For example, we don't have tree management software, which makes data collection and asset management hard. What has the Tree Warden specifically asked for? Committee Discussion: Tree management software was implemented with completion of tree inventory last year, however what is missing is the ability to turn the data into work order plans. Keep, but reword.	Continue to enhance the capabilities of the Department of Public Works Forestry Division by adding resources and/or redeploying additional resources to monitor the maintenance of Watertown’s existing public shade tree canopy, and continue to collect and analyze data with the goal of creating and implementing a plan to increase tree planting in neighborhoods with heat islands.

FY25 Guideline	Input & Discussion	Draft FY26 Guideline
N. Consider funding for the recommendations of the Community Health & Human Services Assessment in the FY25 budget.	Feltner: Change “FY25” to “FY26” Palomba: Change “Consider funding for” to Fund”; change “FY25” to “FY26” Gardner: change language to something like "Fund those Community Health & Human Services Assessment recommendations that are approved by the City Council for FY2026". Bays: Change “Consider funding for” to Fund”; change “FY25” to “FY26” Committee Discussion: The Assessment with recommendations in at the Husam Services Committee for review. Update, changing FY25 to FY26.	Fund the recommendations of the Community Health & Human Services Assessment in the FY26 budget.
O. To meet the goal of allowing people who live and work in Watertown to go car free, continue to work with the Watertown Transportation Management Association to identify sustainable sources of funding for a permanent local transit program in Watertown.	Feltner: Delete “To meet the goal of allowing people who live and work in Watertown to go car free,” Gardner: Keep? I don't think we've made progress here. Committee Discussion: See New Items #2 & #4 below. Reword to include recommendations from upcoming Study for City Supported Local Transit.	To meet the goal of allowing people who live and work in Watertown to go car free, continue to work with the Watertown Transportation Management Association, and identify sustainable sources of funding for permanent local transit programs in Watertown, including the recommendations from the upcoming Study for City Supported Local Transit.

FY25 Guideline	Input & Discussion	Draft FY26 Guideline
P. Provide additional support for cultural events and public art in the FY25 budget.	Feltner: Replace “Provide additional” with “Continue”; change “FY25” to “FY26” Palomba: Change “FY25” to “FY26” Gardner: Keep? Did we accomplish what was intended with the Cultural Council match etc.? Bays: Change “FY25” to “FY26” Committee Discussion: Completed, remove.	Remove.
Q. Consider re-use of the former north branch library after review of a FY24 structural study and findings.	Feltner: Replace “a FY24” with “its” Palomba: Eliminate as this will be considered via the implementation of the Watertown Square Area Plan. Gardner: given the list of capital projects presented in the budget, perhaps this comes off for now? Doesn't seem realistic for next year. Bays: Either take this out or put it last since developing this is problematic. Committee Discussion: Study found building is structurally sound. Explore programmatic use of the building, and alternative funding sources for renovations. Keep but update.	Consider re-use of the former north branch library, including exploring use of alternative funds to assist in renovations.

FY25 Guideline	Input & Discussion	Draft FY26 Guideline
R. Based on final City Council policy direction, develop a budgetary plan to meet the identified need for DPW staging space.	Palomba: No change Gardner: drop, because I would merge it with other major projects (see my 2nd new item below) Bays: Delete “Based on final City Council policy direction” Committee Discussion: See item II.D above, and new items #1, 5, & 6 below. Put all 5 unfunded capital items in one new item to develop a budgetary plan, as was identified in the Preliminary Budget Overview October 22, 2024.	Based on final City Council policy direction, develop a budgetary plan, within the confines of Proposition 2 ½, for the five unfunded capital items: • Senior Center/Recreation Center • East End Fire Station • DPW Staging Area • Watertown Square Plan Implementation • Middle School Renovations

New Request	Input & Discussion	Draft FY26 Guideline
New Item #1	Airasian: Continue looking into the need for space. In particular, Senior Center and East End Fire Station. Committee Discussion: See item II.D and II.R above, and new items #5 & 6. Do not add as a separate item, update II.R.	Do not add.
New Item #2	Palomba: Consider funding the results of the study of a local transit system that has been funded by an ARPA grant. Committee Discussion: See item II.O above. Do not add as a separate item, update II.O.	Do not add.
New Item #3	Palomba: Consider funding the implementation of the forthcoming Building Emission Reduction and Disclosure Ordinance (BERDO), Recycling Ordinance, and Tree ordinance. Committee Discussion: See item II.A above. Do not add as a separate item. Requirements for additional staff to address the goals of the Climate and Energy Plan is already covered in II.A. The Manager pointed out that the real gap in services is in the Public Buildings Department, as our new Net Zero Energy schools are quite different to maintain than older buildings. It was agreed that an assessment of the Public Buildings Department would be a good idea to insure that our new energy efficient buildings are being kept in optimal operating condition. Add that as a new item.	Fund an assessment of the Public Buildings Department to meet the needs of our new buildings.
New Item #4	Gardner: Fund those Transit Study recommendations that are approved by the City Council for FY2026. Committee Discussion: See item II.O above. Do not add as a separate item, update II.O.	Do not add.
New Item #5	Gardner: Fund the 2026 major capital projects that are prioritized by the City Council in the coming month." I'm sure this language needs work, but my point is that we are going to discuss prioritization of Middle School, East End Fire Station, DPW Staging area, Senior Center, Community Center, Library, etc. as the Manager teed up in his budget, and this document should reflect those priorities once they are set by the Council. Committee Discussion: See item II.D and II.R above, and new items #1 & 6. Do not add as a separate item, update II.R.	Do not add.

New Request	Input & Discussion	Draft FY26 Guideline
New Item #6	Bays: Develop a budgetary plan to replace the East End Fire Station. Committee Discussion: See item II.D and II.R above, and new items #1 & 5. Do not add as a separate item, update II.R.	Do not add.
New Item #7	Gannon: Appropriation for City Council outside counsel, consultants and other experts, as provided by the Watertown City Charter. Committee Discussion: Do not add - funding to support the City Council needs is included in the Council Reserve, and appropriation for a specific use would need City Council policy guidance.	Do not add.
New Item #8	Gannon: Study of non-zoning property tax exemptions that the City can adopt to encourage private creation of affordable housing units. Committee Discussion: It was noted that this is controlled by State Law, and is not an FY26 budget. Recommend it be handled as a request for information. Do not add.	Do not add.

Watertown's FY2026 Budget Policy Guidelines

For Approval by the City Council

November 26, 2024

The City Council is adopting these budget policy guidelines pursuant to Section 5-1 of the Watertown Home Rule Charter, and in line with the values and principles outlined in the Charter Preamble. Based on these guidelines, the City Manager will develop budgetary goals and the City budget for Fiscal Year 2026. *Watertown's Ongoing Budget Policy Guidelines* Resolution 2012-72, *Amending Watertown's Ongoing Budget Policy Guidelines* Resolution 2017-84 and *Watertown's Ongoing Capital Project Budget Guidelines* Resolution 2013-76 are hereby incorporated by reference.

I. COST-SAVINGS/REVENUES

Note: The items in this section will be ranked in order of priority by the City Council after adoption.

The City Council believes that identification of cost savings and/or new revenues should be a precondition to additional expenditures. To this end, in developing the FY26 budget, the City Manager should:

- A. Continue to proceed with the guidelines of the Comprehensive Plan, with the long-term goal to promote a diversified and growing tax base, and a renewed focus on small business, retain corridors, and emerging industry clusters.
- B. Continue pursuing mitigation monies, linkage fees, and/or other measures from larger scale projects.
- C. Require all departments to actively pursue filing applications for all relevant state, federal, and private foundation grant programs.
- D. Actively seek Payment in Lieu of Taxes (PILOT) agreements, or other in-kind services, with each non-profit organization owning or purchasing property in Watertown.
- E. Continue to pursue the implementation of the Watertown Square Area Plan with the long-term goal of increasing our tax base through the development of multi-family housing and small and medium sized businesses in the Square.

II. PROGRAM ENHANCEMENTS/EXPENDITURES

Note: The items in this section will be ranked in order of priority by the City Council after adoption.

To the extent that resources allow, in light of the financial policies stated above, and adhering to the principle of first identifying cost-savings and/or new revenue, the following program enhancements and, if necessary, new expenditures should receive priority in the FY26 budget. Education program enhancements and expenditures should be considered subsequently in light of the recommendations of the School Committee.

- A. All departmental budgets should prioritize and enhance the ability of the city to implement the strategies and action items in the Climate and Energy Plan.
- B. Provide resources to address the strategies and action items in the Comprehensive Plan and the Watertown Square Area Plan.
- C. Continue to work collaboratively with the Watertown Public Schools on the comprehensive multi-year educational budget that assures sustainable funding for our schools and the successful education of our children and seek to accommodate a 3.5% annual increase for FY26 for the Educational appropriation that will provide level-service funding for our schools.
- D. Continue support for Building for the Future Initiative funding in collaboration with the School Building Committee, for the MSBA High School project, without debt exclusion funding.
- E. Provide funding and resources to ensure that the City's 5-year rolling plans for streets, sidewalks, water, sewer, stormwater, and underground utilities are effectively planned and executed for optimal results.
- F. Provide resources to enhance the Public Works Department's efficiency, flexibility, and capacity to meet the city's growing needs. This includes managing contractors, responding to work orders, overseeing development projects, planning infrastructure improvements, communicating road construction updates, complying with MassDEP waste management regulations, maintaining complete streets infrastructure, and improving snow and ice removal. Identify and implement the necessary technology to support these functions.

- G. Continue working to identify additional acquisition of land for open space and recreation using the Acquisition of Land/Open Space Stabilization Fund and including proposals submitted to the Community Preservation Committee.
- H. Continue to enhance the capabilities of the Department of Public Works Forestry Division by adding resources and/or redeploying additional resources to monitor the maintenance of Watertown's existing public shade tree canopy and continue to collect and analyze data with the goal of creating and implementing a plan to increase tree planting in neighborhoods with heat islands.
- I. Fund the recommendations of the Community Health & Human Services Assessment in the FY26 budget.
- J. To meet the goal of allowing people who live and work in Watertown to go car-free, continue to work with the Watertown Transportation Management Association, and identify sustainable sources of funding for permanent local transit programs in Watertown, including the recommendations from the upcoming Study for City Supported Local Transit.
- K. Consider re-use of the former north branch library, including exploring use of alternative funds to assist in renovations.
- L. Based on final City Council policy direction, develop a budgetary plan, within the confines of Proposition 2 ½, for the five unfunded capital items:
 - Senior Center/Recreation Area
 - East End Fire Station
 - DPW Staging Area
 - Watertown Square Plan Implementation
 - Middle School Renovations
- M. Fund an assessment of the Public Buildings Department to meet the needs of our new buildings.

Watertown's FY2026 Budget Policy Guidelines Priority Ranking

For both sections I and II, rank each item by priority (1=highest) and return to the Chair of the Budget & Fiscal Oversight Committee no later than 5:00 pm Tuesday December 3, 2024. The final published budget policy guidelines will be ranked by composite priority.

Councilor Name: _____

I. COST-SAVINGS/REVENUES	
FY26 Guideline	Ranking
A. Continue to proceed with the guidelines of the Comprehensive Plan, with the long-term goal to promote a diversified and growing tax base, and a renewed focus on small business, retain corridors, and emerging industry clusters.	
B. Continue pursuing mitigation monies, linkage fees, and/or other measures from larger scale projects.	
C. Require all departments to actively pursue filing applications for all relevant state, federal, and private foundation grant programs.	
D. Actively seek Payment in Lieu of Taxes (PILOT) agreements, or other in-kind services, with each non-profit organization owning or purchasing property in Watertown.	
E. Continue to pursue the implementation of the Watertown Square Area Plan with the long-term goal of increasing our tax base through the development of multi-family housing and small and medium sized businesses in the Square.	

II. PROGRAM ENHANCEMENTS/EXPENDITURES	
FY26 Guideline	Ranking
A. All departmental budgets should prioritize and enhance the ability of the city to implement the strategies and action items in the Climate and Energy Plan.	
B. Provide resources to address the strategies and action items in the Comprehensive Plan and the Watertown Square Area Plan.	
C. Continue to work collaboratively with the Watertown Public Schools on the comprehensive multi-year educational budget that assures sustainable funding for our schools and the successful education of our children and seek to accommodate a 3.5% annual increase for FY26 for the Educational appropriation that will provide level-service funding for our schools.	
D. Continue support for Building for the Future Initiative funding in collaboration with the School Building Committee, for the MSBA High School project, without debt exclusion funding.	
E. Provide funding and resources to ensure that the City's 5-year rolling plans for streets, sidewalks, water, sewer, stormwater, and underground utilities are effectively planned and executed for optimal results.	
F. Provide resources to enhance the Public Works Department's efficiency, flexibility, and capacity to meet the city's growing needs. This includes managing contractors, responding to work orders, overseeing development projects, planning infrastructure improvements, communicating road construction updates, complying with MassDEP waste management regulations, maintaining complete streets infrastructure, and improving snow and ice removal. Identify and implement the necessary technology to support these functions.	
G. Continue working to identify additional acquisition of land for open space and recreation using the Acquisition of Land/Open Space Stabilization Fund and including proposals submitted to the Community Preservation Committee.	
H. Continue to enhance the capabilities of the Department of Public Works Forestry Division by adding resources and/or redeploying additional resources to monitor the maintenance of Watertown's existing public shade tree canopy and continue to collect and analyze data with the goal of creating and implementing a plan to increase tree planting in neighborhoods with heat islands.	
I. Fund the recommendations of the Community Health & Human Services Assessment in the FY26 budget.	
J. To meet the goal of allowing people who live and work in Watertown to go car-free, continue to work with the Watertown Transportation Management Association, and identify sustainable sources of funding for permanent local transit programs in Watertown, including the recommendations from the upcoming Study for City Supported Local Transit.	
K. Consider re-use of the former north branch library, including exploring use of alternative funds to assist in renovations.	
L. Based on final City Council policy direction, develop a budgetary plan, within the confines of Proposition 2 ½, for the five unfunded capital items: • Senior Center/Recreation Area • East End Fire Station • DPW Staging Area • Watertown Square Plan Implementation • Middle School Renovations	
M. Fund an assessment of the Public Buildings Department to meet the needs of our new buildings.	

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 26, 2024

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to accept the Committee on Economic Development and Planning Report from its meeting on November 18, 2024

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 26, 2024

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve the action items from the Committee on Economic Development and Planning Report from its meeting on November 18, 2024



Watertown City Council

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

RESOLUTION # 133

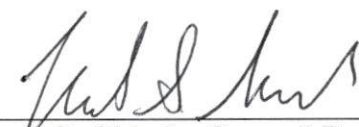
2024 - R - 133

RESOLUTION CONFIRMING THE REAPPOINTMENT OF BARBARA EPSTIEN TO THE PUBLIC ARTS AND CULTURE COMMITTEE

BE IT RESOLVED: That pursuant to the provisions of the Watertown Home Rule Charter, the City Council of the City of Watertown hereby confirms the reappointment of Barbara Epstein to the Public Arts and Culture Committee for a term to expire on November 15, 2027.


Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 9 for, 0 against, and 0 present on November 26, 2024


Brendan T. McCarthy, Council Clerk
Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor



Watertown City Council

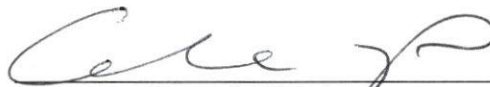
Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

RESOLUTION # 134

2024 – R - 134

RESOLUTION CONFIRMING THE REAPPOINTMENT OF JASON WILSON TO THE PUBLIC ARTS AND CULTURE COMMITTEE

BE IT RESOLVED: That pursuant to the provisions of the Watertown Home Rule Charter, the City Council of the City of Watertown hereby confirms the reappointment of Jason Wilson to the Public Arts and Culture Committee for a term to expire on November 15, 2027.


Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 9 for, 0 against, and 0 present on November 26, 2024


Brendan T. McCarthy, Council Clerk
Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor



Watertown City Council

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

ELECTED OFFICIALS:

Mark S. Sideris,
Council President

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor

Report of the Committee on Economic Development and Planning Meeting Date: November 18, 2024

The Committee convened on Monday November 18, 2024 at 5:00 pm in the City Council Office. Present were Lisa Feltner, chair; John Gannon, vice chair; and Vincent Piccirilli, secretary. The purpose of the meeting was to conduct Public Arts & Culture Committee (PACC) interviews.

Barbara Epstein is a long-time Watertown arts organizer and advocate, and has served on the PACC since October 2023, filling an unexpired term. She is excited about all the initiatives the PACC has been taking. They are focusing on ways to engage a broader segment of the community, and partnering with the schools. A new initiative for next year is a town-wide music festival/dance party.

Jason Wilson is a scientist, and part owner of a jazz club, and has served on the PACC since February 2024, filling an unexpired term. He is impressed with the quality of the initiatives established by the PACC, but understands the amount of volunteer effort required to make sure they run smoothly, and the need to recruit new people to help. He loved the success of Porchfest this year, and is really looking forward to the town-wide music festival/dance party next year.

➔ **Action Item:** Councilor Piccirilli made a motion, seconded by Councilor Gannon, to recommend that the City Council confirm Barbara Epstein for Reappointment to the Public Arts and Culture Committee for a term to expire November 15, 2027. Voted 3-0.

➔ **Action Item:** Councilor Piccirilli made a motion, seconded by Councilor Gannon, to recommend that the City Council confirm Jason Wilson for Reappointment to the Public Arts and Culture Committee for a term to expire November 15, 2027. Voted 3-0.

(Note: Archy LaSalle was scheduled to be interviewed for reappointment, but advised the Committee that he regretfully will not be pursuing reappointment for another term.)

The meeting adjourned at 5:32 pm.

Report prepared by Vincent Piccirilli

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 26, 2024

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to refer the Procurement Director item to the Committee on Personnel and City Organization



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465

To: Honorable City Council

From: George J. Proakis, City Manager

Date: November 20, 2024

RE: Request for Confirmation –Appointment to the Conservation Commission

Pursuant to the provisions of the Watertown Home Rule Charter and Town Council Ordinance 2007-46, An Ordinance on the Timing and Process of Appointments to Town Boards, Commissions and Committees, I am transmitting herewith a request for appointment to the Conservation Commission which requires Council confirmation.

- Josh Coefer - Appointment as a member of the Conservation Commission to a term expiring February 15, 2028

Thank you for your anticipated cooperation in this matter.

