

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).

City 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 the to 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 9 for, 0 against, and 0 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
9. Approved & Ranked 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>
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- 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

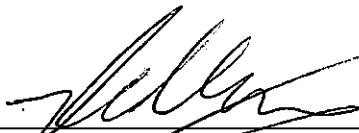
WHEREAS, the Condominium, acting by and through its Trustees, and the City have agreed on the form of an Easement Agreement for the installation, operation, repair, and replacement of two (2) relay antennas and related equipment, and the payment to the Condominium of \$34,000.00 as compensation for the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

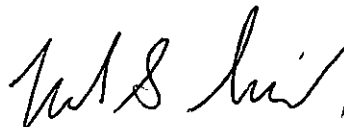
NOW THEREFORE BE IT ORDERED: That the City Council agrees to acquire an easement upon property of the Payson Estate on Oakley Hill Condominium, in exchange for the payment of \$34,000.00.

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

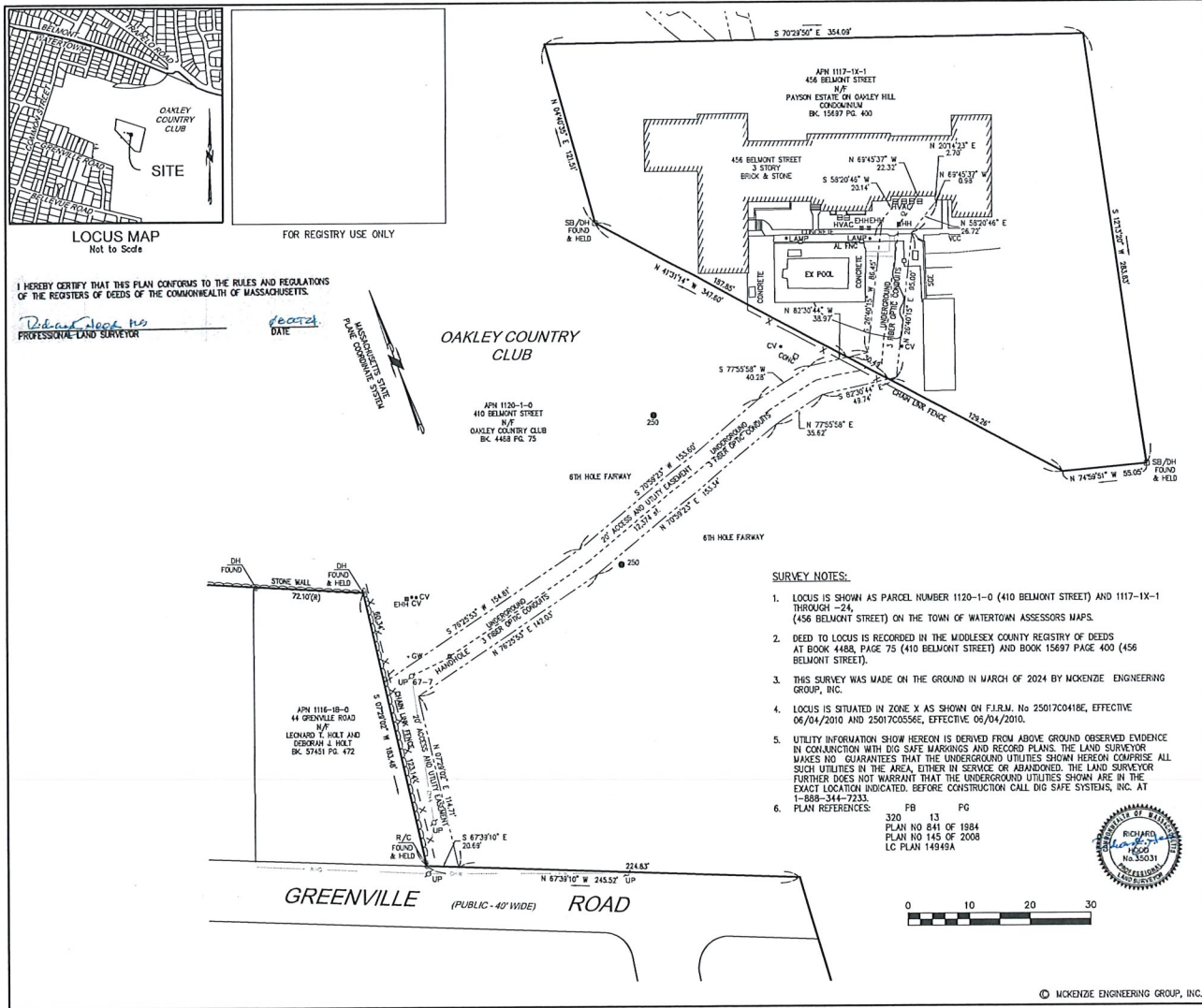
My Commissioner Expires:

