

JANUARY 14, 2025



Watertown City Council

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

CITY COUNCIL MEETING TUESDAY, JANUARY 14, 2025, 6:15 P.M. RICHARD E. MASTRANGELO COUNCIL CHAMBER ADMINISTRATION BUILDING, 149 MAIN STREET

MINUTES

ACCESS INFORMATION:

- A. This meeting will be held on January 14, 2025 at 6:15 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 6:15 p.m. in the Richard E. Mastrangelo Chamber, Administration Building. Those present were Councilors John M. Airasian, Caroline Bays, Lisa J. Feltner, John G. Gannon, Nicole Gardner, Emily Izzo, Anthony Palomba, Vice President Vincent J. Piccirilli, Jr., and Council President Mark S. Sideris. Also present were George Proakis City Manager, Mark Reich, City Attorney, and Brendan T. McCarthy, Council Clerk.

2. EXECUTIVE SESSION – 6:15 P.M.

- A. Executive Session pursuant to G.L.c. 30A, sec. 21 (a)(6) to consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body - 1 Grove Street & 138 Waltham Street

Councilor Piccirilli moved to enter into Executive Session and Councilor Feltner seconded.

The motion passed unanimously in a Voice Vote.

3. RETURN TO SESSION – 7:00 P.M.

4. PLEDGE OF ALLEGIANCE

5. PUBLIC FORUM

Brian Hebeisen – 170 Worcester Street – Stated that he is thrilled that BERDO will be taken up tonight in the agenda. He expressed hope that it will move quickly, as he noted the immense amount of work that went into the proposed language, and while it is like similar communities' BERDOs, it is tailored to Watertown.

Jocelyn Tager – 103 Robbins Road – Echoed statements by Mr. Hebeisen. She added that she and other members who have worked on this item attended every BERDO meeting in Cambridge, and helped to pass the Climate and Energy Action Plan in Watertown in 2022. Their dedication was extensive in creating the proposed BERDO Ordinance that is before the Council.

Pat Rathbone – 36 Adams Avenue – Remarked that she believes an important element of the BERDO document is the review board, and that it is crucial as it is where the rubber hits the road.

6. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS

- A. Minutes and Report from Joint City Council and Planning Board Meetings
October 16, October 24, October 29, October 30, and November 14, 2024

Councilor Piccirilli moved to adopt the minutes and report and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

- B. Minutes from City Council Meeting December 10, 2024

Councilor Piccirilli moved to adopt the minutes from December 10, 2024 and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

C. Minutes from Special Council Meeting December 17, 2024

Councilor Piccirilli moved to adopt the minutes from December 17, 2024 and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

7. PRESIDENT'S REPORT

President Sideris thanked Marsha Osmond for her decades of dedicated work as a representative in the City Manager's Office, and congratulated her on the retirement.

8. PUBLIC HEARINGS

- A. Public Hearing and Vote on a Proposed Loan Order that the sum of \$180,000 is appropriated to pay costs of the installation of electric vehicle charging units at (i) Nichols Ave Lot, (ii) Phillips, 20 Common Street, (iii) Skating Rink, 1 Paramount Pl, (iv) Police Headquarters, 552 Main Street and (v) such other locations as determined by the City, including all other costs incidental and related thereto; and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

City Manager Proakis remarked that this item is in line with the Capital Improvement plan.

Joan Gumbleton – 32 Falmouth Road – Asked for clarification on whether the EV owners are going to pay for the charging cost now that we are borrowing funds, paid with taxes, to install stations as opposed to grant provided stations. She also expressed concerns she has with safety elements of EVs in general.

City Manager Proakis responded that the administration is in the process of establishing a program where users will be charged at all stations. Electric city vehicles will still use the stations at the cost of the City, but a decision on how to charge other residents, be it time, electricity, or idle parking time will be established within the next six months.

Angie Kounelis – 55 Keenan Street – Remarked that she is disappointed that we are still six months away from establishing the rules and regulations of charging stations for residents as she had made the issue known last year. She expressed hope that this issue can be expedited.