FY2026 Budget Policy Guidelines, Ranked By Priority December 3, 2024

	Airasian	Bays	Feltner	Gannon	Gardner	Izzo	Palomba	Piccirilli	Sideris	Composite
I. COST-SAVINGS/REVENUES										
A. Continue to proceed with the guidelines of the Comprehensive Plan, with the long-term goal to promote a diversified and growing tax base, and a renewed focus on small business, retail corridors, and emerging industry clusters.	1	2	1	2	1	1	2	2	2	1.6
E. Continue to pursue the implementation of the Watertown Square Area Plan with the long-term goal of increasing our tax base through the development of multi-family housing and small and medium sized businesses in the Square.	2	1	4	1	2	2	1	1	1	1.7
B. Continue pursuing mitigation monies, linkage fees, and/or other measures from larger scale projects.	3	3	3	3	3	5	3	3	3	3.2
C. Require all departments to actively pursue filing applications for all relevant state, federal, and private foundation grant programs.	4	4	2	4	4	3	4	4	4	3.7
D. Actively seek Payment in Lieu of Taxes (PILOT) agreements, or other in-kind services, with each non-profit organization owning or purchasing property in Watertown.	5	5	5	5	5	4	5	5	5	4.9

FY2026 Budget Policy Guidelines, Ranked By Priority December 3, 2024

	Airasian	Bays	Felner	Gannon	Gardner	Izzo	Palomba	Piccirilli	Sideris	Composite
II. PROGRAM ENHANCEMENTS/EXPENDITURES										
A. All departmental budgets should prioritize and enhance the ability of the city to implement the strategies and action items in the Climate and Energy Plan.	6	1	1	3	1	4	1	1	5	2.6
B. Provide resources to address the strategies and action items in the Comprehensive Plan and the Watertown Square Area Plan.	4	2	5	4	3	2	3	2	3	3.1
C. Continue to work collaboratively with the Watertown Public Schools on the comprehensive multi-year educational budget that assures sustainable funding for our schools and the successful education of our children and seek to accommodate a 3.5% annual increase for FY26 for the Educational appropriation that will provide level-service funding for our schools.	2	3	3	1	4	5	12	3	2	3.9
L. Based on final City Council policy direction, develop a budgetary plan, within the confines of Proposition 2 ½, for the five unfunded capital items: Senior Center/Recreation Area; East End Fire Station; DPW Staging Area; Watertown Square Plan Implementation; Middle School Renovations	3	4	7	5	2	1	6	7	7	4.7
D. Continue support for Building for the Future Initiative funding in collaboration with the School Building Committee, for the MSBA High School project, without debt exclusion funding.	1	5	9	2	5	13	13	4	1	5.9
I. Fund the recommendations of the Community Health & Human Services Assessment in the FY26 budget.	11	6	8	10	6	12	2	8	6	7.7
E. Provide funding and resources to ensure that the City's 5-year rolling plans for streets, sidewalks, water, sewer, stormwater, and underground utilities are effectively planned and executed for optimal results.	5	11	2	9	11	6	9	9	10	8
G.Continue working to identify additional acquisition of land for open space and recreation using the Acquisition of Land/Open Space Stabilization Fund and including proposals submitted to the Community Preservation Committee.	7	7	4	6	9	7	8	12	12	8
F. Provide resources to enhance the Public Works Department's efficiency, flexibility, and capacity to meet the city's growing needs. This includes managing contractors, responding to work orders, overseeing development projects, planning infrastructure improvements, communicating road construction updates, complying with MassDEP waste management regulations, maintaining complete streets infrastructure, and improving snow and ice removal. Identify and implement the necessary technology to support these	8	12	11	8	12	3	10	5	4	8.1
J. To meet the goal of allowing people who live and work in Watertown to go car-free, continue to work with the Watertown Transportation Management Association, and identify sustainable sources of funding for permanent local transit programs in Watertown, including the recommendations from the upcoming Study for City Supported Local Transit.	10	9	13	7	8	8	4	11	8	8.7
M.Fund an assessment of the Public Buildings Department to meet the needs of our new buildings.	12	10	6	11	7	9	7	6	11	8.8
H. Continue to enhance the capabilities of the Department of Public Works Forestry Division by adding resources and/or redeploying additional resources to monitor the maintenance of Watertown's existing public shade tree canopy and continue to collect and analyze data with the goal of creating and implementing a plan to increase tree planting in neighborhoods with heat islands.	9	8	10	12	10	10	5	10	9	9.2
K. Consider re-use of the former north branch library, including exploring use of alternative funds to assist in renovations.	13	13	12	13	13	11	11	13	13	12



Fiscal Year 2025

Tax Classification Hearing
December 10, 2024

What is Classification?

Massachusetts Law permits cities and towns to classify property according to use or property type, and to establish separate tax rates for the different classes. More than one hundred cities and towns in the Commonwealth have chosen to split or “shift” the single rate into two rates: a residential rate and a CIP (Commercial, Industrial, Personal Property) rate*. The shift in the tax rates is intended to help alleviate residential tax rates by “shifting” more of the tax burden onto the CIP class.

Watertown has adopted Chapter 200 of the Acts of 1988 amended M.G.L. c. 58, § 1A to allow cities and towns to give Residential property taxpayers greater tax relief by adopting a shift up to 175% of the property tax burden from Residential taxpayers to the Commercial, Industrial and Personal Property taxpayers, provided certain parameters are not exceeded.

Under Chapter 200,

- Commercial/Industrial/Personal Property taxpayers cannot pay more than 175% of their full and fair cash value share of the tax levy.
- Residential taxpayers must pay the greater of:
 - 50% of their full and fair cash value share of the levy, or
 - The lowest percentage share of the tax levy they have paid since classification began.
 - Watertown’s lowest residential percentage share of the levy, since classification began, is 61.2420%.

From Fiscal Year 2004 – Fiscal Year 2021, the Council has voted to adopt a 175% shift of the tax burden from Residential taxpayers to the Commercial, Industrial and Personal Property (CIP) taxpayers. In Fiscal Year 2022, the increasing CIP percentage triggered the lowest residential percentage resulting in the maximum allowable shift of 159.1528%. CIP continued to increase in Fiscal Year 2023 and the maximum allowable shift was 150%.

The Honorable City Council passed a resolution seeking special legislation allowing Watertown to shift up to 175% provided the minimum allowable residential burden doesn't drop below 50%. In October of 2023, Chapter 58 of the Acts of 2023 passed in the Legislature and was signed by the Governor. This special legislation is in effect for Fiscal Years' 2024, 2025 and 2026.

***Nearby communities with split tax rates include Boston, Brookline, Burlington, Cambridge, Canton, Dedham, Framingham, Lexington, Lincoln, Marlborough, Medford, Needham, Newton, Norwood, Quincy, Randolph, Somerville, Waltham, Westwood, Wilmington, and Woburn.**

What is going on with property values?

WATERTOWN ASSESSMENTS/TEN YEAR LOOKBACK							
Fiscal Year	Total Value		Residential Value	Residential Percentage		Commercial Industrial Personal Property Value	Commercial Industrial Personal Property Percentage
2025	\$12,883,303,540		\$9,192,796,208	71.35%		\$3,690,507,332	28.65%
2024	\$11,931,304,624		\$8,502,470,850	71.26%		\$3,428,833,774	28.74%
2023	\$10,950,885,858		\$8,100,534,759	73.97%		\$2,850,351,099	26.03%
2022	\$10,049,624,325		\$7,602,271,296	75.65%		\$2,447,353,029	24.35%
2021	\$9,398,370,344		\$7,342,750,000	78.13%		\$2,055,620,344	21.87%
2020	\$9,098,604,508		\$7,209,091,371	79.23%		\$1,889,513,137	20.77%
2019	\$7,998,921,648		\$6,382,738,095	79.79%		\$1,616,183,553	20.21%
2018	\$7,193,842,933		\$5,808,343,439	80.74%		\$1,385,499,494	19.26%
2017	\$6,615,124,690		\$5,387,245,133	81.44%		\$1,227,879,557	18.56%
2016	\$6,272,536,699		\$5,088,998,429	81.13%		\$1,183,538,270	18.87%
2015	\$5,444,172,323		\$4,423,338,299	81.25%		\$1,020,834,024	18.75%

Levy Limit, Single Tax Rate

- First steps in setting the tax rate is determining levy limit, total value of taxable property, and then calculating a single tax rate.

Calculating the Levy Limit				Calculating a Single Tax Rate	
FY24 Levy Limit	\$158,336,628				
Plus 2.5%	\$3,958,416			Total Tax Levy	\$168,575,919
FY25 New Growth	\$6,280,875 *			÷ Total Assessed Value	\$12,883,303,540
FY25 Levy Limit	\$168,575,919	6.47%		= Single Tax Rate	\$13.08
* New Growth Further Detailed Next Page		Increase over FY24			

New Growth – What is it and why is it important?

Fiscal Year 2025

	Historically:				Current:
Permits, Conversions	Actual New Growth Tax Dollars			Three Year	Actual New Growth \$
New Construction	FY22	FY23	FY24	Average	FY25
Single Family	\$29,389	\$54,166	\$78,240	\$53,932	\$78,450
Condominium	\$217,920	\$270,610	\$279,604	\$256,045	\$221,070
Two & Three Family	\$45,374	\$82,008	\$40,652	\$56,011	\$53,900
Apartment, Mixed Use	\$271,491	\$70,712	\$162,428	\$168,210	\$31,140
Commercial	\$1,076,673	\$966,561	\$1,149,340	\$1,064,191	\$388,002
Industrial	\$5,534,371	\$4,202,589	\$7,827,667	\$5,854,876	\$2,347,035
Personal Property	\$716,974	\$708,029	\$1,062,095	\$829,033	\$3,161,278
	\$7,892,192	\$6,354,675	\$10,600,026	\$8,282,298	\$6,280,875

Shift 175%? No, but close.

Shift Comparison

No Shift				Maximum Shift by Law 174.5%			
Class	Total Assessed Value	Single Tax Rate	Taxes	Class	Total Assessed Value	Split Tax Rates	Taxes
Residential	\$9,192,796,208	\$13.08	\$120,214,196 *	Residential	\$9,192,796,208	\$9.17	\$84,310,419 **
Commercial, Industrial, Personal Property	\$3,690,507,332	\$13.08	\$48,361,723	Commercial, Industrial, Personal Property	\$3,690,507,332	\$22.83	\$84,265,500
		Total	\$168,575,919			Total	\$168,575,919
*Residential Tax Rate Without Residential Exemption				**Residential Tax Rate Without Residential Exemption			

If the Council shifts the maximum allowed by law in Fiscal Year 2025, the shift will save the Residential taxpayers **\$35,903,777**.

How does Watertown compare to neighboring communities?

FISCAL YEAR 2024															
	RES	COMM	Share of Value									AVE		RES	AVE
MUNICIPALITY	TAX	TAX	RES	CIP	2018	2019	2020	2021	2022	2023	2024	RES VALUE	RES	EXEMPT.	RES
	RATE	RATE	%	%	SHIFT	SHIFT	SHIFT	SHIFT	SHIFT	SHIFT	SHIFT	FY2024	EXEMPT.	SAVINGS	TAX
BELMONT	\$10.56	\$10.56	95.34	4.66	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,311,482	no	\$-	\$ 13,849
NEWTON	\$9.76	\$18.33	91.59	8.41	1.75	1.75	1.75	1.72	1.75	1.74	1.75	\$1,385,068	no	\$-	\$ 13,518
ARLINGTON	\$10.59	\$10.59	94.66	5.34	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$925,703	no	\$-	\$ 9,803
CAMBRIDGE	\$5.92	\$10.46	52.00	48.00	1.66	1.64	1.59	1.51	1.45	1.39	1.38	\$1,643,373	30%	\$2,919	\$ 6,810
BOSTON	\$10.90	\$25.27	66.67	33.33	1.75	1.75	1.75	1.75	1.75	1.75	1.75	\$946,404	35%	\$3,611	\$ 6,705
WATERTOWN	\$11.70	\$23.08	71.26	28.74	1.75	1.75	1.75	1.75	1.59	1.5	1.73	\$840,331	33%	\$3,245	\$ 6,587
WALTHAM	\$9.64	\$20.71	64.88	35.12	1.75	1.75	1.75	1.75	1.75	1.75	1.75	\$814,422	35%	\$2,748	\$ 5,103

What is the Residential Exemption?

- Residential Exemption is a reduction of a fixed assessment amount off every qualified taxpayer's assessment.
- To qualify, you must apply, and you must own and occupy your home as your primary residence (domicile) as of January 1st, 2024. Once approved, you do not need to apply every year. Recording a new deed with changes in ownership may require reapplying.
- The exemption is the same fixed amount for everyone that receives the exemption; lower assessed properties reap more of the benefit by having a larger percentage of their taxes reduced.
- The Residential Exemption is revenue neutral within the residential class. Investor-owned properties, apartment buildings, and high-end properties pay for the exemption.

Historic Shifts in Watertown, Median Bill Changes

HISTORY				RESIDENTIAL						COMMERCIAL & INDUSTRIAL			
	Fiscal Year	tax shift	tax rate	average assmnt	average tax	exempt dscnt	exempt amount	tax bill	tax bill change	tax rate	average assmnt	tax bill	tax bill change
	2015	1.75	15.03	\$ 451,638	\$ 6,788	20	\$ 1,358	\$ 5,430	6.25%	27.87	\$ 1,728,848	\$ 48,183	2.53%
	2016	1.75	13.68	\$ 517,701	\$ 7,082	20	\$ 1,416	\$ 5,666	4.33%	25.40	\$ 2,048,119	\$ 52,022	7.97%
	2017	1.75	13.89	\$ 547,540	\$ 7,605	22	\$ 1,673	\$ 5,932	4.70%	25.32	\$ 2,108,193	\$ 53,379	2.61%
	2018	1.75	13.47	\$ 587,413	\$ 7,912	23	\$ 1,820	\$ 6,093	2.71%	24.63	\$ 2,412,502	\$ 59,420	11.32%
	2019	1.75	12.88	\$ 643,680	\$ 8,291	23	\$ 1,907	\$ 6,384	4.78%	23.95	\$ 2,846,621	\$ 68,177	14.74%
	2020	1.75	12.14	\$ 723,586	\$ 8,784	24	\$ 2,108	\$ 6,676	4.58%	22.53	\$ 3,259,984	\$ 73,447	7.73%
	2021	1.75	12.25	\$ 733,688	\$ 8,988	25	\$ 2,247	\$ 6,741	0.98%	22.97	\$ 3,546,313	\$ 81,459	10.91%
	2022	1.59	13.25	\$ 757,802	\$ 10,041	30	\$ 3,012	\$ 7,029	4.28%	21.28	\$ 4,282,020	\$ 91,121	24.06%
	2023	1.50	13.58	\$ 802,987	\$ 10,905	33	\$ 3,598	\$ 7,307	4.0%	19.73	\$ 5,097,743	\$ 100,578	10.38%
	2024	1.73	11.70	\$ 840,331	\$ 9,832	33	\$ 3,245	\$ 6,587	-9.8%	23.09	\$ 6,063,711	\$ 140,011	39.21%
							Median Increase Past 10 Years		4.31%		Median Increase Past 10 Years		10.64%
Line	OPTIONS		tax rate	average assmnt	average tax	exempt dscnt	exempt amount	tax bill	tax bill change	tax rate	average assmnt	tax bill	tax bill change
1	2025	1.74	11.63	\$ 907,035	\$ 10,549	33	\$ 3,481	\$ 7,068	7.3%	22.83	\$ 7,757,792	\$ 177,110	26.50%
2	2025	1.74	11.73	\$ 907,035	\$ 10,640	34	\$ 3,617	\$ 7,022	6.6%				
3	2025	1.74	11.83	\$ 907,035	\$ 10,730	35	\$ 3,756	\$ 6,975	5.9%				

Actual Fiscal Year 2024 Average Assessments and Average Tax Bills

Description	FY24 Average Assessment	FY24 Tax Rate	33% Residential Exemption	Residential Exemption Amount	Avg Tax Bill With Res Ex	FY24	Last Year	Avg Tax Bill No Res. Ex.
Single Family	\$833,543	\$11.70	3,245	\$277,309	\$6,507			\$9,752
Condominium	\$578,637	\$11.70	3,245	\$277,309	\$3,525			\$6,770
Two Family	\$911,557	\$11.70	3,245	\$277,309	\$7,420			\$10,665
Three Family	\$1,036,362	\$11.70	3,245	\$277,309	\$8,880			\$12,125



Residential Exemption Scenarios For Fiscal Year 2025

No Res Ex.

Description	FY25 Average Assessment	Projected Tax Rate	33% Res Ex	Res Ex Value Amount	Avg Tax Bill With Res Ex	Dollar Difference From FY24	Tax Bill Change % From FY24	Avg Tax Bill No Res. Ex.	Dollar Difference From FY24	Tax Bill Change % From FY24
Single Family	\$919,635	\$11.63	\$3,481	\$299,322	\$7,214	\$707	10.86%	\$10,695	\$943	9.67%
Condominium	\$613,570	\$11.63	\$3,481	\$299,322	\$3,655	\$130	3.68%	\$7,136	\$366	5.40%
Two Family	\$998,455	\$11.63	\$3,481	\$299,322	\$8,131	\$711	9.58%	\$11,612	\$947	8.88%
Three Family	\$1,091,366	\$11.63	\$3,481	\$299,322	\$9,211	\$331	3.73%	\$12,693	\$567	4.68%

Description	FY25 Average Assessment	Projected Tax Rate	34% Res Ex	Res Ex Value Amount	Avg Tax Bill With Res Ex	Dollar Difference From FY24	Tax Bill Change % From FY24	Avg Tax Bill No Res. Ex.	Dollar Difference From FY24	Tax Bill Change % From FY24
Single Family	\$919,635	\$11.73	\$3,617	\$308,392	\$7,170	\$662	10.18%	\$10,787	\$1,035	10.61%
Condominium	\$613,570	\$11.73	\$3,617	\$308,392	\$3,580	\$55	1.55%	\$7,197	\$427	6.31%
Two Family	\$998,455	\$11.73	\$3,617	\$308,392	\$8,094	\$674	9.09%	\$11,712	\$1,047	9.81%
Three Family	\$1,091,366	\$11.73	\$3,617	\$308,392	\$9,184	\$304	3.42%	\$12,802	\$676	5.58%

Description	FY25 Average Assessment	Projected Tax Rate	35% Res Ex	Res Ex Value Amount	Avg Tax Bill With Res Ex	Dollar Difference From FY24	Tax Bill Change % From FY24	Avg Tax Bill No Res. Ex.	Dollar Difference From FY24	Tax Bill Change % From FY24
Single Family	\$919,635	\$11.83	\$3,756	\$317,462	\$7,124	\$616	9.47%	\$10,879	\$1,127	11.55%
Condominium	\$613,570	\$11.83	\$3,756	\$317,462	\$3,503	-\$22	-0.63%	\$7,259	\$488	7.22%
Two Family	\$998,455	\$11.83	\$3,756	\$317,462	\$8,056	\$636	8.57%	\$11,812	\$1,147	10.75%
Three Family	\$1,091,366	\$11.83	\$3,756	\$317,462	\$9,155	\$275	3.09%	\$12,911	\$785	6.48%

Board of Assessors' Thoughts on Residential Exemption

- The standing policy of the Board of Assessors policy is to review the impact change of the residential tax bills and if the average residential tax bill increases more than the previous ten-year median, the Board will consider recommending a further increase. The ten-year median increase is 4.31%. The increase without a change in the residential exemption will be 7.3%. The maximum exclusion allowed by law is 35%. Watertown is currently at 33%.

Summary

Item	FY24	FY25*
Average Residential Assessment	\$840,331	\$907,035
Residential Tax Rate	\$11.70	\$11.83**
Average Tax Bill	\$9,832	\$10,730
Residential Exemption (Tax Dollars)	-\$3,245	-\$3,755**
Average Residential Tax Bill with Residential Exemption	\$6,587	\$6,975
Total Residential Value	\$8,502,470,850	\$9,192,796,208
Total CIP Value	\$3,428,833,774	\$3,690,507,332
Total Real and Personal Property Value	\$11,931,304,624	\$12,833,303,540

*All values are pending approval with the Department of Revenue. This report could be subject to slight revisions.

**Projected Tax Rate and Residential Exemption. Contingent on Council adopting maximum shift allowed by law and increasing Residential Exemption to 35%.



Recommendations

- Council adopt the maximum shift allowed by law which is 174.5%.
- Council accepts the provisions of Chapter 59, section 5C approving a residential exemption and raising that percentage excluded from taxation to the maximum amount allowed by law, which is 35%.



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council
From: George J. Proakis, City Manager
Date: December 5, 2024
RE: Agenda Item – Proposed Loan Order

Please find attached correspondence from Denise Moroney, Director of Public Buildings, requesting the necessary actions be taken to authorize the Treasurer to borrow \$180,000. This amount will cover the costs associated with the installation of electric vehicle charging units at various locations, as detailed in the attached document.

I respectfully request that the proposed Loan Order be placed on the City Council Agenda for December 10, 2024, as a First Reading.

Thank you for your consideration.