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
Assist Office Park
100 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.2600
F: 781.792.0333
www.mckeng.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:	05/06/24
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

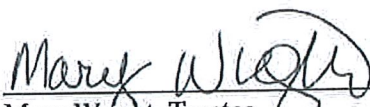
THE CITY:

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:

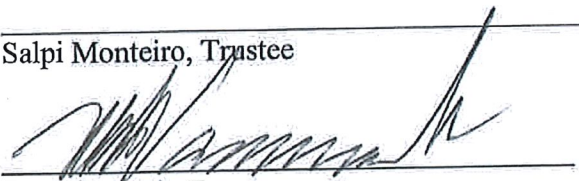
**PAYSON ESTATE ON OAKLEY HILL
CONDOMINIUM TRUST,**

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:

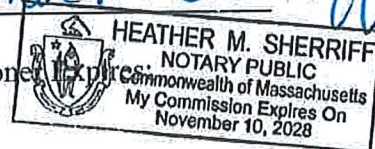
COMMONWEALTH OF MASSACHUSETTS

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.

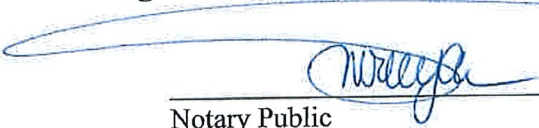
On this ____ of _____, 2024, before me, the undersigned Notary Public, personally appeared **Doug Vannah** Trustee of the Payson Estate on Oakley Condominium Trust, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or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

Notary Public
My Commissioner Expires:

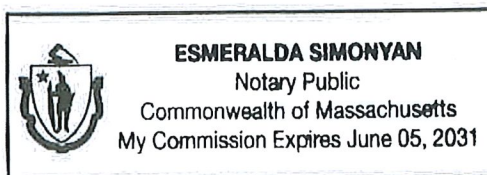
COMMONWEALTH OF MASSACHUSETTS

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%
			tax	average	average	exempt	exempt	tax	tax bill		average	tax	tax bill	
Line	OPTIONS		rate	assmnt	tax	dscnt	amount	bill	change	rate	assmnt	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