28 State Street
Boston, MA 02109-1775
p: 617-345-9000 f: 617-345-9020
hinckleyallen.com

Chelsea A. Tryder
(617) 378-4209
ctryder@hinckleyallen.com

December 5, 2024

George J. Proakis
City Manager
Administration Building
149 Main Street
Watertown, Massachusetts 02472

RE: Draft Loan Order – Electric Vehicle Charging Unit Bonds

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of funds to pay costs of installing electric vehicle charging units at various locations throughout the City:

ORDERED: That the sum of \$180,000 is appropriated to pay costs of the installation of electric vehicle charging units at (i) Nichols Ave Lot, (ii) Phillips, 30 Common Street, (iii) Skating Rink, 1 Paramount Pl, (iv) Police Headquarters, 552 Main Street and (v) such other locations as determined by the City, including all other costs incidental and related thereto; and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

FURTHER ORDERED: That any premium received by the City upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

The order must be published at least five days prior to the holding of a public hearing with respect to the order and its final passage and requires the affirmative vote of at least two-thirds of all members of the City Council, as in the case of any other loan order for bonds.

Please call me if there are any questions about the suggested proceedings.

Sincerely,

/s/ Chelsea A. Tryder

Chelsea A. Tryder



CITY OF WATERTOWN
Department of Public Buildings

Denise Moroney
Director of Public Buildings
124 Watertown Street, Suite 3F - Watertown, MA - 02472
Phone: 617-686-3184
dmoroney@watertown-ma.gov

December 4, 2024

Dear Mr. Proakis,

I would like to request a loan order in the amount of \$180,000 from the \$90,000 identified during both the FY24 and FY25 annual CIP to be approved for the purchase of Electrical Vehicle charging units and associated service plans as outlined in the attached quotes from Voltrek for the following locations:

\$ 26,820 Nichols Ave Lot - 2 Dual Port Bollard Mount EV Charging Stations
\$ 26,820 Phillips 30 Common St - 2 Dual Port Bollard Mount EV Charging Stations
\$ 56,100 Skating Rink 1 Paramount Pl - 2 ABB-Terra Fast Chargers
\$ 26,820 Police Headquarters 552 Main St - 2 Dual Port Bollard Mount EV Charging Stations
\$136,560 Total Estimated Cost for 8 EV Chargers

We are awaiting additional quotes from Voltrek for additional locations throughout the City of Watertown, therefore we are requesting a loan order for the full amount of \$180,000.

Thank you,

Denise Moroney
Director of Public Buildings
City of Watertown
124 Watertown Street, Suite 3F
Watertown, MA 02472
Cell: 617-686-3184



October 31, 2022

Quote #0080

Silas Fyler
Project Manager
City of Watertown
30 Common St. Watertown MA 02472
RE: Nichols Ave Lot / 16 Nichols Ave EV Charger Project

Voltrek is pleased to provide the following pricing and information for the purchase and installation of Two (2) ChargePoint Dual Port, Bollard Mount, EV Charging Stations for the above-referenced project. This project qualifies for the MassEVIP PAC (Public Access Charging) Program and Eversource Make-Ready Program.

Quote

Name	Price	QTY	Subtotal
CT4021-GW1 - Dual Port, Bollard Mount EV Charging Station*	\$9,190.00	2	\$18,380.00
CPCLD-COMMERCIAL-1 - One Year Commercial Cloud Plan	\$345.00	4	\$1,380.00
Voltrek Customer Loyalty Discount (1st Year of Cloud Service Free)	-\$1,380.00	1	-\$1,380.00
CT4000-ASSURE5 - Five Year Prepaid Assure Warranty Plan	\$2,620.00	2	\$5,240.00
CPSUPPORT-ACTIVE - Initial Station Activation & Configuration	\$350.00	2	\$700.00
CPSUPPORT-SITEVALID - Required to Purchase Assure Plan Fee Waive w/Purchase of Assure5 Plan	\$600.00	1	\$0.00
Installation & Programming	\$1,000.00	2	\$2,000.00
Shipping *	\$250.00	2	\$500.00
Subtotal			\$26,820.00
Tax Exempt			\$0.00
Total			\$26,820.00



ESTIMATED MASSEVIP GRANT AWARD:

-\$18,880.00

Indicates MassEVIP Eligible Items (100% of \$18,880.00)

ESTIMATED NET PROJECT COST:

\$7,940.00

Note: This constitutes Voltrek's best effort to estimate the MassEVIP Grant Award. When accepting this quote, it's for the total project cost above.

Scope of Work

All Labor & Material Required to Install EV Charging Stations

- Assemble, Mount & Connect EV Charging Stations
- Activate, Program & Test EV Charging Station

Complimentary Voltrek service (no fee):

- Program & Test EV Charging Stations
- Assist with Grant Applications & Payment Request Submissions
- Client Onboarding & Software Training

Note: Make-Ready is Provided by Eversource. Painting & Signage Provided by Others.

CT4000 Commercial Cloud Network - Multi-Year Pricing (Per Port)

Network Terms	Price
CPCLD-COMMERCIAL-1 / One Year Commercial Cloud Network Plan (per port)	\$345.00
CPCLD-COMMERCIAL-2 / Two Year Commercial Cloud Network Plan (per port)	\$660.00
CPCLD-COMMERCIAL-3 / Three Year Commercial Cloud Network Plan (per port)	\$935.00
CPCLD-COMMERCIAL-4 / Four Year Commercial Cloud Network Plan (per port)	\$1,175.00
CPCLD-COMMERCIAL-5 / Five Year Commercial Cloud Network Plan (per port)	\$1,385.00

ChargePoint Assure Program

ChargePoint Assure Maintenance & Management Program Includes Proactive Monitoring - 24/7, Parts & On-Site Labor to Repair or Replace Any Manufacturing Defects. Assure Program Details are Provided Upon Request.

*** Site Validation is Required for the Purchase of Assure Program.**



Site Validation	Price
Site Validation - Required to Purchase Assure Plan	\$600.00
* Fee Waived w/Purchase of Assure5 Plan	
Assure Terms (Per Station)	
ASSURE1 - \$775 / Year	\$775.00
ASSURE2 - \$740 / Year	\$1,480.00
ASSURE3 - \$722 / Year	\$2,165.00
ASSURE4 - \$646 / Year	\$2,585.00
ASSURE5 - \$524 / Year	\$2,620.00

Communication Requirements:

ChargePoint Gateway requires cellular connection to communicate with the Chargepoint network. Verizon, T-Mobile, or AT&T 4G/LTE Signal is required for the Gateway & EV Stations to communicate & function.

Warranty:

ChargePoint EVSE comes with a standard 1-year parts only warranty. ChargePoint offers the "Assure" Extended Warranty Plan, which includes parts & labor coverage. Important- ChargePoint requires installation to be completed by a ChargePoint certified installer or all warranties are voided.

Voltrek:

Is a small business enterprise specializing in planning, installing, and servicing commercial charging station projects. We have been in business for 12 years and offer a full scope of turnkey services to meet your EV Charger needs. Voltrek has installed more than 3500+ charging stations to date. Voltrek is on the Commonwealth of Massachusetts OSD contract VEH102.



Terms

Net 30 from date of equipment shipping and balance Net 30 of completion. Quote is subject to change at anytime due to the Global Supply Chain Issues. Please contact me with any questions and thank you for considering Voltrek.

Sincerely,
Steve Giordano
Account Executive
Voltrek, LLC
978-994-3663

TO ACCEPT CONTRACT PLEASE COMPLETE BELOW AND RETURN TO VOLTREK. IF YOU WANT TO MODIFY OR ADD ITEMS PLEASE REQUEST VIA EMAIL AND AN UPDATED QUOTE WILL BE SENT.

NAME:

DATE:

SIGNATURE:



Billing Instructions Form

Are you Tax Exempt	
Is this the correct information for your billing department?	Silas Fyler Project Manager silas.fyler@watertown.k12.ma.us 617-926-7700 30 Common St. MA 02472 02472
If the billing information above was incorrect please update the billing information with the correct person/team to the right.	



ChargePoint Provisioning Form

As a proud new owner of ChargePoint hardware, we want to give you access to their web portal at chargepoint.com. This website will allow you to monitor usage of your new stations, status of the station and all administrative abilities. Please fill out the info below so we can properly set you up in chargepoint.com

Name of Organization:

This will be the "Organization" that your station(s) will be assigned to in your ChargePoint account. This cannot be changed. If you already have an "Organization" name, please provide it above.

Does this Organization Currently Exist?

Administrative Contact Name:

The name provided will be the main contact for all EV Station inquiries. This can be changed, at a later date.

Administrative Contact Email: example@example.com



November 7, 2022

Quote #00000103

Silas Fyler
Project Manager
City of Watertown
30 Common St. Watertown MA
RE: Watertown/Spring St Municipal Lot

Voltrek is pleased to provide the following pricing and information for the purchase and installation of Two (2) Dual Port, Bollard Mount ChargePoint EV Charging Stations This project qualifies for the MassEVIP PAC (Public Access Charging) Program & Eversource Make-Ready Program.

Quote

Name	Price	QTY	Subtotal
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Subtotal \$26,820.00

Tax Exempt \$0.00

Total \$26,820.00



\$18,880.00

ESTIMATED MASSEVIP GRANT AWARD:

*Indicates Items Eligible For MassEVIP PAC Award (100% of \$18,880.00)

\$7,940.00

ESTIMATED NET PROJECT COST:

Note: This constitutes our best estimation. When accepting this quote, it's for the total project cost above.

Scope of Work

All Labor & Material Required to Install EV Charging Stations

- Assemble, Mount & Connect EV Charging Stations
- Activate, Program & Test EV Charging Stations
- Power Run by Others

Complimentary Voltrek service (no fee):

- Program, and test stations
- Assist with grant applications and payment request submissions
- Client onboarding and software training

Note, Make-Ready Provided by Eversource. Signage & Painting provided by others.

Network Multi-Year Pricing (if alternative term selected, substitute for price in quote)

Network Terms	Price
Commercial Cloud Network Plan (per port) 1 Year - CPCLD-COMMERCIAL-1	\$345.00
Commercial Cloud Network Plan (per port) 2 Year - CPCLD-COMMERCIAL-2	\$660.00
Commercial Cloud Network Plan (per port) 3 Year - CPCLD-COMMERCIAL-3	\$935.00
Commercial Cloud Network Plan (per port) 4 Year - CPCLD-COMMERCIAL-4	\$1,175.00
Commercial Cloud Network Plan (per port) 5 Year - CPCLD-COMMERCIAL-5	\$1,385.00

ChargePoint Assure Program

ChargePoint Assure Maintenance & Management Program Includes Proactive Monitoring - 24/7, Parts & On-Site Labor to Repair or Replace Any Manufacturing Defects. Assure Program Details Provided Upon Request.

* Site Validation Required for the Purchase of Assure Program.



Site Validation	Price
Site Validation * Fee Waived w/Purchase of 5 Year Assure Plan & Voltrek Installation Services	\$600.00
Assure Terms (if alternative term selected, substitute for price in quote)	
ASSURE 1 year \$775/year/station	\$775.00
ASSURE 2 years \$740/year/station	\$1,480.00
ASSURE 3 years \$722/year/station	\$2,165.00
ASSURE 4 years \$646/year/station	\$2,585.00
ASSURE 5 years \$524/year/station	\$2,620.00

Communication Requirements:

ChargePoint Gateway requires cellular connection to communicate with the Chargepoint network. Verizon, T-Mobile, or AT&T 4G/LTE Signal is required for the Gateway & EV Stations to communicate & function.

Warranty:

ChargePoint EVSE comes with a standard 1-year parts only warranty. ChargePoint offers the "Assure" Extended Warranty Plan, which includes parts & labor coverage. Important- ChargePoint requires installation to be completed by a ChargePoint certified installer or all warranties are voided.

Voltrek:

Is a small business enterprise specializing in planning, installing, and servicing commercial charging station projects. We have been in business for 12 years and offer a full scope of turnkey services to meet your EV Charger needs. Voltrek has installed more than 3500+ charging stations to date.. Voltrek is on the Commonwealth of Massachusetts OSD contract VEH102.



Terms

Net 30 from date of completion. Quote is subject to change at anytime due to the Global Supply Chain Issues.
Please contact me with any questions and thank you for considering Voltrek.

Sincerely,
Steve Giordano
Account Manager
VOLTREK
978-994-3663

TO ACCEPT CONTRACT PLEASE COMPLETE BELOW AND RETURN TO VOLTREK. IF YOU WANT TO
MODIFY OR ADD ITEMS PLEASE REQUEST VIA EMAIL AND AN UPDATED QUOTE WILL BE SENT.

NAME:

DATE:

SIGNATURE:



Billing Instructions Form

Are you Tax Exempt	
Is this the correct information for your billing department?	Silas Fyler Project Manager silas.fyler@watertown.k12.ma.us - 30 Common St. MA 02472
If the billing information above was incorrect please update the billing information with the correct person/team to the right.	



ChargePoint Provisioning Form

As a proud new owner of ChargePoint hardware, we want to give you access to their web portal at chargepoint.com. This website will allow you to monitor usage of your new stations, status of the station and all administrative abilities. Please fill out the info below so we can properly set you up in chargepoint.com

Name of Organization:

This will be the "Organization" that your station(s) will be assigned to in your ChargePoint account. This cannot be changed. If you already have an "Organization" name, please provide it above.

Does this Organization Currently Exist?

Administrative Contact Name:

The name provided will be the main contact for all EV Station inquiries. This can be changed, at a later date.

Administrative Contact Email: example@example.com



November 1, 2022

Quote #22392

Silas Fyler
Project Manager
City of Watertown
149 Main St. Watertown, MA 02472
RE: Watertown Skating Rink/1 Paramount Place

Voltrek is pleased to provide the following pricing & information for the purchase & installation of Two (2) ABB Terra 24kW WallBox DC Fast Chargers, w/ChargePoint enabled Cloud Software Plan & One (1) ChargePoint, Dual Port, Bollard Mount, EV Charging Station.

* This project qualifies for the Eversource Make-Ready Program & MasseVIP PAC (Public Access Charging) Program.

Quote

Item	List Price	Qty	Amount
ABB Hardware & Software			
ABB-DC24-WALL-3P-CCS1 * 3-phase, CCS1, ABB Terra DC Wallbox - 24 kW Wall Mounted DC Fast Charger rated up to 920 VDC, 23 foot CCS-1 Cable, 3-phase 480 volt input, RFID reader, LED Display, cellular modem, basic CCS-1 holster	\$18,475.00	2	\$36,950.00
CPCLD-COMMERCIAL-DC-1 - One Year DC Commercial Cloud Plan	\$870.00	2	\$1,740.00
ONRAMP-ABB-ANNUAL - Enables Remote Software Updates & Support	\$130.00	2	\$260.00
ONRAMP-ABB-ACTIVE - One-Time ABB Activation Fee	\$250.00	2	\$500.00
ONRAMP-ABB-NETWORKING-NA - One-time on-site networking fee to connect an ABB station to the ChargePoint DC Commercial Cloud Network	\$700.00	2	\$1,400.00
ONRAMP-ABB-SAK-NA - One-Time ChargePoint Onboarding Fee	\$180.00	2	\$360.00
ACDCWB - Activation Fee - Enables Remote Diagnostic System, Firmware Updates & Warranty Activation	\$285.00	2	\$570.00
ChargePoint Hardware & Software			
CT4021-GW1 - Dual Port, Bollard Mount, EV Charging Station *	\$9,190.00	1	\$9,190.00
CPCLD-COMMERCIAL-1 - One Year Commercial Cloud Plan (Per Port)	\$345.00	2	\$690.00



CPSUPPORT-ACTIVE - Initial Station Activation & Configuration	\$350.00	3	\$1,050.00
CT4000-ASSURE5 - Five-Year Prepaid Assure Parts & Labor Warranty	\$2,620.00	1	\$2,620.00
CPSUPPORT-SITEVALID - Required to Purchase Assure Plan	\$600.00	1	\$0.00
Installation & Shipping			
Final Installation & Programming	\$1,100.00	3	\$3,300.00
Shipping (2 @ \$650.00 & 1 @ \$250.00) *	\$1,550.00	1	\$1,550.00
Less Voltrek Customer Loyalty Discount (Waived - 1st Year Cloud Plans & All Activation Fees)	-\$4,080.00	1	-\$4,080.00
Tax Exempt	\$0.00	1	\$0.00

Total Project Cost \$56,100.00

ESTIMATED MASSEVIP GRANT AWARD:	-\$47,690.00
* Indicates Items Eligible for MassEVIP PAC Award (100% of \$47,690.00)	
ESTIMATED NET PROJECT COST:	\$8,410.00
Note: This constitutes our best estimation. When accepting this quote, it's for the total project cost above.	

Scope of Work

- Assemble, Mount & Connect EV Charging Stations.
- Program & Test EV Charging Stations.
- Activate EV Charging Stations (Broken Out Above)
- Client Onboarding & Software Training (Complimentary Voltrek Service)
- Assist with Grant Applications & Payment Request Submissions (Complimentary Voltrek Service)

Please Note: Make-Ready is Provided by Eversource. Painting & Signage Provided by Others.

CT4000 Network Multi-Year Pricing (Per Port)

Network Terms	Price
Commercial Cloud Network Plan (per port) 1 Year CPCLD-COMMERCIAL-1	\$345.00



Commercial Cloud Network Plan (per port) 2 Year CPCLD-COMMERCIAL-2	\$660.00
Commercial Cloud Network Plan (per port) 3 Year CPCLD-COMMERCIAL-3	\$935.00
Commercial Cloud Network Plan (per port) 4 Year CPCLD-COMMERCIAL-4	\$1,175.00
Commercial Cloud Network Plan (per port) 5 Year CPCLD-COMMERCIAL-5	\$1,385.00

ABB Network Multi-Year Pricing (Per Port)

Network Terms	Price
CPCLD-COMMERCIAL-DC-1	\$870.00
CPCLD-COMMERCIAL-DC-2	\$1,660.00
CPCLD-COMMERCIAL-DC-3	\$2,350.00
CPCLD-COMMERCIAL-DC-4	\$2,960.00
CPCLD-COMMERCIAL-DC-5	\$3,485.00

ChargePoint Assure Program

ASSURE is ChargePoint's extended warranty program; The Assure Program includes 24/7 monitoring, parts, and on-site labor to repair or replace any manufacturing defects. The standard one-year warranty is parts only. A site validation is required to purchase Assure.

	Price
Site Validation - Required to Purchase Assure Plan	\$600.00
Assure Terms	
ASSURE 1 year \$775/year/station	\$775.00
ASSURE 2 years \$740/year/station	\$1,480.00
ASSURE 3 years \$722/year/station	\$2,165.00
ASSURE 4 years \$646/year/station	\$2,585.00
ASSURE 5 years \$524/year/station	\$2,620.00



ChargePoint Warranty

ChargePoint EVSE comes with a standard 1-year parts only warranty; there is an option to "Validate" the installation, which allows for the purchase of their "Assure" Extended Warranty program. ***Important- ChargePoint requires installation to be completed by a ChargePoint certified installer or all warranties are voided.***

ABB Warranty

ABB EVSE comes with a standard 2-year parts-only warranty. This coverage can be extended by up to 3 years, and coverage for parts and labor can be added for up to five years. Information will be furnished upon request.

Communication Requirements

ABB and ChargePoint stations rely on a cellular connection to communicate with ABB and ChargePoint. A T-Mobile or ATT LTE/4G signal is required at the site.

Voltrek

Is a small business enterprise specializing in planning, installing, and servicing commercial charging station projects. We have been in business for 12 years and offer a full scope of turnkey services to meet your EV Charger needs. Voltrek has installed more than 3500 charging stations to date. Voltrek is on State Contract VEH102.

Terms

Hardware will be billed net 30 from date of equipment shipping. Labor will be billed net 30 from date of hardware installation. Quote is subject to change at any time, due to global supply chain issues.

Sincerely,
Steve Giordano
Voltrek, LLC
978-994-3663

TO ACCEPT CONTRACT PLEASE COMPLETE BELOW AND RETURN TO VOLTREK. IF YOU WANT TO MODIFY OR ADD ITEMS PLEASE REQUEST VIA EMAIL AND AN UPDATED QUOTE WILL BE SENT.

NAME:

DATE:

SIGNATURE:



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager

Date: December 2, 2024

RE: Agenda Item – Approval and Acceptance of Gifts of Funds and Expenditures; and
Gifts of Personal Property

I am pleased to inform you that we have received generous donations to offset expenditures for the Merry Mingle event held on December 1, 2024. In accordance with Massachusetts General Laws Chapter 44, Section 53A and Section 53A½, approval from the City Manager and City Council is required for any expenditure of funds and personal property gifts.

I respectfully request that the attached Resolution approving these gifts and expenditures be placed on the December 10, 2024 City Council Agenda.

Thank you for your consideration.

Resolution #

R-2024-

A Resolution to Approve the Receipt and Expenditure of Donations for the Merry Mingle Event

WHEREAS, the Merry Mingle event was held on December 1, 2024, providing a joyous and festive occasion for the community; and

WHEREAS, generous donations have been received from Watertown Savings Bank, Harris Plumbing & Heating of Arlington, Home Depot, Alpha Graphic, Pesce Network Dunkin, Mass Cultural Council, Mosesian Center for the Arts, Flett Construction, Taylor Rental, the Holt family, and Alexandria Real Estate Equities to offset expenditures for the Merry Mingle event, contributing to its success and reducing the financial burden on the city's budget; and

WHEREAS, in accordance with Massachusetts General Laws Chapter 44, Section 53A and Section 53A½, approval from the City Manager and City Council is required for any expenditure of funds and personal property gifts.

NOW THEREFORE BE IT RESOLVED: That the City Council of Watertown, hereby approves the receipt and expenditure of these donations in accordance with Massachusetts General Laws Chapter 44, Section 53A and Section 53A½.

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of ___ for, ___ against and __present on December 10, 2024.

Brendan McCarthy, Council Clerk

Mark S. Sideris, Council President

Hand, JoAnna

From: Fernandez-McKenna, Tammy
Sent: Wednesday, November 27, 2024 10:32 AM
To: Magoon, Steve; Langan, Megan
Cc: Osmond, Marsha; Hand, JoAnna
Subject: Merry Mingle donations

Morning -

The following organizations/companies have contributed to the Merry Mingle this weekend!

- Watertown Savings Bank - train rides \$1100.00
- Harris Plumbing & Heating of Arlington - contributed towards the light tunnel \$300.00
- Home Depot - discount towards lights \$400.00+
- Alpha Graphic - marketing \$300.00
- Pesce Network Dunks' - 300 munchkins
- Mass Cultural Council - grant for Winter Holidays Around the World room \$2500.00
- Mosesian Center for the Arts - supplies for the paper bag lantern craft \$125.00+
- Flett Construction - shuttle rides from garage to the Mansion/same as years past
- Taylor Rental of Haverhill - both tents, stage, chairs, bistro lights
- Holt family - holiday raffle basket
- ARE (Alexandria Real Estate Equities) - Winter Wonderland lights

Please let me know if you need anything further from our end for the Council - thank you.

Happy Thanksgiving!

Tammy F. McKenna

Events Manager | Commander's Mansion
and City of Watertown



617-926-7755
tmckenna@watertown-ma.gov
440 Talcott Avenue Watertown, MA
www.commandersmansion.com

Commander's Mansion: [Instagram](#) | [Facebook](#) | [Website](#)
City Events: [Instagram](#) | [Facebook](#) | [Pride](#) | [Faire](#)

**DISCLOSURE BY MUNICIPAL EMPLOYEE
OF FINANCIAL INTEREST IN A MUNICIPAL CONTRACT
AS REQUIRED BY G. L. c. 268A, § 20(b)**

	MUNICIPAL EMPLOYEE INFORMATION
Name of municipal employee:	MICHAEL SPILLANE
Title/ Position	MATH TEACHER
Fill in this box if it applies to you.	If you are a municipal employee because a municipal agency has contracted with your company or organization, please provide the name and address of the company or organization.
Agency/ Department	WATERTOWN HIGH SCHOOL
Agency Address	27 WESTMINSTER AVE, WATERTOWN MA. 02472
Office phone:	
Office e-mail:	
	Check one: ☐ Elected or ☒ Non-elected
Starting date as a municipal employee.	09/01/2003
BOX # 1 Select either STATEMENT #1 or STATEMENT #2. Write an X beside your financial interest.	ELECTED MUNICIPAL EMPLOYEE I am an elected municipal employee. ☐ STATEMENT #1: I had one of the following financial interests in a contract made by a municipal agency before I was elected to my municipal employee position. I will continue to have this financial interest in a municipal contract. OR ☐ STATEMENT #2: I will have a new financial interest in a contract made by a municipal agency. My financial interest in a municipal contract is: ☐ I have a non-elected, compensated municipal employee position. ☐ A municipal agency has a contract with me. ☐ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. ☐ I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.
BOX # 2 Select either STATEMENT #1 or STATEMENT #2.	NON-ELECTED, COMPENSATED MUNICIPAL EMPLOYEE I am a non-elected municipal employee. ☐ STATEMENT # 1: I had one of the following financial interests in a contract made by a municipal agency before I took a position as a non-elected municipal employee. I will continue to have this financial interest in a municipal contract.

Write an X beside your financial interest.	My financial interest in a municipal contract is: ☐ A municipal agency has a contract with me, but not an employment contract. ☐ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. -- OR -- ☐ STATEMENT # 2: I will have a new financial interest in a contract made by a municipal agency. My financial interest in a municipal contract is: ☒ I have a non-elected, compensated municipal employee position. ☐ A municipal agency has a contract with me. ☐ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. ☐ I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.
FINANCIAL INTEREST IN A MUNICIPAL CONTRACT	
Name and address of municipal agency that made the contract	CITY OF WATERTOWN 149 MAIN STREET WATERTOWN MA. 02472
Please put in an X to confirm these facts.	"My Municipal Agency" is the municipal agency that I serve as a municipal employee. The "contracting agency" is the municipal agency that made the contract. ☒ My Municipal Agency is not the contracting agency. ☒ My Municipal Agency does not regulate the activities of the contracting agency. ☒ In my work for my Municipal Agency, I do not participate in or have official responsibility for any of the activities of the contracting agency. ☒ The contract was made after public notice or through competitive bidding.
FILL IN THIS BOX OR THE BOX BELOW	ANSWER THE QUESTION IN THIS BOX IF THE CONTRACT IS BETWEEN THE CITY OR TOWN AND YOU. - Please explain what the contract is for. RECREATION SKI STAFF
FILL IN THIS BOX OR THE BOX ABOVE	ANSWER THE QUESTIONS IN THIS BOX IF THE CONTRACT IS BETWEEN THE CITY OR TOWN AND ANOTHER PERSON OR ENTITY. - Please identify the person or entity that has the contract with the municipal agency. - What is your relationship to the person or entity? - What is the contract for?

What is your financial interest In the municipal contract?	- Please explain the financial interest and include the dollar amount if you know it. \$19/hr
Date when you acquired a financial interest	01/2018
What is the financial interest of your immediate family?	- Please explain the financial interest and include the dollar amount if you know it.
Date when your immediate family acquired a financial interest	
Write an X to confirm each statement.	FOR A CONTRACT FOR PERSONAL SERVICES – Answer the questions in this box ONLY if you will have a contract for personal services with a municipal agency (i.e., you will do work directly for the contracting agency). I will have a contract with a municipal agency to provide personal services. ___ The services will be provided outside my normal working hours as a municipal employee. ___ The services are not required as part of my regular duties as a municipal employee. ___ For these services, I will be compensated for not more than 500 hours during a calendar year.
Employee signature:	Michael Spillane
Date:	10/11/24

Attach additional pages if necessary.

NOT A PERSONAL SERVICES CONTRACT -- File disclosure with the city or town clerk.

SEE CERTIFICATION AND APPROVAL REQUIRED FOR PERSONAL SERVICES CONTRACTS, BELOW.

FOR CONTRACTS FOR PERSONAL SERVICES ONLY:

If you are disclosing a financial interest in a contract for personal services with a municipal agency, you must file the Certification below signed by the head of the contracting agency, and you must get approval of the exemption from the city council, board of aldermen, board of selectmen or town council.

CERTIFICATION BY HEAD OF CONTRACTING AGENCY

	INFORMATION ABOUT HEAD OF CONTRACTING AGENCY
Name:	
Title/ Position	
Municipal Agency:	
Agency Address:	
Office Phone:	
	CERTIFICATION
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to my municipal agency, identified above. I certify that no employee of my agency is available to perform the services described above as part of his or her regular duties.
Signature:	
Date:	

**APPROVAL BY CITY COUNCIL, BOARD OF ALDERMEN,
BOARD OF SELECTMEN OR TOWN COUNCIL**

	INFORMATION ABOUT APPROVING BODY
Name:	
Title/ Position	
Agency Address:	
Office Phone:	
	APPROVAL
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to a municipal agency, identified above. The exemption under § 20(b) is approved.
Signature:	On behalf of the Council or Board, I sign this approval.
Date:	

**Attach additional pages if necessary.
File disclosure, Certification and Approval with the city or town clerk.**

**DISCLOSURE BY MUNICIPAL EMPLOYEE
OF FINANCIAL INTEREST IN A MUNICIPAL CONTRACT
AS REQUIRED BY G. L. c. 268A, § 20(b)**

	MUNICIPAL EMPLOYEE INFORMATION
Name of municipal employee:	Judith Smith
Title/ Position	Administrative Assistant
Fill in this box if it applies to you.	If you are a municipal employee because a municipal agency has contracted with your company or organization, please provide the name and address of the company or organization.
Agency/ Department	Watertown Public Schools - Athletics
Agency Address	30 Common Street Watertown, MA 02472
Office phone:	617-926-7700
Office e-mail:	payroll@watertown.k12.ma.us
	Check one: ☐ Elected or ☒ Non-elected
Starting date as a municipal employee.	
BOX # 1 Select either STATEMENT #1 or STATEMENT #2. Write an X beside your financial interest.	ELECTED MUNICIPAL EMPLOYEE I am an elected municipal employee. ☐ STATEMENT #1: I had one of the following financial interests in a contract made by a municipal agency before I was elected to my municipal employee position. I will continue to have this financial interest in a municipal contract. OR ☐ STATEMENT #2: I will have a new financial interest in a contract made by a municipal agency. My financial interest in a municipal contract is: ☒ I have a non-elected, compensated municipal employee position. ☐ A municipal agency has a contract with me. ☐ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. ☐ I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.
BOX # 2 Select either STATEMENT #1 or STATEMENT #2.	NON-ELECTED, COMPENSATED MUNICIPAL EMPLOYEE I am a non-elected municipal employee. ☐ STATEMENT # 1: I had one of the following financial interests in a contract made by a municipal agency before I took a position as a non-elected municipal employee. I will continue to have this financial interest in a municipal contract.

Write an X beside your financial interest.	My financial interest in a municipal contract is: ☐ A municipal agency has a contract with me, but not an employment contract. ☐ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. -- OR -- ☐ STATEMENT # 2: I will have a new financial interest in a contract made by a municipal agency. My financial interest in a municipal contract is: ☒ I have a non-elected, compensated municipal employee position. ☐ A municipal agency has a contract with me. ☐ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. ☐ I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.
FINANCIAL INTEREST IN A MUNICIPAL CONTRACT	
Name and address of municipal agency that made the contract	
Please put in an X to confirm these facts.	"My Municipal Agency" is the municipal agency that I serve as a municipal employee. The "contracting agency" is the municipal agency that made the contract. ☒ My Municipal Agency is not the contracting agency. ☒ My Municipal Agency does not regulate the activities of the contracting agency. ☒ In my work for my Municipal Agency, I do not participate in or have official responsibility for any of the activities of the contracting agency. ☒ The contract was made after public notice or through competitive bidding.
FILL IN THIS BOX OR THE BOX BELOW	ANSWER THE QUESTION IN THIS BOX IF THE CONTRACT IS BETWEEN THE CITY OR TOWN AND YOU. Seasonal Employment with the Watertown Recreation Department
FILL IN THIS BOX OR THE BOX ABOVE	ANSWER THE QUESTIONS IN THIS BOX IF THE CONTRACT IS BETWEEN THE CITY OR TOWN AND ANOTHER PERSON OR ENTITY. - Please identify the person or entity that has the contract with the municipal agency. - What is your relationship to the person or entity? - What is the contract for?

What is your financial interest In the municipal contract?	- Please explain the financial interest and include the dollar amount if you know it.
Date when you acquired a financial interest	11/17/2003
What is the financial interest of your immediate family?	- Please explain the financial interest and include the dollar amount if you know it The Financial interest of my immediate family is that I work for the Watertown School Department as an Administrative Assistant. \$33 per hour.
Date when your immediate family acquired a financial interest	
Write an X to confirm each statement.	FOR A CONTRACT FOR PERSONAL SERVICES – Answer the questions in this box ONLY if you will have a contract for personal services with a municipal agency (i.e., you will do work directly for the contracting agency). I will have a contract with a municipal agency to provide personal services. <u> X </u> The services will be provided outside my normal working hours as a municipal employee. <u> X </u> The services are not required as part of my regular duties as a municipal employee. <u> X </u> For these services, I will be compensated for not more than 500 hours during a calendar year.
Employee signature:	
Date:	

Attach additional pages if necessary.

NOT A PERSONAL SERVICES CONTRACT -- File disclosure with the city or town clerk.

SEE CERTIFICATION AND APPROVAL REQUIRED FOR PERSONAL SERVICES CONTRACTS, BELOW.

FOR CONTRACTS FOR PERSONAL SERVICES ONLY:

If you are disclosing a financial interest in a contract for personal services with a municipal agency, you must file the Certification below signed by the head of the contracting agency, and you must get approval of the exemption from the city council, board of aldermen, board of selectmen or town council.

CERTIFICATION BY HEAD OF CONTRACTING AGENCY

	INFORMATION ABOUT HEAD OF CONTRACTING AGENCY
Name:	
Title/ Position	
Municipal Agency:	
Agency Address:	
Office Phone:	
	CERTIFICATION
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to my municipal agency, identified above. I certify that no employee of my agency is available to perform the services described above as part of his or her regular duties.
Signature:	
Date:	

**APPROVAL BY CITY COUNCIL, BOARD OF ALDERMEN,
BOARD OF SELECTMEN OR TOWN COUNCIL**

	INFORMATION ABOUT APPROVING BODY
Name:	
Title/ Position	
Agency Address:	
Office Phone:	
	APPROVAL
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to a municipal agency, identified above. The exemption under § 20(b) is approved.
Signature:	On behalf of the Council or Board, I sign this approval.
Date:	

**Attach additional pages if necessary.
File disclosure, Certification and Approval with the city or town clerk.**

**DISCLOSURE BY MUNICIPAL EMPLOYEE
OF FINANCIAL INTEREST IN A MUNICIPAL CONTRACT
AS REQUIRED BY G. L. c. 268A, § 20(b)**

	MUNICIPAL EMPLOYEE INFORMATION
Name of municipal employee:	Erin McGovern
Title/ Position	Social Studies Teacher
Fill in this box if it applies to you.	If you are a municipal employee because a municipal agency has contracted with your company or organization, please provide the name and address of the company or organization.
Agency/ Department	Watertown High School
Agency Address	
Office phone:	
Office e-mail:	
	Check one: ☐ Elected or ☒ Non-elected
Starting date as a municipal employee.	
BOX # 1 Select either STATEMENT #1 or STATEMENT #2. Write an X beside your financial interest.	ELECTED MUNICIPAL EMPLOYEE I am an elected municipal employee. ☐ STATEMENT #1: I had one of the following financial interests in a contract made by a municipal agency before I was elected to my municipal employee position. I will continue to have this financial interest in a municipal contract. OR ☐ STATEMENT #2: I will have a new financial interest in a contract made by a municipal agency. My financial interest in a municipal contract is: ☐ I have a non-elected, compensated municipal employee position. ☐ A municipal agency has a contract with me. ☐ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. ☐ I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.
BOX # 2 Select either STATEMENT #1 or STATEMENT #2.	NON-ELECTED, COMPENSATED MUNICIPAL EMPLOYEE I am a non-elected municipal employee. ☐ STATEMENT # 1: I had one of the following financial interests in a contract made by a municipal agency before I took a position as a non-elected municipal employee. I will continue to have this financial interest in a municipal contract. My financial interest in a municipal contract is:

financial interest in the municipal contract?	# 19.06 /hr
Date when you acquired a financial interest	10/23/24
What is the financial interest of your immediate family?	- Please explain the financial interest and include the dollar amount if you know it.
Date when your immediate family acquired a financial interest	
Write an X to confirm each statement.	FOR A CONTRACT FOR PERSONAL SERVICES -- Answer the questions in this box ONLY if you will have a contract for personal services with a municipal agency (i.e., you will do work directly for the contracting agency). I will have a contract with a municipal agency to provide personal services. ☐ The services will be provided outside my normal working hours as a municipal employee. ☐ The services are not required as part of my regular duties as a municipal employee. ☐ For these services, I will be compensated for not more than 500 hours during a calendar year.
Employee signature:	
Date:	10/23/24

Attach additional pages if necessary.

NOT A PERSONAL SERVICES CONTRACT -- File disclosure with the city or town clerk.

SEE CERTIFICATION AND APPROVAL REQUIRED FOR PERSONAL SERVICES CONTRACTS, BELOW.

**DISCLOSURE BY MUNICIPAL EMPLOYEE
OF FINANCIAL INTEREST IN A MUNICIPAL CONTRACT
AS REQUIRED BY G. L. c. 268A, § 20(b)**

	MUNICIPAL EMPLOYEE INFORMATION
Name of municipal employee:	Walter J Morris Jr
Title/ Position	Jr. Custodian
Fill in this box if it applies to you.	If you are a municipal employee because a municipal agency has contracted with your company or organization, please provide the name and address of the company or organization.
Agency/ Department	Watertown Middle School
Agency Address	68 Waverley Ave, Watertown, MA 02472
Office phone:	617-926-7783
Office e-mail:	
	Check one: ☐ Elected or ☒ Non-elected
Starting date as a municipal employee.	
BOX # 1 Select either STATEMENT #1 or STATEMENT #2. Write an X beside your financial interest.	ELECTED MUNICIPAL EMPLOYEE I am an elected municipal employee. ☐ STATEMENT #1: I had one of the following financial interests in a contract made by a municipal agency before I was elected to my municipal employee position. I will continue to have this financial interest in a municipal contract. OR ☐ STATEMENT #2: I will have a new financial interest in a contract made by a municipal agency. My financial interest in a municipal contract is: ☒ I have a non-elected, compensated municipal employee position. ☐ A municipal agency has a contract with me. ☐ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. ☐ I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.
BOX # 2 Select either STATEMENT #1 or STATEMENT #2.	NON-ELECTED, COMPENSATED MUNICIPAL EMPLOYEE I am a non-elected municipal employee. ☒ STATEMENT #1: I had one of the following financial interests in a contract made by a municipal agency before I took a position as a non-elected municipal employee. I will continue to have this financial interest in a municipal contract.