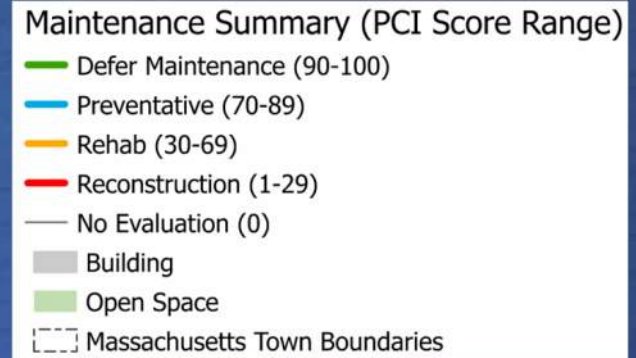
Road Program Goals

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

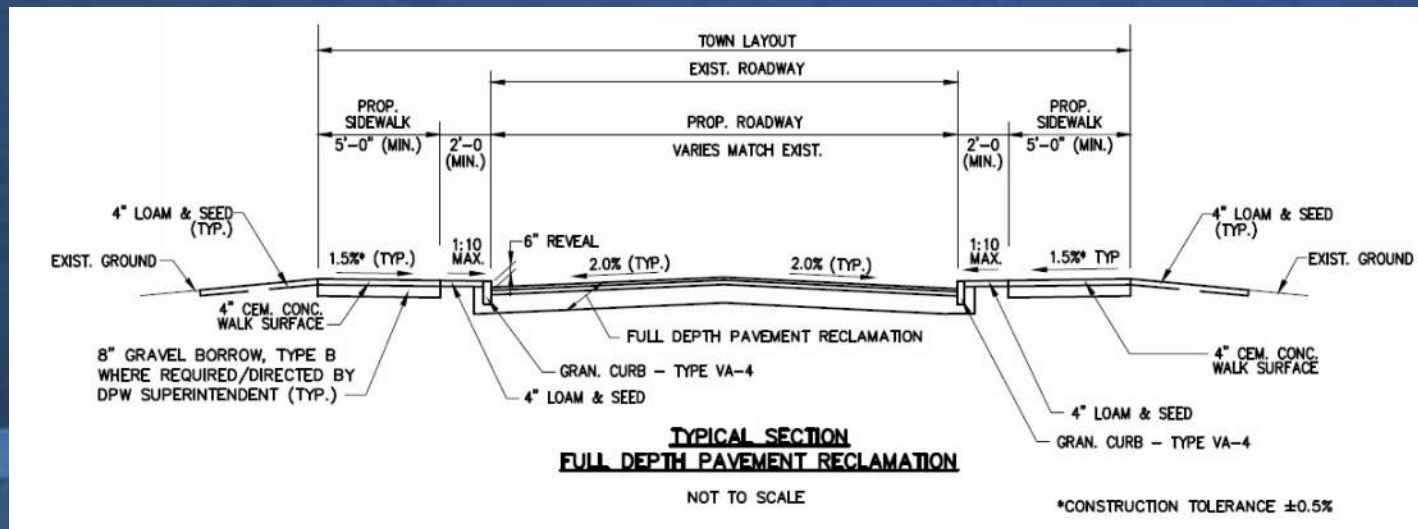
Maintenance, Repair & Reconstruction

- 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

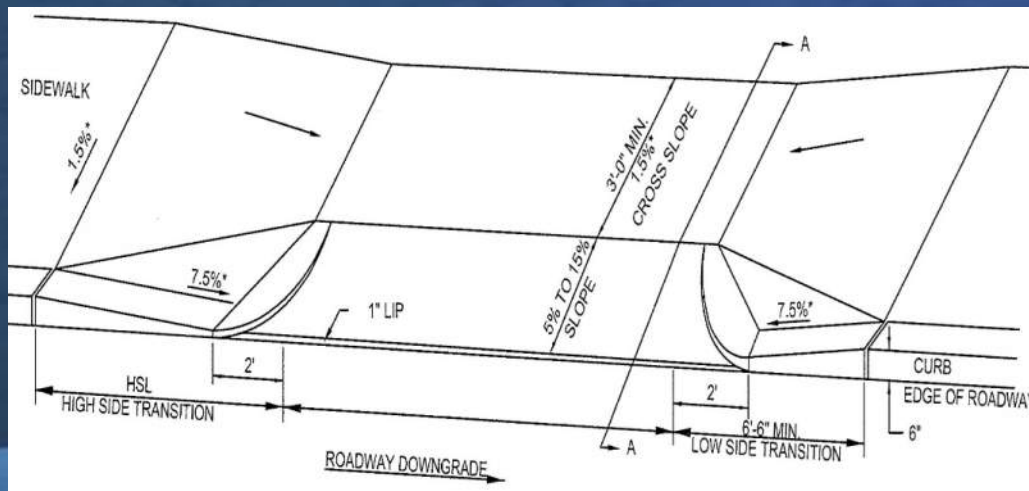


After

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.