Write an X beside your financial interest.	My financial interest in a municipal contract is: ☐ A municipal agency has a contract with me, but not an employment contract. ☐ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. -- OR -- ☐ STATEMENT # 2: I will have a new financial interest in a contract made by a municipal agency. My financial interest in a municipal contract is: ☒ I have a non-elected, compensated municipal employee position. ☐ A municipal agency has a contract with me. ☐ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. ☐ I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.
FINANCIAL INTEREST IN A MUNICIPAL CONTRACT	
Name and address of municipal agency that made the contract	Watertown Middle School City of Watertown 68 Waverley Ave Watertown MA, 02472
Please put in an X to confirm these facts.	"My Municipal Agency" is the municipal agency that I serve as a municipal employee. The "contracting agency" is the municipal agency that made the contract. ☒ My Municipal Agency is not the contracting agency. ☒ My Municipal Agency does not regulate the activities of the contracting agency. ☒ In my work for my Municipal Agency, I do not participate in or have official responsibility for any of the activities of the contracting agency. ☒ The contract was made after public notice or through competitive bidding.
FILL IN THIS BOX OR THE BOX BELOW	ANSWER THE QUESTION IN THIS BOX IF THE CONTRACT IS BETWEEN THE CITY OR TOWN AND YOU. - Please explain what the contract is for. Jr Custodian
FILL IN THIS BOX OR THE BOX ABOVE	ANSWER THE QUESTIONS IN THIS BOX IF THE CONTRACT IS BETWEEN THE CITY OR TOWN AND ANOTHER PERSON OR ENTITY. - Please identify the person or entity that has the contract with the municipal agency. - What is your relationship to the person or entity? - What is the contract for?

What is your financial interest in the municipal contract?	- Please explain the financial interest and include the dollar amount if you know it. \$28,70
Date when you acquired a financial interest	2/27/19
What is the financial interest of your immediate family?	- Please explain the financial interest and include the dollar amount if you know it. \$28,70
Date when your immediate family acquired a financial interest	
Write an X to confirm each statement.	FOR A CONTRACT FOR PERSONAL SERVICES – Answer the questions in this box ONLY if you will have a contract for personal services with a municipal agency (i.e., you will do work directly for the contracting agency). I will have a contract with a municipal agency to provide personal services. ☐ The services will be provided outside my normal working hours as a municipal employee. ☐ The services are not required as part of my regular duties as a municipal employee. ☐ For these services, I will be compensated for not more than 500 hours during a calendar year.
Employee signature:	
Date:	10/28/24

Attach additional pages if necessary.

NOT A PERSONAL SERVICES CONTRACT -- File disclosure with the city or town clerk.

SEE CERTIFICATION AND APPROVAL REQUIRED FOR PERSONAL SERVICES CONTRACTS, BELOW.

FOR CONTRACTS FOR PERSONAL SERVICES ONLY:

If you are disclosing a financial interest in a contract for personal services with a municipal agency, you must file the Certification below signed by the head of the contracting agency, and you must get approval of the exemption from the city council, board of aldermen, board of selectmen or town council.

CERTIFICATION BY HEAD OF CONTRACTING AGENCY

	INFORMATION ABOUT HEAD OF CONTRACTING AGENCY
Name:	
Title/ Position	
Municipal Agency:	
Agency Address:	
Office Phone:	
	CERTIFICATION
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to my municipal agency, identified above. I certify that no employee of my agency is available to perform the services described above as part of his or her regular duties.
Signature:	
Date:	

**APPROVAL BY CITY COUNCIL, BOARD OF ALDERMEN,
BOARD OF SELECTMEN OR TOWN COUNCIL**

	INFORMATION ABOUT APPROVING BODY
Name:	
Title/ Position	
Agency Address:	
Office Phone:	
	APPROVAL
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to a municipal agency, identified above. The exemption under § 20(b) is approved.
Signature:	On behalf of the Council or Board, I sign this approval.
Date:	

Attach additional pages if necessary.
File disclosure, Certification and Approval with the city or town clerk.

**DISCLOSURE BY MUNICIPAL EMPLOYEE
OF FINANCIAL INTEREST IN A MUNICIPAL CONTRACT
AS REQUIRED BY G. L. c. 268A, § 20(b)**

	MUNICIPAL EMPLOYEE INFORMATION
Name of municipal employee:	Nicolas McDermott
Title/ Position	1. Special Education Teacher - Cunniff Elementary School 2. Watertown Recreation Seasonal Employee
Fill in this box if it applies to you.	If you are a municipal employee because a municipal agency has contracted with your company or organization, please provide the name and address of the company or organization.
Agency/ Department	Watertown Public Schools, Cunniff Elementary School
Agency Address	30 Common Street Watertown, MA 02472
Office phone:	617-926-7700
Office e-mail:	Samantha Martin – Assistant Director of Human Resources samantha.martin@watertown.k12.ma.us
	Check one: ☐ Elected or ☐ * Non-elected
Starting date as a municipal employee.	Watertown Recreation Department: June, 2018 Watertown Public Schools: January, 2021
BOX # 1 Select either STATEMENT #1 or STATEMENT #2. Write an X beside your financial interest.	ELECTED MUNICIPAL EMPLOYEE I am an elected municipal employee . ☐ STATEMENT #1: I had one of the following financial interests in a contract made by a municipal agency before I was elected to my municipal employee position. I will continue to have this financial interest in a municipal contract. OR ☐ STATEMENT #2: I will have a new financial interest in a contract made by a municipal agency. My financial interest in a municipal contract is: ☐ I have a non-elected, compensated municipal employee position. ☐ A municipal agency has a contract with me. ☐ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. ☐ I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.
BOX # 2	NON-ELECTED, COMPENSATED MUNICIPAL EMPLOYEE I am a non-elected municipal employee .

Select either STATEMENT #1 or STATEMENT #2. Write an X beside your financial interest.	<u>NA</u> STATEMENT # 1: I had one of the following financial interests in a contract made by a municipal agency before I took a position as a non-elected municipal employee. I will continue to have this financial interest in a municipal contract. My financial interest in a municipal contract is: ☐ A municipal agency has a contract with me, but not an employment contract. ☐ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. -- OR -- ☐ STATEMENT # 2: I will have a new financial interest in a contract made by a municipal agency. My financial interest in a municipal contract is: ☒ I have a non-elected, compensated municipal employee position. ☐ A municipal agency has a contract with me. ☐ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. ☐ I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.
FINANCIAL INTEREST IN A MUNICIPAL CONTRACT	
Name and address of municipal agency that made the contract	City of Watertown Department of Recreation 149 Main Street Watertown, MA 02472
Please put in an X to confirm these facts.	"My Municipal Agency" is the municipal agency that I serve as a municipal employee. The "contracting agency" is the municipal agency that made the contract. ☒ My Municipal Agency is not the contracting agency. ☒ My Municipal Agency does not regulate the activities of the contracting agency. ☒ In my work for my Municipal Agency, I do not participate in or have official responsibility for any of the activities of the contracting agency. ☒ The contract was made after public notice or through competitive bidding.
FILL IN THIS BOX OR THE BOX BELOW	ANSWER THE QUESTION IN THIS BOX IF THE CONTRACT IS BETWEEN THE CITY OR TOWN AND YOU. - Please explain what the contract is for. Seasonal Employment with the Watertown Recreation Department

FILL IN THIS BOX OR THE BOX ABOVE	ANSWER THE QUESTIONS IN THIS BOX IF THE CONTRACT IS BETWEEN THE CITY OR TOWN AND ANOTHER PERSON OR ENTITY. - Please identify the person or entity that has the contract with the municipal agency. - What is your relationship to the person or entity? - What is the contract for?
What is your financial interest in the municipal contract?	Please explain the financial interest and include the dollar amount if you know it. In the role as a Seasonal Employee with the Watertown Recreation, I will be compensated \$18.36 an hour for no more than 500 hours during a calendar year.
Date when you acquired a financial interest	Watertown Recreation Department – June, 2018 Watertown Public Schools – January, 2021
What is the financial interest of your immediate family?	Please explain the financial interest and include the dollar amount if you know it.
Date when your immediate family acquired a financial interest	
Write an X to confirm each statement.	FOR A CONTRACT FOR PERSONAL SERVICES – Answer the questions in this box ONLY if you will have a contract for personal services with a municipal agency (i.e., you will do work directly for the contracting agency). I will have a contract with a municipal agency to provide personal services. ☐ The services will be provided outside my normal working hours as a municipal employee. ☐ The services are not required as part of my regular duties as a municipal employee. ☐ For these services, I will be compensated for not more than 500 hours during a calendar year.
Employee signature:	<i>Nicolas McDermott</i>
Date:	10/28/2024

FOR CONTRACTS FOR PERSONAL SERVICES ONLY:

If you are disclosing a financial interest in a contract for personal services with a municipal agency, you must file the Certification below signed by the head of the contracting agency, and you must get approval of the exemption from the city council, board of aldermen, board of selectmen or town council.

CERTIFICATION BY HEAD OF CONTRACTING AGENCY

	INFORMATION ABOUT HEAD OF CONTRACTING AGENCY
Name:	
Title/ Position	
Municipal Agency:	
Agency Address:	
Office Phone:	
	CERTIFICATION
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to my municipal agency, identified above. I certify that no employee of my agency is available to perform the services described above as part of his or her regular duties.
Signature:	
Date:	

**APPROVAL BY CITY COUNCIL, BOARD OF ALDERMEN,
BOARD OF SELECTMEN OR TOWN COUNCIL**

	INFORMATION ABOUT APPROVING BODY
Name:	
Title/ Position	
Agency Address:	
Office Phone:	
	APPROVAL
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to a municipal agency, identified above. The exemption under § 20(b) is approved.
Signature:	On behalf of the Council or Board, I sign this approval.

Date:	
-------	--

Attach additional pages if necessary.
File disclosure, Certification and Approval with the city or town clerk.

Form revised February, 2012

Attach additional pages if necessary.

**DISCLOSURE BY MUNICIPAL EMPLOYEE
OF FINANCIAL INTEREST IN A MUNICIPAL CONTRACT
AS REQUIRED BY G. L. c. 268A, § 20(b)**

	MUNICIPAL EMPLOYEE INFORMATION
Name of municipal employee:	Haïden Pereira
Title/ Position	Physical Education Teacher Assistant Football Coach JV Girls Basketball Coach Assistant Lacrosse Coach
Fill in this box if it applies to you.	If you are a municipal employee because a municipal agency has contracted with your company or organization, please provide the name and address of the company or organization.
Agency/ Department	Watertown Middle School & Watertown High School
Agency Address	68 Waverley Road
Office phone:	(617) 926-7783
Office e-mail:	
	Check one: ☐ Elected or ☒ Non-elected
Starting date as a municipal employee.	
BOX # 1 Select either STATEMENT #1 or STATEMENT #2. Write an X beside your financial interest.	ELECTED MUNICIPAL EMPLOYEE I am an elected municipal employee . ☐ STATEMENT #1: I had one of the following financial interests in a contract made by a municipal agency before I was elected to my municipal employee position. I will continue to have this financial interest in a municipal contract. OR ☐ STATEMENT #2: I will have a new financial interest in a contract made by a municipal agency. My financial interest in a municipal contract is: ☐ I have a non-elected, compensated municipal employee position. ☐ A municipal agency has a contract with me. ☐ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. ☐ I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.
BOX # 2 Select either STATEMENT #1 or	NON-ELECTED, COMPENSATED MUNICIPAL EMPLOYEE I am a non-elected municipal employee . ☐ STATEMENT # 1: I had one of the following financial interests in a contract made by a municipal agency before I took a position as a non-elected municipal employee. I will continue to have this financial interest in a municipal contract.

STATEMENT #2. Write an X beside your financial interest.	My financial interest in a municipal contract is: ☐ A municipal agency has a contract with me, but not an employment contract. ☐ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. -- OR -- ☐ STATEMENT # 2: I will have a new financial interest in a contract made by a municipal agency. My financial interest in a municipal contract is: ☒ I have a non-elected, compensated municipal employee position. ☐ A municipal agency has a contract with me. ☐ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. ☐ I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.
	FINANCIAL INTEREST IN A MUNICIPAL CONTRACT
Name and address of municipal agency that made the contract	City of Watertown Recreation Department 149 Main Street Watertown, Ma 02472
Please put in an X to confirm these facts.	"My Municipal Agency" is the municipal agency that I serve as a municipal employee. The "contracting agency" is the municipal agency that made the contract. ☒ My Municipal Agency is not the contracting agency. ☒ My Municipal Agency does not regulate the activities of the contracting agency. ☒ In my work for my Municipal Agency, I do not participate in or have official responsibility for any of the activities of the contracting agency. ☒ The contract was made after public notice or through competitive bidding.
FILL IN THIS BOX OR THE BOX BELOW	ANSWER THE QUESTION IN THIS BOX IF THE CONTRACT IS BETWEEN THE CITY OR TOWN AND YOU. - Please explain what the contract is for. Ski Program
FILL IN THIS BOX OR THE BOX ABOVE	ANSWER THE QUESTIONS IN THIS BOX IF THE CONTRACT IS BETWEEN THE CITY OR TOWN AND ANOTHER PERSON OR ENTITY. - Please identify the person or entity that has the contract with the municipal agency. - What is your relationship to the person or entity? - What is the contract for?

What is your financial interest In the municipal contract?	- Please explain the financial interest and include the dollar amount if you know it.
Date when you acquired a financial interest	11/1/2024
What is the financial interest of your immediate family?	- Please explain the financial interest and include the dollar amount if you know it.
Date when your immediate family acquired a financial interest	
Write an X to confirm each statement.	FOR A CONTRACT FOR PERSONAL SERVICES – Answer the questions in this box ONLY if you will have a contract for personal services with a municipal agency (i.e., you will do work directly for the contracting agency). I will have a contract with a municipal agency to provide personal services. ___ The services will be provided outside my normal working hours as a municipal employee. ___ The services are not required as part of my regular duties as a municipal employee. ___ For these services, I will be compensated for not more than 500 hours during a calendar year.
Employee signature:	Haiden Pereira
Date:	11/1/2024

Attach additional pages if necessary.

NOT A PERSONAL SERVICES CONTRACT -- File disclosure with the city or town clerk.

SEE CERTIFICATION AND APPROVAL REQUIRED FOR PERSONAL SERVICES CONTRACTS, BELOW.

FOR CONTRACTS FOR PERSONAL SERVICES ONLY:

If you are disclosing a financial interest in a contract for personal services with a municipal agency, you must file the Certification below signed by the head of the contracting agency, and you must get approval of the exemption from the city council, board of aldermen, board of selectmen or town council.

CERTIFICATION BY HEAD OF CONTRACTING AGENCY

	INFORMATION ABOUT HEAD OF CONTRACTING AGENCY
Name:	
Title/ Position	
Municipal Agency:	
Agency Address:	
Office Phone:	
	CERTIFICATION
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to my municipal agency, identified above. I certify that no employee of my agency is available to perform the services described above as part of his or her regular duties.
Signature:	
Date:	

**APPROVAL BY CITY COUNCIL, BOARD OF ALDERMEN,
BOARD OF SELECTMEN OR TOWN COUNCIL**

	INFORMATION ABOUT APPROVING BODY
Name:	
Title/ Position	
Agency Address:	
Office Phone:	
	APPROVAL
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to a municipal agency, identified above. The exemption under § 20(b) is approved.
Signature:	On behalf of the Council or Board, I sign this approval.
Date:	

**Attach additional pages if necessary.
File disclosure, Certification and Approval with the city or town clerk.**

**DISCLOSURE BY MUNICIPAL EMPLOYEE
OF FINANCIAL INTEREST IN A MUNICIPAL CONTRACT
AS REQUIRED BY G. L. c. 268A, § 20(b)**

	MUNICIPAL EMPLOYEE INFORMATION
Name of municipal employee:	Emma McGoldrick
Title/ Position	Instructional Assistant
Fill in this box if it applies to you.	If you are a municipal employee because a municipal agency has contracted with your company or organization, please provide the name and address of the company or organization.
Agency/ Department	Hosmer Elementary School
Agency Address	1 Concord Road Watertown MA 02472
Office phone:	617 926 7740
Office e-mail:	emma.mcgoldrick@watertown.k12.ma.us
	Check one: ☐ Elected or ☒ Non-elected
Starting date as a municipal employee.	9/06/2023
BOX # 1 Select either STATEMENT #1 or STATEMENT #2. Write an X beside your financial interest.	ELECTED MUNICIPAL EMPLOYEE I am an elected municipal employee. ☐ STATEMENT #1: I had one of the following financial interests in a contract made by a municipal agency before I was elected to my municipal employee position. I will continue to have this financial interest in a municipal contract. OR ☐ STATEMENT #2: I will have a new financial interest in a contract made by a municipal agency. My financial interest in a municipal contract is: ☐ I have a non-elected, compensated municipal employee position. ☐ A municipal agency has a contract with me. ☐ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. ☐ I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.
BOX # 2 Select either STATEMENT #1 or STATEMENT #2.	NON-ELECTED, COMPENSATED MUNICIPAL EMPLOYEE I am a non-elected municipal employee. ☐ STATEMENT # 1: I had one of the following financial interests in a contract made by a municipal agency before I took a position as a non-elected municipal employee. I will continue to have this financial interest in a municipal contract.

Write an X beside your financial interest.	My financial interest in a municipal contract is: ☐ A municipal agency has a contract with me, but not an employment contract. ☐ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. -- OR -- ☐ STATEMENT # 2: I will have a new financial interest in a contract made by a municipal agency. My financial interest in a municipal contract is: ☒ I have a non-elected, compensated municipal employee position. ☐ A municipal agency has a contract with me. ☐ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. ☐ I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.
FINANCIAL INTEREST IN A MUNICIPAL CONTRACT	
Name and address of municipal agency that made the contract	
Please put in an X to confirm these facts.	"My Municipal Agency" is the municipal agency that I serve as a municipal employee. The "contracting agency" is the municipal agency that made the contract. ☐ My Municipal Agency is not the contracting agency. ☒ My Municipal Agency does not regulate the activities of the contracting agency. ☒ In my work for my Municipal Agency, I do not participate in or have official responsibility for any of the activities of the contracting agency. ☐ The contract was made after public notice or through competitive bidding.
FILL IN THIS BOX OR THE BOX BELOW	ANSWER THE QUESTION IN THIS BOX IF THE CONTRACT IS BETWEEN THE CITY OR TOWN AND YOU. - Please explain what the contract is for. Contract of employment.
FILL IN THIS BOX OR THE BOX ABOVE	ANSWER THE QUESTIONS IN THIS BOX IF THE CONTRACT IS BETWEEN THE CITY OR TOWN AND ANOTHER PERSON OR ENTITY. - Please identify the person or entity that has the contract with the municipal agency. - What is your relationship to the person or entity? - What is the contract for?

What is your financial interest In the municipal contract?	- Please explain the financial interest and include the dollar amount if you know it. About \$25.80 an hour
Date when you acquired a financial interest	9/06/23
What is the financial interest of your immediate family?	- Please explain the financial interest and include the dollar amount if you know it. None.
Date when your immediate family acquired a financial interest	
Write an X to confirm each statement.	FOR A CONTRACT FOR PERSONAL SERVICES – Answer the questions in this box ONLY if you will have a contract for personal services with a municipal agency (i.e., you will do work directly for the contracting agency). I will have a contract with a municipal agency to provide personal services. ___ The services will be provided outside my normal working hours as a municipal employee. ___ The services are not required as part of my regular duties as a municipal employee. ___ For these services, I will be compensated for not more than 500 hours during a calendar year.
Employee signature:	Emma McGoldrick
Date:	10/28/24

Attach additional pages if necessary.

NOT A PERSONAL SERVICES CONTRACT -- File disclosure with the city or town clerk.

SEE CERTIFICATION AND APPROVAL REQUIRED FOR PERSONAL SERVICES CONTRACTS, BELOW.

FOR CONTRACTS FOR PERSONAL SERVICES ONLY:

If you are disclosing a financial interest in a contract for personal services with a municipal agency, you must file the Certification below signed by the head of the contracting agency, and you must get approval of the exemption from the city council, board of aldermen, board of selectmen or town council.