Watertown's FY2026 Budget Policy Guidelines for Approval

- 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

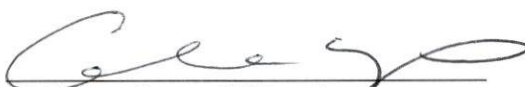
Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

RESOLUTION # 133

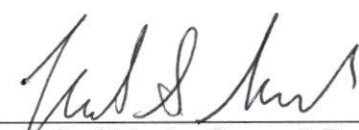
2024 - R - 133

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

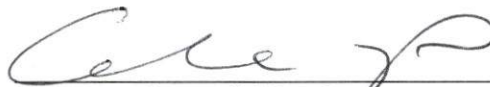
Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

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

Watertown's FY2026 Budget Policy Guidelines

As Approved and Ranked 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 were ranked in order of priority by the City Council on December 3, 2024.

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, retail corridors, and emerging industry clusters.
- B. 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.
- C. Continue pursuing mitigation monies, linkage fees, and/or other measures from larger scale projects.
- D. Require all departments to actively pursue filing applications for all relevant state, federal, and private foundation grant programs.
- E. 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.

II. PROGRAM ENHANCEMENTS/EXPENDITURES

Note: The items in this section were ranked in order of priority by the City Council on December 3, 2024.

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. 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
- E. 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.
- F. Fund the recommendations of the Community Health & Human Services Assessment in the FY26 budget.
- G. 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.*

- H. 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.*
- I. 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.
- 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. Fund an assessment of the Public Buildings Department to meet the needs of our new buildings.
- L. 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.
- M. Consider re-use of the former north branch library, including exploring use of alternative funds to assist in renovations.

*Items ranked the same.



Watertown Town Council

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

ELECTED OFFICIALS:

Mark S. Sideris,
Council President

Stephen P. Corbett,
Vice President

John A. Donohue,
Councilor At Large

Susan G. Falkoff,
Councilor At Large

Anthony Palomba,
Councilor At Large

Angeline B. Kounelis,
District A Councilor

Cecilia Lenk,
District B Councilor

Vincent J. Piccirilli, Jr.,
District C Councilor

Kenneth M. Woodland
District D Councilor

Resolution# 2012- 72

Resolution: Watertown's Ongoing Budget Policy Guidelines

WHEREAS the Town Council adopts budget policy guidelines each year pursuant to Section 5-1 of the Watertown Home Rule Charter, so that the Town Manager can develop budgetary goals and the Town budget for the next fiscal year, and

WHEREAS for the past several years, annual budget policy guidelines have included three sections of ongoing budget practices, namely Section I. FINANCIAL POLICIES, Section II. ONGOING BUDGET PRACTICES, and Section V. BUDGET AND FINANCIAL MONITORING, and

WHEREAS the budget policy guidelines in these three sections have reached a point of maturity whereby they have become standard operating procedure, and do not need to be revised each year.

NOW THEREFORE BE IT RESOLVED that the Town Council of the City known as the Town of Watertown hereby establishes the following budget policy guidelines as permanent policy guidance, to be followed annually:

I. FINANCIAL POLICIES

A. Unreserved fund balance: In order to respond to emergencies and other unanticipated needs, preserve financial flexibility, and maintain favorable bond ratings, the Town should seek to maintain an unreserved fund balance (including stabilization funds) equal to 7-10% of the annual operating budget. The Council and the Town Manager will work to develop a formal multi-year policy on the unreserved fund balance, including the use of free cash if the unreserved fund balance is above the 7-10% target.

B. Capital Expenditures: In order to maintain and improve its infrastructure, facilities, and equipment, the Town should seek to make annual capital expenditures (including debt and exclusive of enterprise funds) equal to at least 7.5-8% of the operating budget.

C. Pension Liability and Other Post Employment Benefits: In order to achieve long term financial stability, meet the Town's obligations to its employees and retirees, and maintain favorable bond ratings, the Council, the Retirement Board and Town Manager will work to address the Town's unfunded pension liability and other post-employment benefits (OPEB). As was done with the unfunded Pension Liability, create a long-range financial plan for addressing the unfunded OPEB liabilities, including the converting the OPEB stabilization fund to an OPEB Trust Fund. Continue dialog with Retirement Board and State representatives to consider options for pension reforms for new hires.

II. ONGOING BUDGET PRACTICES

A. Continue the Town's efforts within all departments to obtain grant funding from federal, state, and other sources, including the use college interns.

B. Continue to analyze the Town's charges for licenses, permits, penalties, and fees to determine whether they should be increased or new ones instituted, while adhering to the principal that fees should not exceed the cost of services provided.

C. Review the possibilities and cost implications of contracted services vs. staffing in various departments.

D. Support the possibilities of providing more services on a regional or inter-municipal basis in accordance with the council resolution.

E. All department heads should seek to identify line items within their existing budgets where costs can be controlled and not increased. Look at other possible scenarios including spending freezes, level dollar and reduction budgets. Review the use of overtime in each department and monitor consistent Town-wide practices and related utilization.

F. Continue to enhance the Town's website and use other technologies as cost effective means of delivering information and services, increasing public awareness, and encouraging public feedback.

G. Explore cost savings by sharing personnel across Town departments. Work towards merging or combining the following functions to better serve both Town and School Departments: facilities management, human resources, finance, and information technology.

H. Meet annually in Executive Session(s) to discuss strategies on pending collective bargaining agreements and the potential impact on upcoming and future budgets.

III. BUDGET AND FINANCIAL MONITORING

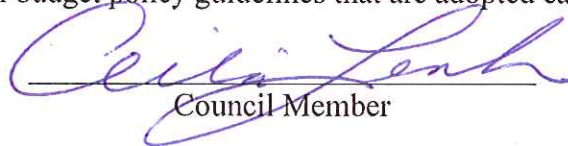
A. In order to improve its ability to monitor the implementation of the Town budget, the Town Council will receive quarterly reports on the revenues and expenditures during the fiscal year.

B. The Town Council will receive a report on the use and balance of monies in the Council reserve upon each transfer, and a report each month when there is a change in Town Councilors' expense line items.

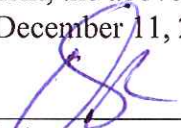
C. An early-warning system will be used to alert the Town Council if revenues fall below projections.

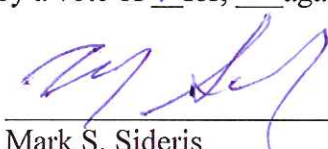
D. The Town Council will receive quarterly updates on progress in addressing the recommendations in the annual audit report.

BE IT FURTHER RESOLVED that this resolution shall be incorporated by reference into the annual budget policy guidelines that are adopted each year.


Council Member

I hereby certify that at a regular meeting of the Town Council for which a quorum was present, the above Resolution was adopted by a vote of 9 for, 0 against and 0 present on December 11, 2012.


Valerie Papas
Council Clerk


Mark S. Sideris
Council President



Watertown Town Council

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

ELECTED
OFFICIALS:

Resolution # 84

2017- R - 84

Mark S. Sideris,
Council President

Vincent J. Piccirilli, Jr.,
Vice President

Michael F. Dattoli,
Councilor At Large

Aaron P. Dushku,
Councilor At Large

Susan G. Falkoff,
Councilor At Large

Anthony Palomba,
Councilor At Large

Angeline B. Kounelis,
District A Councilor

Lisa J. Feltner,
District B Councilor

Kenneth M. Woodland,
District D Councilor

RESOLUTION: AMENDING WATERTOWN'S ONGOING BUDGET POLICY GUIDELINES

WHEREAS the Town Council adopted Resolution 2012-72 *Watertown's Ongoing Budget Policy Guidelines*, to establish permanent financial policy guidance, and

WHEREAS since 2014 the Town Council and the School Committee have been working on a plan for the renovation or reconstruction of Watertown's school buildings, including submitting Statements of Interest to the Massachusetts School Building Authority, and