CERTIFICATION BY HEAD OF CONTRACTING AGENCY

	INFORMATION ABOUT HEAD OF CONTRACTING AGENCY
Name:	
Title/ Position	
Municipal Agency:	
Agency Address:	
Office Phone:	
	CERTIFICATION
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to my municipal agency, identified above. I certify that no employee of my agency is available to perform the services described above as part of his or her regular duties.
Signature:	
Date:	

**APPROVAL BY CITY COUNCIL, BOARD OF ALDERMEN,
BOARD OF SELECTMEN OR TOWN COUNCIL**

	INFORMATION ABOUT APPROVING BODY
Name:	
Title/ Position	
Agency Address:	
Office Phone:	
	APPROVAL
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to a municipal agency, identified above. The exemption under § 20(b) is approved.
Signature:	On behalf of the Council or Board, I sign this approval.
Date:	

**Attach additional pages if necessary.
File disclosure, Certification and Approval with the city or town clerk.**



Watertown City Council

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

Climate and Energy Committee 11/18/2024

The Climate and Energy Committee convened on Monday November 18, 2024, at 5:30pm in the City Council Chambers. The purpose of the meeting was to hear updates on the Climate Action Plan (CAP) with a focus on Transportation and Mobility.

Present in the room were Tony Palomba, chair; Caroline Bays, vice chair; and John Airasian, secretary. Also present were Laurel Schaub, Sustainability Manager; Katie Swan, Environmental Planner; Zeke Mermell, Senior Transportation Planner; Silas Fyler, Energy Manager and Councilor Vincent Piccirilli. A full list of attendees in person and online is attached.

Laurel began her presentation stating that staff is working to track progress and looking to get a 3-year report in the summer of '25 as this will mark the 3-year adoption of the CAP. Staff also looking to recalculate greenhouse gas inventory since the data they have been going off is from 2019.

Laurel and Sylas went over several elements and below are the highlights. The full discussion can be seen on the WCATV link below or the presentation attached.

Outreach and Education

- Have increased the frequency of the monthly newsletter
- Hosted 200 volunteers at the Lowell for Miyawaki forest planting
- Planning an inaugural sustainability festival in May of 2025

Buildings and Energy

- Promoting heat pump workshop on 12/7 at the library
- Providing assistance for clean energy financing
- Working to have BERDO in front of Council by end of year

Natural Resources

- The Environmental site assessment of Walker Pond is underway
- Tree ordinance is under legal review
- Planted a total of 854 new trees since 2022

Infrastructure and Waste Management

- Preparing to roll out a student composting at Middle School
- Drafting a sustainable procurement policy ordinance

Public Health and Preparedness

- Open space staff is working with DPW and schools to provide shade at park redesigns
- Climate change and health vulnerability assessment is in progress

As Transportation was the focus of the meeting, Zeke Mermell addressed the committee on

several updates. The city's vehicle fleet is transitioning to electric as WPD has purchased 3 EVs and the DPW has purchased 1. Chargers are going in at the Phillips school and WPD. A "Safe Streets for All" grant was awarded in the amount of \$800,000 over the next 5 years to provide education, city wide speed limit study and protected bike lanes. The purpose of the grant is to enhance and show the community safer modes of travel for all. Part of the grant is to build a demonstration project consisting of protected bike lanes from Watertown St. to North Beacon St with wider sidewalks and a focus on safety measures. There has been more thought on Blue Bike stations including ebike options, bus prioritization lanes, progressing the Pleasant street ridership and a bike parking ordinance.

Councilor Palomba noted that with all the activity and in order to reach our CAP goals by 2050, more capacity would be needed in these departments.

The meeting was adjourned at 7:05

Minutes prepared by John M. Airasian

Full list of Attendees:

Deborah Pederson – in person
Ernesta Krackiewicz – in person
Lise Paul – in person
Nancy Hamett – online
Brian Hebeison – online
Susan Ladue – online
Sophia Galimore

Link to WCATV

<http://vodwcatv.org/CablecastPublicSite/show/3520?site=3>

Attachments:

TO: Watertown Climate and Energy Committee
FROM: Deborah Peterson, 9 Westland Road, Watertown
RE: Comments on Climate Plan Transportation Report
DATE: Nov18,2024

I am glad we are meeting about transportation. It is our second largest contributor to green house gasses. This primarily comes down to vehicle mile reduction. And for that you need transit. Bikes and walking are great, but you get the biggest bang from transit. The City is doing a lot, but there needs to be a way that all these disparate pieces can work together and an assessment of the contribution of each to car mile reduction.

We need to have a clearer idea of what it will take to reduce our vehicle miles and a schedule of phase in of targets. Here are some things that we are doing and some where we can do more.

The council has recommended an update to the TDM regulations and exploring options to open up the shuttles to the public which is good because the TDM was created to address congestion not vehicle miles and TDM targets are much lower than our climate goals for SOV use . It would be good if this update had options to include all buildings not just new development. The City was awarded a grant to create a robust monitoring system for the TDM, and is working on policies around speed limit reductions and parking requirements which will all work to reduce car use. The ARPA funded Mobility Grant will give us a better picture of what and how the city can improve mobility without relying on a personal automobile.

We also have a Bike-Ped Plan and Complete Streets Prioritization Plan which were created before the climate goals. Let's take a second look at these and see what we can prioritize or add: for example is likely to give north south bike routes a higher priority in both and may add the need for improved transit accommodations to the Complete Streets priorities.

On another note, we continue to require and use traditional traffic studies which were designed to identify and reduce congestion. We now know that the mitigation directed by these traffic studies ends up increasing vehicle miles through the dynamic of induced demand. It may be a little complicated but I urge you to check out *Walkable Cities* by Jeff Speck. So we need to refocus traffic studies on people- not cars moved. MAPC has been promoting this approach.

And finally we have a visionary plan for a denser Watertown Square with much needed housing and accompanying amenities that will depend on greater use of transit.

So the question is, can we align all these different plans, initiatives and practices into a single **comprehensive, and integrated strategy with vehicle reduction goals and new housing, and new development**. I expect the ARPA Mobility Study to help. And we need it quickly.

The recent Final Environmental Review filed by Alexandria Real Estate for the Watertown Mall Transformation has some sobering lessons. This Project is expected to generate 78,000 car trips a week. While they embraced the City's TDM and built them into their plan, these targets are way below our climate vehicle mile targets. WE could be asking for more – maybe phased in over time. They also clearly state that they cannot meet our climate targets because the “ transportation infrastructure does not currently provide the resources necessary to achieve this goal”. **We need to provide a credible plan for the**

transportation infrastructure and components that developers can rely on to build less car-centric developments.

If we had vision of what the city would need to meet our climate vehicle reduction goal it would inform both new development and city practices in a way that aligns with not only our climate goals, but with the widespread desire for a more livable, walkable, and local community as embraced by our Comprehensive Plan and Watertown Square. We are planning for the future. And given a chance, many people would opt to live in a neighborhood where they would leave the car behind or not own one if they could!

Full list of Attendees:

Deborah Pederson – in person
Ernesta Krackiewicz – in person
Lise Paul – in person
Nancy Hamett – online
Brian Hebeison – online
Susan Ladue – online
Sophia Galimore

ELECTED OFFICIALS

Anthony Palomba,
Chair

Caroline Bays,
Vice Chair

John M. Airasian,
Secretary

RESILIENT WATERTOWN CLIMATE AND ENERGY PLAN- ACTION STATUS TRACKER

Timeframe Key
short: less than 1 year to complete
medium: 1-3 years
long: 3-5 years

	Action	Plan Element	Lead Entity	Timeframe	Cost Magnitude	Status
CC 1	Strategy CC1: Add staff capacity and resources to the Energy Manager's Office, the DPW Forestry Division, and the Department of Community Development and Planning	n/a	DCDP	ongoing	n/a	creation of new Sustainability Team within DCDP headed by Sustainability Manager (Laurel Schwab); hired a full-time Energy Advocate and full-time Sustainability Planner; added support to Energy Managers office
CC 2	Strategy CC2: Create an overarching Resilient Watertown Outreach & Education Campaign	n/a	DCDP	ongoing	n/a	moved external RW website to a series of pages on the city website; increased frequency of email newsletter to monthly
CC 3	Strategy CC3: Develop assistance mechanisms and resources for renters and landlords (regarding energy efficiency, EV charging, etc.)	n/a	DCDP	ongoing	n/a	Energy Advocate (EA) conducting outreach to renters and landlords as well as local realtors
CC 4	Strategy CC4: Collaborate regionally with other communities and entities	n/a	DCDP	ongoing	n/a	staff spoke with Sustainable Belmont on 3/26/24- a new effort to cross-pollinate sustainability programs countywide.
CC 5	Strategy CC5: Explore establishing a Transportation Infrastructure Fund with funding from developers and the City to implement recommendations of this Plan	n/a	DCDP	ongoing	n/a	
CC 6	Strategy CC6: Encourage and require sustainable, climate-resilient development patterns	n/a	DCDP	ongoing	n/a	piloting new sustainability requirements in Watertown Square rezoning
BE 1.1	Expand and strengthen the existing solar ordinance	Buildings & Energy	DCDP	medium	\$	Municipal Policy Analyst creating intial memo of research
BE 1.2	Investigate commercial PACE and other financing programs	Buildings & Energy	Energy Mgr	short	\$	Municipal Policy Analyst creating intial memo of research
BE 1.3	Outreach campaign for WEC and rooftop solar	Buildings & Energy	Energy Mgr	short	\$	is watertown mall still pursuing community solar as part of their redev?
BE 2.1	Adopt the state stretch code	Buildings & Energy	Energy Mgr	medium	\$	complete- adopted Jan 2023 and in effect as of July 2023
BE 2.2	Enact fees for residential gas hookups to promote electrification	Buildings & Energy	Energy Mgr	medium	\$\$	Waiting for outcome of 10-municipality DOER pilot banning new gas hookups; DOER will be comparing results to the municipalities that adopted the specialized stretch code.
BE 2.3	Promote workforce development and training programs for net zero construction	Buildings & Energy	Energy Mgr	medium	\$\$	Municipal Policy Analyst creating intial memo of research
BE 2.4	Work with municipalities to eliminate fossil fuels (home rules etc)	Buildings & Energy	Energy Mgr	long	\$	Multi-town gas leaks initiative is tracking legislation
BE 2.5	Use Whole Building Life Cycle Assessment as condition for granting permits and set progressively tighter standards	Buildings & Energy	Energy Mgr	medium	\$\$	
BE 3.1	Investigate and support development of geo-microgrid pilot programs	Buildings & Energy	Energy Mgr	long	\$\$\$	city hall complex under evaluation for ground source heat pumps
BE 3.2	outreach campaign for heat pumps in residential homes	Buildings & Energy	Energy Mgr	short	\$\$	EA recruiting Heat Pump Ambassadors and Coaches; hosting Heat Pumps 101 workshop in December
BE 3.3	Incentivize transition to heat pumps	Buildings & Energy	Energy Mgr	short	\$\$	
BE 4.1	Enact a BEUDO/BERDO	Buildings & Energy	Energy Mgr	medium	\$\$	WE3C voted to support draft bill at their March meeting; submittal to Council forthcoming after completion of DCDP staff review
BE 4.2	Provide technical assistance for clean energy, energy efficiency, and financing activities	Buildings & Energy	Energy Mgr	medium	\$\$\$	EA providing support to residents and small businesses
BE 4.3	Upgrade major municipal facilities to net zero	Buildings & Energy	DPB	long	\$\$\$	Municipal Decarbonization Roadmap was adopted by City Council July 2024;
BE 4.4	Develop a bulk procurement and purchasing program to support smaller commercial properties with deep energy retrofits	Buildings & Energy	Energy Mgr	medium	\$\$	EA following up with Mass Save and partners to assess effectiveness of this concept
BE 4.5	Incentivize large grocery stores and buildings with significant refrigeration to get certified in EPA GreenChill program to reduce HFCs	Buildings & Energy	Energy Mgr	short	\$\$	EA following up with Mass Save and partners to assess effectiveness of this concept

TM 1.1	install bike and ped-only infrastructure for protected and off-street connections	Transportation & Mobility	DCDP/DPW	medium	\$\$\$	Safe Streets for All grant awarded for education, protected bike lanes, and other quick-build projects; bike parking regulations adopted for Watertown Square; ongoing coordination with DPW on complete streets, community path, and greenway
TM 1.2	collaborate regionally to increase and improve pathways for bikes and peds	Transportation & Mobility	DCDP	medium	\$	coordination with other communities on Western Ave, Newton Corner, I-90, and Bluebikes network planning
TM 1.3	increase use of transit, bike and ped travel through outreach, incentives, policy changes	Transportation & Mobility	DCDP	long	\$\$	Expansion of bikeshare stations in discussion for 2025 TDM monitoring will commence Jan 2025 and inform a regulation update to better align with climate plan goals
TM 1.4	Work with MBTA to improve accessibility of routes, stops, and CharlieCard purchasing stations within Watertown, and electrification of the bus fleet	Transportation & Mobility	DCDP	long	\$	discussions of Watertown Square Area Plan mitigations and changes to bus routes/stops to enhance user experience
TM 1.5	Implement bus prioritization projects such as dedicated lanes and signal priority	Transportation & Mobility	DPW	medium	\$\$\$	upcoming coordination with DPW and MBTA on "smart lights"
TM 1.6	Develop an integrated, publicly accessible electric transit system that connects to MBTA and other points of interest not accessible by MBTA, including on-demand transportation options	Transportation & Mobility	DCDP	long	\$\$\$	Pleasant St Shuttle EV fleet – continued progress on sustainable funding and increased ridership on electric shuttles Preparing to launch study on City-supported local transit, including microtransit
TM 2.1	Create and implement EV roadmap	Transportation & Mobility	DCDP	short	\$\$\$	Police dept purchasing 3 Evs and getting 3 chargers installed at the station.
TM 2.2	Transition all city-owned, leased, and contracted vehicles to electric, including school bus, garbage truck, and maintenance fleets	Transportation & Mobility	DPW/purchasing	long	\$\$\$	City Council adopted a Zero Emission Vehicle First (ZEV) policy as part of Climate Leader Communities process for DOER
TM 2.3	Support the development of Multi-Use Parking Arrangements to develop EV charging at places of worship and other organizations with large parking lots in residential neighborhoods	Transportation & Mobility	DCDP	medium	\$	conducting precedent research
TM 2.4	Develop an outreach and incentive campaign to those with a vehicle over 10 years old to promote and incentivize EV purchase	Transportation & Mobility	DCDP	medium	\$\$	
TM 2.5	increase availability of charging stations on municipal property	Transportation & Mobility	Energy Mgr	medium	\$\$\$	Energy Manager has list of 9 future charging locations. Also considering best locations for Level 3 fast chargers.
TM 2.6	Incentivize homeowners and landlords to install EV chargers	Transportation & Mobility	DCDP	long	\$\$\$	promoting state rebate
NR 1.1	Incorporate pocket parks into all neighborhoods lacking green space	Natural Resources	DCDP	long	\$\$	DCDP was chosen to be part of Tufts UEP Masters Program Field Projects course, spring 2025 semester, to have a group of students conduct a feasibility and design study of new small-scale public spaces
NR 1.2	Promote biodiversity improvements to existing and new parks and open space by codifying existing DPW planting and maintenance practices and strengthening requirements for private development	Natural Resources	DCDP/DPW	medium	\$	Miyawaki Forest Planting Day Celebration took place on October 26th at the Lowell School (see image) Park renovation projects: designers adding new native/drought resistant plant beds
NR 1.3	acquire more open space and create open space on private property	Natural Resources	DCDP	long	\$\$\$	Walker Pond: Ecological assessment started summer 2024
NR 1.4	Establish equitable and accessible natural-habitat corridors along water bodies, trails, and utility easement areas, and protect existing ones	Natural Resources	DCDP/DPW	medium	\$\$	Watertown Community Gardens hosted ~15 volunteer events to remove invasive plant species along the Watertown-Cambridge Greenway in 2024
NR 2.1	establish a tree ordinance	Natural Resources	DCDP	medium	\$	draft under legal review
NR 2.2	outreach program to increase awareness of urban forest's role in climate change and mitigation	Natural Resources	DCDP	short	\$	urban forest outreach this year will tie into Lowell Microforest project
NR 2.3	increase tree plantings and prioritize plantings in areas at risk for urban heat impacts	Natural Resources	DPW/Forestry	medium	\$\$	Planted approximately 163 trees in 2024 for a total of 854 new trees since 2022 Tree Warden has requested funding for regular tree inventories and related software
NR 3.1	outreach and education on regenerative landscaping	Natural Resources	DCDP	medium	\$	City Manager signed Mayor's Monarch Pledge to promote pollinator species; DCDP doing associated comms/outreach and coordination with groups such as Watertown Community Gardens, who have formed a coalition called Watertown Pollinator Pathways. Volunteer-supported pollinator garden installations on public property occur each spring and fall, led by DPW. staff created a publicly accessible pollinator garden GIS map layer and yard signs for residents.