WHEREAS at the Fiscal Year 2019 Preliminary Budget Overview presented on October 10, 2017, it was proposed to self-fund a project to renovate or reconstruct three elementary schools entirely within the operating budget, with funds redirected from the retirement appropriation when the pension is fully funded, while also paying down the OPEB liability, and

WHEREAS the value of the debt service required for such school capital expenditures would exceed 8% of the operating budget as stipulated in Resolution 2012-72, and

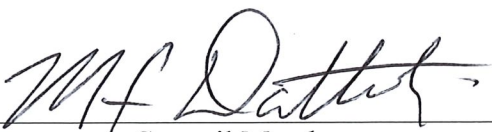
WHEREAS the Town of Watertown wants a "strong" position for its financial management policies to get the most favorable rates when going to the bond market for such capital expenditures.

NOW THEREFORE BE IT RESOLVED that the Town Council of the City known as the Town of Watertown hereby amends Resolution 2012-72 *Watertown's Ongoing Budget Policy Guidelines*, with existing guidelines I.A and I.B to be deleted in their entirety and replaced with the following language:

I. A. Unreserved fund balance: In order to respond to emergencies and other unanticipated needs, preserve financial flexibility, and maintain favorable bond ratings, the Town should seek to maintain an unreserved fund balance (including stabilization funds) equal to 8-15% of the annual operating budget. The Council and the Town Manager will work to develop a formal multi-year policy on the unreserved fund balance, including the use of free cash, if the unreserved fund balance is above the 8-15% target.

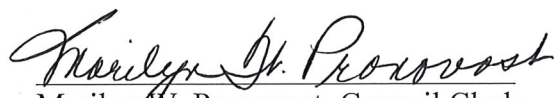
I. B. Capital Expenditures: In order to maintain and improve its infrastructure, facilities, and equipment, the Town should seek to make annual capital expenditures (including debt and exclusive of the school Building for the Future Initiative funding and enterprise funds) equal to at least 7.5-8% of the operating budget.

BE IT FURTHER RESOLVED that this resolution shall be incorporated by reference into the annual budget policy guidelines that are adopted each year.



Council Member

I hereby certify that at a regular meeting of the Town Council for which a quorum was present, the above Resolution was adopted by a vote of 8 for, 0 against, and 0 present on November 28, 2017.



Marilyn W. Pronovost, Council Clerk



Mark S. Sideris, Council President



Watertown Town Council

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

ELECTED OFFICIALS:

Resolution# 2013- 76

Mark S. Sideris,
Council President

Stephen P. Corbett,
Vice President

John A. Donohue,
Councilor At Large

Susan G. Falkoff,
Councilor At Large

Anthony Palomba,
Councilor At Large

Angeline B. Kounellis,
District A Councilor

Cecilia Lenk,
District B Councilor

Vincent J. Piccirilli, Jr.,
District C Councilor

Kenneth M. Woodland
District D Councilor

Resolution: Watertown's Ongoing Capital Project Budget Guidelines

WHEREAS the Town Council adopts budget policy guidelines each year pursuant to Section 5-1 of the Watertown Home Rule Charter, so that the Town Manager can develop budgetary goals and the Town budget for the next fiscal year, and

WHEREAS in the Fiscal Year 2014 budget policy guidelines, Attachment A "ADDITIONAL RECOMMENDATIONS ON CAPITAL PROJECTS" was included to use the Town's capital project funds in the most efficient manner, and to improve the efficiency and transparency of the Capital Improvement Program (CIP) process, and

WHEREAS these recommendations have become standard operating procedure for the Town of Watertown, and do not need to be revised each year.

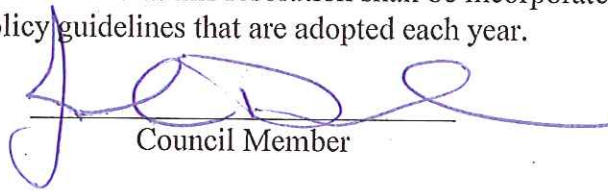
NOW THEREFORE BE IT RESOLVED that the Town Council of the City known as the Town of Watertown hereby establishes the following recommendations on capital projects as permanent budget policy guidance, to be followed annually:

1. Status of existing capital funds and projects: As part of the January CIP submission by the Town Manager, include from each department, a listing of all existing unspent capital funds (including Chapter 90, developer mitigation, grant funds, etc.) and a status on each project or acquisition, including how and when remaining funds will be spent, effective November 30th.
 - a. Include project funds appropriated by the Town Council to the School Department.
 - b. Include Water/Sewer Enterprise Fund reporting of capital projects & funds as a new section of the CIP separate from the General Fund.
2. Details on new projects: As part of the January CIP submission by the Town Manager, provide details for all items in the CIP that have been previously shown as annual lump sums in a single line.
 - a. Include the School Department's "various school improvements".
 - b. Include "highway reconstruction" and "sidewalk reconstruction", with a forecast of streets to be done each year.
 - c. Include Water/Sewer Enterprise Fund capital projects as a new section of the CIP separate from the General Fund, with a forecast of streets to be done each year.

- d. Include transportation or water/sewer and stormwater projects which have or will be proposed in the future, with no funding source yet identified.
- 3. Coordination Issues Related to Public Works projects: The increasing volume and complexity of public works projects requires a rethinking of how the Town does its planning to maximize the use of capital funds and departmental resources, as well as providing information to the public in a timely, readily accessible fashion.
 - a. To this end, the CIP needs to have a five-year forecast of what water/sewer/stormwater, road reconstruction, and sidewalk reconstruction are planned, by specific street, which will:
 - i. Insure that work is sequenced to obtain the maximum life from road and sidewalk reconstruction without major water/sewer work compromising their integrity.
 - ii. Allow utility companies adequate time to plan underground service replacements prior to road and sidewalk reconstruction, to avoid compromising their integrity.
 - iii. Allow time for the Zoning Enforcement Office to notify property owners of non-conforming driveways, while giving the owners adequate time to seek a variance.
 - iv. Allow developers time to plan their projects in coordination with the Town, and avoid digging up newly installed roads and sidewalks.
 - v. Allow abutting homeowners, who may want to pay for granite curbs on streets scheduled for asphalt curbs, time to arrange contracting and payment.
 - vi. Allow time for the Tree Warden to notify abutters who may want a street tree in front of their property, to allow for the placement of a tree pit prior to the installation of a new sidewalk.
 - vii. Provide more transparency to citizens on public works projects and spending.
 - viii. Allow the Public Works Committee or other appropriate committee adequate time to review the proposed work and provide policy guidance on the above as it relates to Watertown's goals.
 - b. Issues of coordination and timing need to be improved to insure the most efficient use of funds, and bonding of annual street construction projects should be coordinated with bidding such that contractors can begin by April and be completed by November.
 - c. The Public Works Department should address, on an ongoing basis:
 - i. Assure adequate supervisory capacity to eliminate decision bottlenecks and improve timeliness of responses for construction work.
 - ii. Notification to the public of what construction is happening and where and when it will occur must be improved, and should be available on the website and updated regularly.
 - iii. Improve completion of punch list items on projects needs to be improved, including painting of roadway markings, installation of traffic signs, removal of temporary construction signs, cleanup of construction debris, etc.
- 4. Protection of investments: With millions of dollars being spent each year in Watertown on street and sidewalk construction, the administration should take a more aggressive

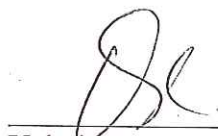
role to protect the value of these investments to insure that maximum life is obtained from the new surfaces.

BE IT FURTHER RESOLVED that this resolution shall be incorporated by reference into the annual budget policy guidelines that are adopted each year.

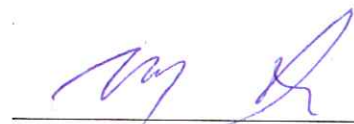


Council Member

I hereby certify that at a regular meeting of the Town Council for which a quorum was present, the above Resolution was adopted by unanimous voice vote on December 9, 2013.



Valerie Papas, Council Clerk



Mark S. Sideris, Council President