NR 3.2	Utilize school gardens and community gardens as nature-based landscaping demonstration sites	Natural Resources	WPS	medium	\$	ACR Garden Intern program for middle school students took place summer '23 and '24; evaluating how to maintain it beyond life of ACR grant Freight Farm being installed at temporary High School location; will provide hydroponically grown produce for cafeteria
NR 3.3	update regs to require native plants/de-emphasize lawn species	Natural Resources	DCDP	short	\$	DCDP staff reviewing all regs/policies that need to be updated or augmented as part of comprehensive zoning update (forthcoming)
NR 4.1	Expand and accelerate existing Green Stormwater Infrastructure (GSI) policies and management programs for public projects	Natural Resources	DPW	medium	\$	City was awarded a nearly \$1M MVP Action Grant for Phase 2 of the Community Greening Program, which adds green infrastructure to neighborhood streets in areas most vulnerable to climate impacts (heat and flooding). Phase 2 will see construction on Templeton Pkwy and Dexter Ave. DPW has installed ~30 tree trenches with 40 more planned for Spring 2025
NR 4.2	Promote and/or incentivize the incorporation of green stormwater infrastructure into existing large impervious areas	Natural Resources	DPW	long	\$\$	conducting precedent research
NR 4.3	Enhance incentives and ongoing education related to individual actions such as rain barrels, planting strips, and de-paving private residential properties	Natural Resources	DPW	medium	\$\$	Watertown Pollinator Pathways is encouraging residents to populate their planting strips via a new brochure
IW 1.1	Create a bulk purchasing network for compostable and environmentally friendly goods among the commercial and industrial sectors	Infrastructure & Waste	DCDP	medium	\$	conducting precedent research
IW 1.2	outreach campaign on reducing consumption across all categories	Infrastructure & Waste	DPW	medium	\$	
IW 1.3	Create an organics recycling program	Infrastructure & Waste	DPW	short	\$\$	current enrollment at about 3,000 residents; student composting at middle school rolling out this year.
IW 1.4	Establish an Environmentally Preferable Purchasing policy (EPP) that focuses on reducing consumption, particularly of single use items within municipal government	Infrastructure & Waste	Purchasing	short	\$	Drafting a Sustainable Procurement Policy and guidelines
IW 1.5	Investigate opportunities to pursue a circular economy in Watertown or within the Metro Boston region	Infrastructure & Waste	DPW	medium	\$	Solid Waste and Recycling Advisory Committee sent letter to the Manager in support of recycling ordinance, summer 2024; this is a priority for new Recycling Manager
IW 2.1	require all major new and upgraded infrastructure to incorporate resilient design guidelines	Infrastructure & Waste	DPW	medium	\$	conducting initial research
IW 2.2	Review and enhance current infrastructure maintenance systems and protocols to align with the needs of a changing climate	Infrastructure & Waste	DPW	medium	\$	
IW 2.3	Advocate for removal of Watertown Dam	Infrastructure & Waste	DCDP	long	\$	DCR hosted meetings in July and Sept 2024
IW 2.4	investigate back up power/microgrid/battery options for public bldgs	Infrastructure & Waste	DPB	medium	\$\$\$	
PH 1.1	outreach campaign about climate preparedness	Public Health & Preparedness	Health	short	\$	Health Department continues to inform and educate the public on issues such as COVID, Flu Shots, tick and mosquito born infectious diseases along with emergency preparedness prior to and during climate related weather emergencies
PH 1.2	Actively recruit volunteers to participate in the Community Emergency Response Team (CERT) program	Public Health & Preparedness	Health	short	\$	investigating feasibility
PH 2.1	complete a climate change and health vulnerability assessment	Public Health & Preparedness	Health	medium	\$	assessment is underway in coordination with MAPC via a technical assistance grant; final report expected spring 2025
PH 2.2	mitigate existing and prevent new urban heat islands	Public Health & Preparedness	DCDP	medium	\$\$\$	Open Space staff working with DPW and Schools to prioritize shade/cooling options for school playgrounds and park redesigns City was awarded a nearly \$1M MVP Action Grant for Phase 2 of the Community Greening Program, which adds green infrastructure to neighborhood streets in areas most vulnerable to climate impacts (heat and flooding). Phase 2 will see construction on Templeton Pkwy and Dexter Ave.
PH 2.3	Continue to enhance access to local food by expanding resources and support for food pantries and community fridge programs, community gardens, and the Farmers' Market for those who are food insecure	Public Health & Preparedness	Health	medium	\$\$	Community Wellness PM is working to establish a food access working group and reduce barriers to utilizing Farmer's Market SNAP Match and free HIP produce bags in the off-season

PH 3.1	Identify and reduce structural barriers (e.g., internet access, language and cultural barriers, cognitive and/or physical disabilities, social isolation, access to services and emergency information) that prevent individuals and neighborhoods from taking care of themselves during and after extreme weather	Public Health & Preparedness	Health/DCDP	medium	\$	will be conducted as part of Climate and Health Vulnerability Assessment
PH 3.2	Require all commercial building owners to rebroadcast and post Watertown Alert announcements to building occupants in English and Spanish	Public Health & Preparedness	DCDP	medium	\$	
PH 3.3	launch a "sign up" campaign to ensure equitable access to communication resources	Public Health & Preparedness	Health/IT	short	\$	
PH 3.4	Enhance emergency info on city website	Public Health & Preparedness	IT	short	\$	complete
PH 4.1	Establish a network of resilience hubs that provide resources (e.g., cooling, phonecharging, pantry) that are easily accessible throughout the community	Public Health & Preparedness	Health/Fire	medium	\$	waiting for results of health vulnerability assessment
PH 4.2	Enhance the Live Well Watertown coalition and its programs	Public Health & Preparedness	DPH	medium	\$	Live Well Watertown has added a "Community Connect" initiative that supports efforts to encourage the development of neighborhood groups to intentionally connect people for practical and social/community building purposes



Resilient Watertown Climate & Energy Plan: Implementation Update

Watertown City Council Subcommittee Meeting, November 18, 2024

Laurel Schwab
Sustainability Manager

Silas Fyler
Asst. Director for Energy Management

Zeke Mermell
Senior Transportation Planner

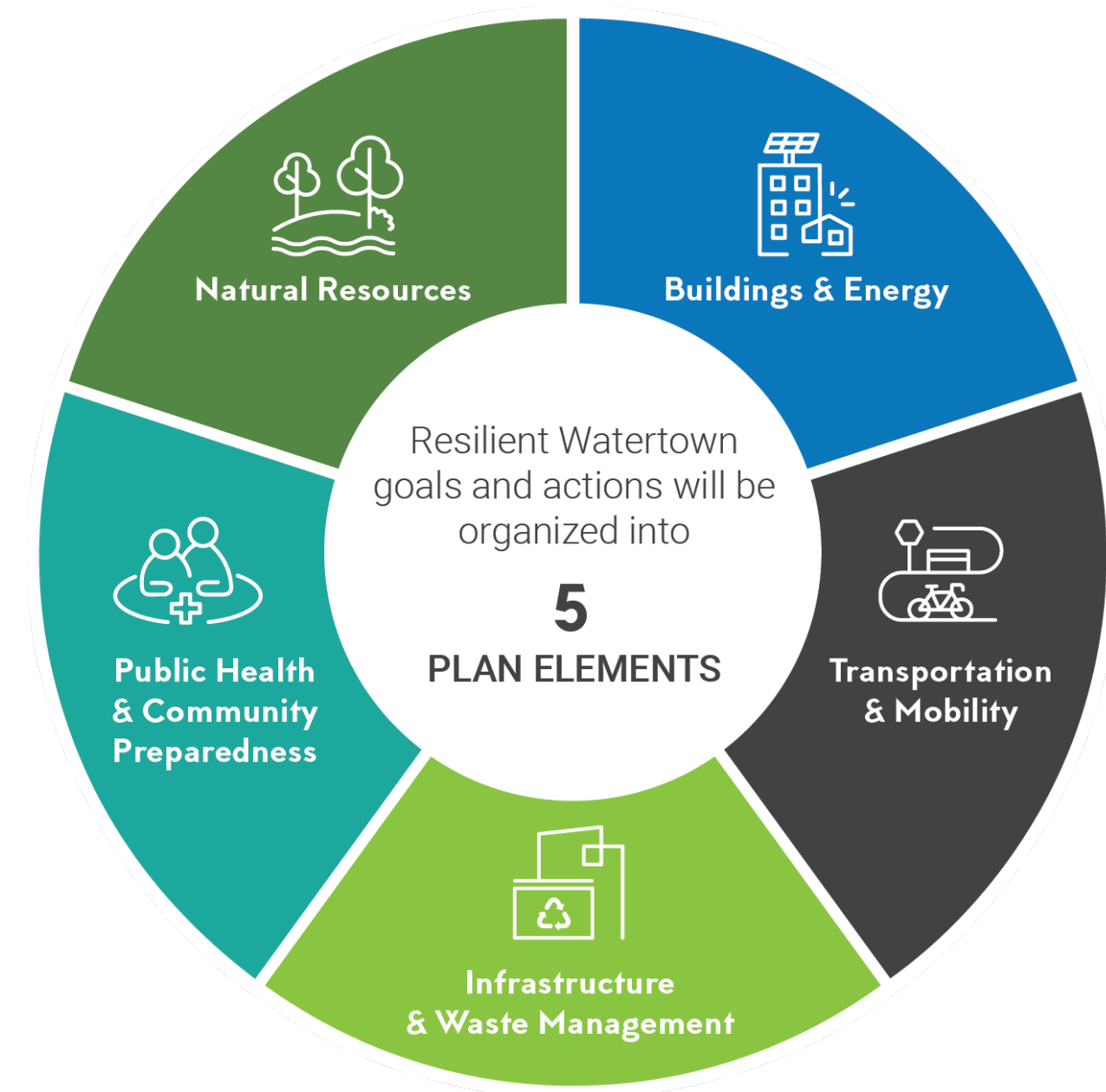




Agenda

1. Introduction
2. Strategy and Action Updates as of Nov. 2024
3. Next Steps

Plan Elements and Organization



- Each Plan Element follows the structure:
 - Goal: what we want to accomplish; broad statement
 - Strategy: How we will accomplish it as a general approach
 - Action: *Specific activity that will be undertaken*
 - Action
 - Etc.
- Each Plan Element has quantifiable metrics for tracking our progress
- For every Action we identify a lead entity, cost magnitude, timeframe, and contribution to mitigation, resilience, or both



Tracking Our Progress

- Staff is working to gather updated data for our plan metrics
- Some data sources are only released periodically (Census, for example) but we will do our best to get a sense of how we are doing
- Goal: interim progress report at the 3-year implementation milestone (summer 2025)
- Evaluating how and when to recalculate our GHG inventory (original inventory was based on 2019 data)

24						
25	Buildings and Energy					
26	Metric	Unit	Baseline Year	Baseline	2030 Target	2050 Target
27	Percent of income spent on energy for household within 0% to 30% of AMI	%	2018	16	8	2
28	Enrollment in Watertown Electricity Choice	%	2019	82	82	100
29	Enrollment in Watertown Electricity Choice (100% renewable option)	%	2019	3	3	100
30	Potential solar capacity	Number of rooftops	2019	3209	4256	6700
31	Installed solar capacity	kW	2021	4521	33600	112000
32	Estimated total solar electricity	MWh	2021	5360	38400	128000
33	Commercial energy use intensity (EUI). For buildings > 5,000 sf	MMBtu/sq. ft.	2023			
34	Number of gas/oil heated residential properties	Number of gas/oil Res	2019	9625	5775	0
35	Number of gas/oil heated commercial properties	Number of gas/oil Com	2019	521	312	0
36						
37						
38	Transportation and Mobility					
39	Metric	Unit	Baseline Year	Baseline	2030 Target	2050 Target
40	Residents who use sustainable mode (bike, walk, transit) to travel to work	%	2013-2017	2	5	6
41	Roads rated at a 4 or 5 stress level	# of miles	2018	6.9	3.5	0
42	Total electric vehicles	%	2020	7	54	100
43	Population within a 1/2 mile radius of a public EV charging station	%	2021	23	100	100
44	Number of publicly accessible EV charging stations	#	2021	17	575	1050
45						
46	Natural Resources					
47	Metric	Unit	Baseline Year	Baseline	2030 Target	2050 Target
48	Open space per person	acres/1,000 people	2020	3.25	5	10
49	Tree canopy coverage	%	2016	21	23	27
50	Impervious surfaces	%	2016	57	55	50
51	Public Trees in Good Health	%	2018	84	90	100
52	Public Trees Sites Occupied	%	2018	49	75	100
53	Area (sf) of school gardens and community gardens	sf	2021	20350	24000	30000
54						

Example of metric tracking spreadsheet



Cross-Cutting Strategy Updates

- CC1: Add capacity and resources to the Energy Manager's Office, DPW Forestry Division, and DCDDP in order to successfully implement the plan
 - *Created new Sustainability Team within DCDDP*
 - Hired Fangxue Zheng (Energy Advocate) and Mia Kania (Sustainability Planner), fall 2024
- CC2: Create an overarching Resilient Watertown Outreach and Education Campaign
 - See next slide
- CC4: Collaborate regionally with other communities and entities
 - Resilient Mystic Collaborative; Charles River Climate Compact; MAPC Metro Mayors Coalition; Multi-town gas leaks working group; Building Electrification Accelerator; Charles River Chamber Environmental Committee; Sustainable Middlesex
- CC6: Encourage and require sustainable, climate-resilient development patterns
 - Watertown Square Plan process served as a pilot for some of these changes; zoning update adopted Nov. 2024



Signage outside 66 Galen St development highlighting sustainability features of the site and building



Outreach & Education Updates

- CC2: Create an overarching Resilient Watertown Outreach & Education Campaign (Actions BE1.3, BE3.2, TM1.3, NR2.2, NR3.1, NR3.2, NR4.3, IW1.2, PH1.1, PH3.3)

New since May:

- *WE3C Outreach Working Group successfully transferred external Resilient Watertown website onto City Website for enhanced flexibility of content and better searchability*
- *Staff tabled at Farmers Market the fourth week of every month during 2024 season*
- *Increased frequency of RW Newsletter to monthly issues*
- *Worked with project partners to host ~200 volunteers at the Lowell School Miyawaki Forest Planting Day, Oct 26, 2024*
- *Submitted Mayor's Monarch Pledge Annual Report for 2024; plan to re-pledge for 2025*
- *Planning for Watertown's inaugural sustainability resource festival, May 2025 at the Commander's Mansion!*

Other ongoing items:

- Periodically updating publicly available pollinator garden map and giving free yard signs to residents who elect to be placed on the map (as well as Life-Friendly Garden Tour hosts)
- Installing pollinator garden signage and informational tags on newly planted street trees
- Arts and Culture tie-ins with "Edible Watertown" programming: visited ACR garden interns during summer 2024; upcoming "Expert Pairings" public art series
- Coordinating with WE3C, Stormwater, Bike/Ped, and Solid Waste Advisory Committees, Live Well Watertown, Hatch Makerspace, Watertown Pollinator Pathways, Trees for Watertown, etc.

Buildings & Energy Updates

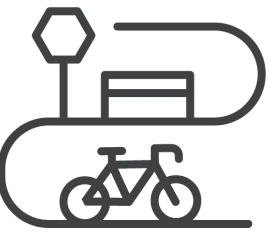


- BE 2.1: Adopt the state's net-zero energy standard as soon as permissible 
- BE 3.2: Develop and implement a targeted outreach campaign focused on promoting heat pumps for residential homes
 - Energy Advocate doing outreach on heat pumps. Workshop scheduled for December 7th at WFPL
- BE 4.1: Enact a Building Energy Use Disclosure Ordinance with a reporting requirement
 - WE3C voted to support draft bill at their March meeting; submittal to Council by end of 2024
- BE 4.2: Provide technical assistance for clean energy, energy efficiency, and financing
 - Energy Advocate conducting outreach, home energy assessments, and troubleshooting
 - Launching “Energy Ambassador” program to pair residents who have made energy efficiency/sustainability upgrades with those who are curious/have questions and “Energy Coach” cohort recruitment (people with technical/HVAC backgrounds)
- BE 4.3: Upgrade major existing municipal facilities to achieve net zero energy performance
 - City adopted a Municipal Decarbonization Roadmap as part of process to achieve Climate Leader Community designation from DOER (new version of Green Communities program)
 - Requested a city budget line item for energy efficiency upgrades
- Action BE4.4: Develop a bulk procurement and purchasing program to support smaller commercial properties with deep energy retrofits
 - Energy Advocate working with Economic Development Planner and business groups to identify opportunities
 - Mass Save “Main Streets” effort, which offers enhanced incentives for small businesses and non-profits, ran during Summer/Fall 2024

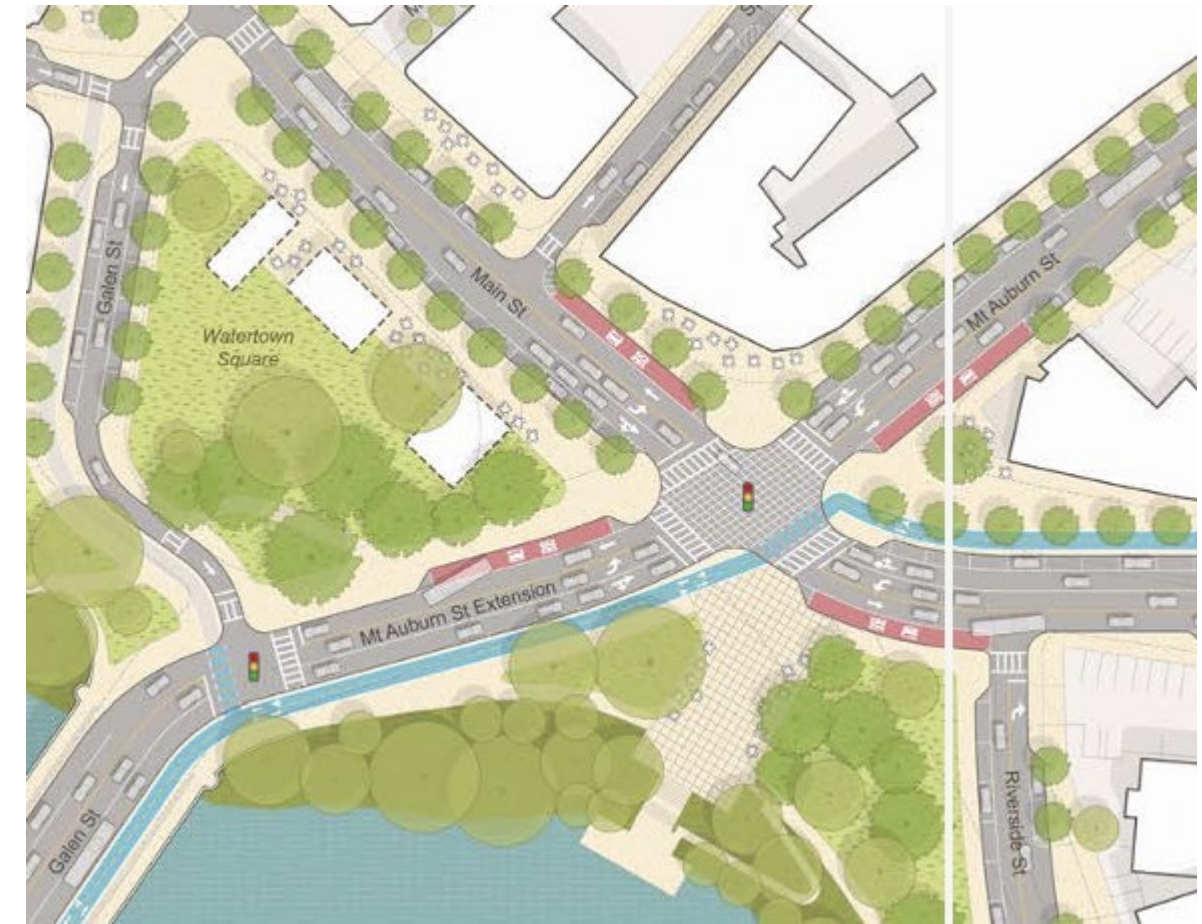


Watertown's LEED Platinum high school building under construction

Transportation & Mobility Updates



- TM 1.1: Install well-shaded bike/ped-only infrastructure, especially in densely developed areas and areas of high traffic volume
 - Watertown Square Area Plan adopted July 2024
 - Safe Streets for All grant awarded for education program, protected bike lanes, and more over next ~5 years
 - Planning for additional Bluebikes stations, including e-bike options
 - Bike parking guidelines and bike parking ordinance ready to be integrated into Watertown Square zoning and streetscape design process
 - Ongoing coordination with DPW and other depts on Community Path, Greenway, and Complete Streets connections
- TM 1.2: Collaborate regionally to increase and improve pathways for bikes and pedestrians
 - Western Ave, Newton Corner, Bluebikes network planning with MAPC
- TM 1.3: Increase use of transit, bike, and pedestrian travel through outreach, incentives, and policy changes
 - TDM monitoring will commence Jan 2025 and help inform a regulation update to better align with City and Climate Plan goals
- TM 1.5: Implement bus prioritization projects
 - Watertown & MBTA discussing Watertown Square Area Plan mitigations, including potential queue jumps, transit signal priority & bus lanes
 - Upcoming DPW coordination on “smart lights”
- TM 1.6: Develop an integrated, publicly accessible electric transit system that connects to MBTA
 - Pleasant St Shuttle EV fleet – continued progress on sustainable funding and increased ridership on electric shuttles
 - Mobility Study RFP released Oct 2024 (funded by ARPA grant)



Proposed Watertown Square redesign

Transportation & Mobility Updates

- TM 2.2: Transition all City-owned, leased, and contracted vehicles to electric, including school bus, garbage truck, and maintenance fleets
 - City adopted an internal Zero Emission Vehicle First (ZEV) policy as part of Climate Leader Communities process for DOER
 - Police Department has purchased 3 new electric vehicles; DPW has purchased 1
 - Forthcoming Sustainable Purchasing Policy will identify opportunities to push for EVs in contracted services when feasible
- TM 2.5: Increase the availability of charging stations on municipal property
 - Staff will prioritize future identified charging locations based on geographical and equity criteria; identifying and applying for competitive grants to fund installations
 - For safety and access reasons, the chargers at the DPW are now for fleet vehicles only

Natural Resources Updates

- NR 1.1: Incorporate pocket parks into neighborhoods lacking green space
 - DCDP was chosen to be part of Tufts UEP Masters Program Field Projects course, spring 2025 semester, to have a group of students conduct a feasibility and design study of new small-scale public spaces
- NR 1.2: Promote biodiversity improvements to existing and new parks and open space
 - Miyawaki Forest Planting Day Celebration took place on October 26th at the Lowell School (see image)
 - Park renovation projects: designers adding new native/drought resistant plant beds
- NR 1.3: Acquire more open space, where possible, and create more open space on private property
 - Environmental site assessment of Walker Pond underway
- NR 1.4: Establish and protect natural habitat corridors along water bodies, trails, and easement areas
 - Watertown Community Gardens hosted ~15 volunteer events to remove invasive plant species along the Watertown-Cambridge Greenway in 2024
- NR 2.1: Establish an enforceable tree ordinance
 - Draft under legal review
- NR 2.3: Increase tree plantings and prioritize plantings in areas at risk for urban heat impacts
 - Planted approximately 163 trees in 2024 for a total of 854 new trees since 2022
 - Tree Warden has requested funding for regular tree inventories and related software
- NR 3.2: Utilize school gardens and community gardens as nature-based landscaping demonstration sites
 - ACR Garden Intern program for middle school students took place summer '23 and '24; evaluating how to maintain it beyond life of ACR grant
 - Freight Farm being installed at temporary High School location; will provide hydroponically grown produce for cafeteria
- NR 3.3: Update current development regulations to require the use of appropriate native plants for new- and re-development and de-emphasize non-native lawn spaces
 - DCDP staff reviewing all regs/policies that need to be updated or augmented as part of comprehensive zoning update (forthcoming)
- NR 4.1: Expand and accelerate existing Green Stormwater Infrastructure (GSI) policies and management programs for public projects
 - City was awarded a nearly \$1M MVP Action Grant for Phase 2 of the Community Greening Program, which adds green infrastructure to neighborhood streets in areas most vulnerable to climate impacts (heat and flooding). Phase 2 will see construction on Templeton Pkwy and Dexter Ave.
 - DPW has installed ~30 tree trenches with 40 more planned for Spring 2025



Volunteers participating in the Lowell Miyawaki Forest Planting Day Celebration

Infrastructure & Waste Updates



- IW 1.3: Create convenient and free organics recycling program 
 - Enrollment still around 3,000
 - Preparing to roll out front-of-house (student) composting at Middle School
- IW 1.4: Establish an Environmentally Preferable Purchasing policy (EPP) that focuses on reducing consumption within municipal government
 - Drafting a Sustainable Procurement Policy ordinance and guidelines
- IW 1.5: Investigate opportunities to pursue a circular economy in Watertown or within the Metro
 - Solid Waste and Recycling Advisory Committee sent letter to the Manager in support of recycling ordinance, summer 2024; this is a priority for new Recycling Manager
- IW 2.1: Require all major new and upgraded infrastructure to incorporate resilient design guidelines
 - Staff conducting initial research on policy updates required
- IW2.3: Advocate with partners for the safe removal of the Watertown Dam
 - DCR held informational meetings in Watertown in July and Sept 2024

Public Health & Community Preparedness Updates

- PH 2.1: Complete and climate change and health vulnerability assessment
 - In progress, with support from MAPC via a technical assistance grant. Final report anticipated Spring 2025.
- PH 2.2: Mitigate existing and prevent new urban heat islands in Watertown
 - Open Space staff working with DPW and Schools to prioritize shade/cooling options for school playgrounds and park redesigns
 - City was awarded a nearly \$1M MVP Action Grant for Phase 2 of the Community Greening Program, which adds green infrastructure to neighborhood streets in areas most vulnerable to climate impacts (heat and flooding). Phase 2 will see construction on Templeton Pkwy and Dexter Ave.
- PH 2.3: Continue to enhance access to local food for those who are food insecure
 - Effort to establish a food access working group is in process with support from state and local food system networks
- PH 3.4: Enhance emergency preparedness information on City website 
- PH 4.2: Enhance the existing Live Well Watertown coalition and its programs to incorporate neighborhood connections to nature and to each other
 - Live Well Watertown has added a “Community Connect” initiative that supports efforts to encourage the development of neighborhood groups to intentionally connect people for practical and social/community building purposes. Block parties that are planned as part of the MVP Action Grant will inform our strategy for expanding Community Connect.



Next Steps

- Heat Pump Workshop- Saturday, December 7th, 11am-12:30pm at the Watertown Free Public Library (Savings Bank Room)
 - Please spread the word! 
- Launch pocket park study with UEP students (Jan '25)
- Submit BERDO legislation to City Council
- Energy Resource Festival, May 2025

HEAT PUMPS 101

Come join Steve Breit, co-founder of HeatSmart Alliance, in a discussion around fundamentals of heat pumps systems. You will also have the chance to learn about the Mass Save program. Together, we will outline key factors homeowners should consider when deciding to upgrade their HVAC systems.

**Saturday December 7, 2024
11am-12:30pm**

**Watertown Free Public Library, First Floor
Watertown Savings Bank Room**



Contact fzheng@watertown-ma.gov



**Watertown City Council
Committee on Human Services
Wednesday, August 19, 2024**

Members Present: Councilor Tony Palomba, Chair; Councilor Caroline Bays, Vice Chair; and Councilor John Gannon, Secretary

The Committee on Human Services held a public meeting on August 19, 2024, at 6:00pm to discuss the following re-appointments to the Watertown Affordable Housing Trust:

- Reappoint Clifford Cook as a member of the Affordable Housing Trust to a term expiring June 30, 2026;
- Reappoint Helen Oliver as a member of the Affordable Housing Trust to a term expiring June 30, 2026; and
- Reappoint Zoe Weinrobe as a member of the Affordable Housing Trust to a term expiring June 30, 2026.

Call to Order

Committee Chair Palomba called the meeting to order at 6:00pm and introduced the other committee members present: Caroline Bays, Vice Chair; and John Gannon, Secretary. Also present at various during the meeting were Clifford Cook, Helen Oliver and Zoe Weinrobe.

The Committee first interviewed Clifford Cook. Prior to his service on the Affordable Housing Trust, Mr. Cook was a member of the Watertown Housing Partnership. Chair Palomba asked Mr. Clifford how the relatively new Affordable Housing Trust was going. Mr. Clifford stated that the Trust was successful in organizing as a board and creating an inventory of potential sites for the creation of affordable housing. The Trust also spoke with owners of potential sites for affordable housing including the entity that runs the Belmont/Watertown Methodist Church on Mt. Auburn Street that is presently for sale. The Trust is potentially close in choosing one location for the creation of affordable housing. The Trust has also spoken of other affordable housing possibilities, including the recent signing into law of state legislation allowing for the creation of accessory dwelling units by right, without the need for zoning. Mr. Cook would like to see the creation of affordable housing at 65% and 80% AMI. Mr. Cook would like to see affordable housing built at the Belmont/Watertown Methodist Church, but it would be a complicated project

Action Item 1: Councilor Gannon made a motion that the full Council vote to approve Clifford Cook for re-appointment as a member of the Affordable Housing Trust for a term expiring on June 30, 2026. Councilor Bays seconded the motion. The motion passed by a vote of 3-0.

The Committee interviewed Helen Oliver next. Prior to her service on the Affordable Housing Trust, Ms. Oliver was also a member of the Watertown Housing Partnership. Chair Palomba asked Ms. Oliver her thoughts on the accomplishments of the Trust so far. Ms. Oliver is enthused about the resources available to the Trust, including access to architectural resources to review potential properties for the creation of affordable housing and that the Trust completed an inventory of potential sites for the creation of affordable housing. She stated that the Trust discussed the possibility of affordable housing creation through the recent signing of the accessory dwelling unit law. She also discussed the potential use of tax credits to spur affordable housing creation possibilities. When asked about the success of Watertown's adoption of linkage fee payments to create affordable housing, she stated that market timing stalled development that would pay linkage fee revenue, but there are possibilities for the future.

Action Item 2: Councilor Gannon made a motion that the full Council vote to approve Helen Oliver for re-appointment as a member of the Affordable Housing Trust for a term expiring on June 30, 2026. Councilor Bays seconded the motion. The motion passed by a vote of 3-0.

The Committee next interviewed Zoe Weinrobe as the final candidate for re-appointment as a member of the Affordable Housing Trust. Ms. Weinrobe is professionally dedicated to the field of affordable housing finance and development. She previously served as a housing planner for the City of Cambridge Planning Department and helped manage affordable housing issues. She stated that the Affordable Housing Trust has made great progress so far. Trustees have created the affordable housing inventory, consulted with architects and site engineers on potential properties, reached out directly to property owners. Trustees have thoroughly reviewed over a dozen potential properties for the creation of affordable housing. She likes the Watertown Housing Authority's redevelopment of the Willow Park complex and the reputation of the non-profit organization that will partner with the Housing Authority to complete the redevelopment. She stated that she would like to have the Affordable Housing Trust develop an affordable housing property; while there is desire to move forward, there are presently limits on the financing that would be required to do so, however.

Action Item 3: Councilor Bays made a motion that the full Council vote to approve Zoe Weinrobe for re-appointment as a member of the Affordable Housing Trust for a term expiring on June 30, 2026. Councilor Gannon seconded the motion. The motion passed by a vote of 3-0.

Councilor Gannon made a motion to adjourn, which was seconded by Councilor Bays. The motion was approved by a vote of 3-0.

The meeting concluded at 7:00pm.

Minutes prepared by John Gannon

ELECTED OFFICIALS

Anthony Palomba,
Chair

Caroline Bays,
Vice Chair

John G. Gannon,
Secretary



**Watertown City Council
Committee on Human Services
Wednesday, September 24, 2024**

Members Present: Councilor Tony Palomba, Chair; Councilor Caroline Bays, Vice Chair; and Councilor John Gannon, Secretary

The Committee on Human Services held a public meeting on September 24, 2024, at 6:15pm to discuss the re-appointment of Shannon Lawn as a member of the Watertown Housing Authority to a term expiring May 15, 2029

1. Call to Order

Committee Chair Palomba called the meeting to order at 6:15pm and introduced the other committee members present: Caroline Bays, Vice Chair; and John Gannon, Secretary. Also present was Shannon Lawn.

Chair Palomba asked Ms. Lawn to discuss her background relative to re-appointment to the Watertown Housing Authority for another four-year term. In response to questions, Ms. Lawn said she found her service on the Board to be interesting and discussed the challenges of public housing. She stated that the Watertown Housing Authority is run very well, and she wanted to maintain the current extraordinary level of service. She expressed enthusiasm over the redevelopment of the East End Willow Park housing. The Housing Authority is partnering with a non-profit entity to replace the existing family apartments while also adding new affordable housing apartments that would be targeted to a mix of income ranges. There will be challenges in continuing to provide housing to existing residents while building the new complex.

Action Item: Councilor Bays made a motion that the full Council vote to approve Shannon Lawn for re-appointment as a member of the Housing Authority for a term expiring on May 15, 2029. Councilor Gannon seconded the motion. The motion passed by a vote of 3-0.

Councilor Gannon made a motion to adjourn, which was seconded by Councilor Bays. The motion was approved by a vote of 3-0.

The meeting concluded at 6:30pm.
Minutes prepared by John Gannon

ELECTED OFFICIALS

Anthony Palomba,
Chair

Caroline Bays,
Vice Chair

John G. Gannon,
Secretary



**Watertown City Council
Committee on Human Services
Monday, May 13, 2024
6:00PM**

Members Present: Councilor Tony Palomba, Chair; Councilor Caroline Bays, Vice Chair; and Councilor John Gannon, Secretary. Also present were Health Director Abbey Myers, and residents Alexis Khalid and Jackie Van Leeuwen.

The Committee on Human Services meeting was called to order at 6:03pm to continue the discussion regarding the city's ongoing efforts to create and implement a city rodent control plan.

Chair Palomba introduced Health Department Director Abbey Myers to inform the committee of updates to the ongoing city rodent control plan. Ms. Myers stated that the city rodent control plan has progressed significantly since the last committee meeting in December.

She introduced the latest version of the rodent control plan. She stated that the goal of the plan is to reduce rodent population to a manageable level, while also reducing the environmental impact. She prefaced her remarks by stating that the 100% elimination of rats in the community was not feasible; therefore, the rodent control plan is focused on decreasing the rat population and their negative impact on humans. The city plan is focused on integrated pest management, education and outreach. Such outreach includes mailings, social media and an updated and informative presentation on the Health Department website. Also, the Board of Health promulgated new dumpster regulations, with the effective date scheduled for July 1, 2024. The Health Department is now the focal point for rodent complaints. The Department monitors properties with rodent conditions, reporting monthly on progress, and baiting where necessary.

Councilor Palomba commended the efforts of the Health Department but expressed concern with the number of city departments involved in different aspects of the rodent control responsibilities. Ms. Myers stated that there is a city task force comprising the respective departments that have rodent control responsibilities. Councilor Palomba opined that there should be a city policy to the effect that the Health Department should be the lead department in rodent control enforcement.

Councilor Bays made a motion that the City's rodent control enforcement efforts be coordinated by the Health Department; the motion was seconded by Council Gannon, and the vote was 3-0.

Councilor Gannon made a motion to adjourn, which was seconded by Councilor Bays. The motion was approved 3-0.

The meeting adjourned at 7:05pm.

ELECTED OFFICIALS

Anthony Palomba,
Chair

Caroline Bays,
Vice Chair

John G. Gannon,
Secretary



**Watertown City Council
Committee on Human Services
Tuesday, December 5, 2023
(First Meeting)**

Members Present: Councilor Tony Palomba, Chair; Councilor Caroline Bays, Vice Chair; and Councilor John Gannon, Secretary. Also present were City Manager George Proakis and resident Jackie van Leeuwen

The Committee on Human Services meeting was called to order at 6:03pm to discuss the qualities and characteristics needed for the position of Health Director

Mr. Proakis discussed the present staffing levels of the Health Department. The department staffing includes a community health officer, public health nurse, two health officers, per diem food inspector, head clerk, and a health officer for rodent control. The department is responsible for required health inspections of food service establishments.

Councilor Gannon discussed that in other communities where he has worked, the Health Director has sufficient education in the field, including a masters in public health or other related area, or environmental health. He suggested that the new director be knowledgeable of laws pertaining to public health in Massachusetts.

Councilor Bays stated that an ideal candidate for health director could have a medical background, including in communicable diseases, be comfortable with enforcement and inspections, be a good leader and communicator, be able to outreach, be an innovative thinker, have knowledge of budgets and data analysis and capable of networking with other community health officers statewide.

Councilor Palomba suggested that ideal skills for the health director would include analytical skills, capacity to understand and utilize data, work with other departments, be a team builder and have the fortitude to close out enforcement matters.

Councilor Gannon emphasized that ideal qualities would include the ability to educate members of the public on health issues and why health enforcement is necessary for community health. Also, he recalled that a prior health director was active in building a regional public health medical reserve team, which was helpful in working on regional approaches to community health issues. He also emphasized that an ideal quality would include knowledge of addiction treatment and mental health issues.

City Manager Proakis stated that he appreciated the feedback and will use the information when addressing finalists for the position of Health Director. He looks forward to learning of the

results of the upcoming study on the community's health and human services delivery. He believes that the social services resource specialists are doing great work and would like to see how the study would advise providing broader community awareness of these services.

Councilor Palomba recommended that the Committee on Human Services take action in the future to study the various categories of revenue spent by the City relative to substance abuse treatment and prevention. Councilor Gannon made a motion, which was seconded by Councilor Bays. The motion was approved by a vote of 3-0.

Councilor Bays made a motion to adjourn, which was seconded by Councilor Gannon. The motion was approved by a vote of 3-0.

The meeting adjourned at 6:47pm.

ELECTED OFFICIALS

Anthony Palomba,
Chair

Caroline Bays,
Vice Chair

John G. Gannon,
Secretary



**Watertown City Council
Committee on Human Services
Tuesday, December 5, 2023
7:00PM
(Second Meeting)**

Members Present: Councilor Tony Palomba, Chair; Councilor Caroline Bays, Vice Chair; and Councilor John Gannon, Secretary. Also present were Acting Health Director Abbey Myers, DPW Administration and Finance Director Michael Albano and resident Dean Martino.

The Committee on Human Services meeting was called to order at 7:00pm to continue the discussion regarding the ongoing efforts to create and implement a city rodent control plan.

Chair Palomba introduced Abbey Myers, who is the Acting Director of the Health Department, to inform the committee of updates to the ongoing city rodent control plan. Ms. Myers stated that she and the Health Department have been active in education and outreach concerning rodent control, have been baiting additional sites identified as showing rodent activity and has been working on coordination of rodent control efforts with other city departments.

Ms. Myers stated that the city has introduced a new form of rodent bait known as TERAD3 bait, which utilizes Vitamin D3 to kill rodents but also reduces the risk of secondary poisoning of other animals, including birds. With this form of rodent control, the rodent brings the bait back to the burrow shared with other rodents, and the other rodents die after eating the bait. She stated that a secondary animal, such as a bird, would have to eat multiple rodents poisoned by TERAD3 over multiple times to become ill.

Ms. Myers explained the enforcement process utilized by the Health Department for rodent complaints. She stated that the owner is made aware of the presence of rodents on their property and educates them on methods to reduce such presence. There is follow-up to review progress; if no progress is made, the Health Department will issue fines, and place rodent control devices on a nearby public street. She stated that city efforts to control rodents have been extensive, and that the high school construction project contains many rodent control devices. The City uses mapping software to track the locations of rodent control devices, and the devices are checked periodically.

With respect to large construction projects, Ms. Myers stated that she has enacted a protocol that contractors must follow while working on city-owned land and private property for large-scale construction projects. As one element of the protocol, a contractor will not be issued a building permit or other permission to commence construction, unless there is a rodent control plan in place.

As a further initiative stemming from the rodent control plan, the Health Department is working on promulgating dumpster regulations to prompt a reduction in rodent problems. Other city departments are in the process of reviewing and commenting on the draft regulations.

Ms. Myers further stated that there are presently three interdepartmental working groups focusing on rodent control issues. One group is tasked with monitoring properties deemed to have a high incidence of rodent problems. Another group is working with owners of properties who may have hoarding disorders, which increases the likelihood of rodent problems. The final group is a rodent control working team, which meets periodically.

Ms. Myers stated that the Health Department is working on increasing citywide education on rodent issues and urges residents to reach out to the Health Department for assistance with any questions.

Resident Dean Martino stated that Edenfield Road is enduring rodent problems and is in need of rodent control solutions. He was urged to work with the Health Department to address his concerns.

Councilor Bays made a motion to adjourn, which was seconded by Councilor Gannon. The motion was approved by a vote of 3-0.

The meeting adjourned at 8:12pm.

ELECTED OFFICIALS

Anthony Palomba,
Chair

Caroline Bays,
Vice Chair

John G. Gannon,
Secretary



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465

To: Honorable City Council

From: George J. Proakis, City Manager

Date: December 5, 2024

RE: Request for Confirmation –Appointment and Reappointment to the Conservation Commission

In accordance with the provisions of the Watertown Home Rule Charter and Town Council Ordinance 2007-46, An Ordinance on the Timing and Process of Appointments to Town Boards, Commissions, and Committees, I am hereby submitting a request for an appointment and reappointment to the Conservation Commission, which requires Council confirmation.

- Marilyn Salvas - Appointment as a member of the Conservation Commission to a term expiring February 15, 2028
- Rachel Danford - Reappointment as a member of the Conservation Commission to a term expiring February 15, 2028

Thank you for your anticipated cooperation in this matter.



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager 

Date: December 5, 2024

RE: Request for Confirmation – Appointment to the Stormwater Advisory Committee

In accordance with the provisions of the Watertown Home Rule Charter and Town Council Ordinance 2007-46, An Ordinance on the Timing and Process of Appointments to Town Boards, Commissions, and Committees, I am hereby submitting a request for the appointment to the Stormwater Advisory Committee, which requires Council confirmation.

- Joseph Ganno – Appointment as a member of the Stormwater Advisory Committee to a term expiring July 15, 2025

Thank you for your anticipated cooperation in this matter.