Councilor Piccirilli moved to approve the loan order and Councilor Feltner seconded.

Councilor Feltner asked if there was a sense of when the DPW will be receiving charging stations.

City Manager Proakis replied that there are a series of stations there currently, but equipment needs to be better organized to access them readily. He added that they are adding more electric vehicles at DPW as well as the rest of the fleet in town.

Councilor Gardner remarked that higher density/renter properties do not have the same opportunities to have home charging stations, and that that should be taken into account.

The motion carried unanimously in a Roll Call Vote.

B. Public Hearing and Vote on a Proposed Ordinance adjusting the City Manager's Salary

President Sideris reiterated that that City Manager received a very high score in his evaluations, and after looking into salaries of other communities, what is being suggested for a raise is a 2.5% COLA increase and a 1.5% performance bonus. He added that the City Manager has been given two years to set his agenda and vision, it has played well so far, but the work will continue to be scrutinized over the course of the next year. His salary will increase from \$226,200 to \$235,248.

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

The motion carried unanimously in a Roll Call Vote.

9. MOTIONS, ORDINANCES, ORDERS, AND RESOLUTIONS

A. An Order Relative to Releasing a Restriction at Property Located at 55-59 Melendy Avenue and Authorizing the City Manager to Execute a Release of Restriction on Behalf of the City

City Manager Proakis stated that this property is now owned by Watertown Housing Authority. In the middle of the title search for the property, there was a deed dated back from 1871 that proved to have unclear language as to what housing could be built on the property, and as a result, the City has been asked to release this language in order to receive state funding and continue to move forward.

Councilor Piccirilli moved to release the restriction and Councilor Feltner seconded.

The motion carried unanimously in a Roll Call Vote.

B. An Order Amending an Easement Agreement Affecting City Property of Stanley Avenue and Manley Way (Lot 8) Authorizing the City Manager to Execute an Amendment to Easement Agreement

City Manager Proakis remarked that this has been in the conversation between the Community Development and Planning Team and the owners of 10-30 Manley Way site where the objective is to install proper drainage infrastructure for both the Manley Way site and the future Walk Pond site. This easement agreement would be consistent with the

approved changes.

Assistant City Manager of Community Development and Planning Steve Magoon added that this would add subsurface infrastructure to treat stormwater, improve the existing situation, and would serve as an overall positive for both properties.

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

The motion carried unanimously in a Roll Call Vote.

- C. Resolution Authorizing a Transfer of Funds in the Amount of \$90,000 from the Fiscal Year 2025 City Council Reserve to the Fiscal Year 2025 Transfer to Capital Projects & Fiscal Year 2025 Public Buildings, Building Maintenance Accounts - John A. Ryan Skating Rink Boilers

City Manager Proakis stated that the administration tries their best to keep building maintenance with long-term management of capital plans, but this is a scenario where that planning failed. Two boilers purchased in 2013 both failed at the end of 2024. The replacement for them is necessary to ensure proper heating of the building.

Councilor Piccirilli moved to approve the transfer of funds and Councilor Feltner seconded.

Councilor Feltner asked what the boilers are being replaced with.

Public Buildings Director Denise Maroney replied that the failed Viessmann boilers are being replaced with more efficient Lock and Bar boilers. She noted that the Fire Station's Viessmann boiler also failed, so she will not be looking to use that brand in the future as a result.

Councilor Feltner asked if there is an expected life expectancy for the new boilers, and asked if there they can expect greater efficacy in them

Public Buildings Director Maroney replied that the life expectancy is 15 – 20 years, and they do anticipate that they will run more efficiently.

The motion carried unanimously in a Roll Call Vote.

- D. Resolution Approving the Acceptance of Gifts of Funds and Expenditures in the amount of \$127,424 for the Watertown Food Pantry

City Manager Proakis remarked that these funds represent generous donations from May 1st, 2024, through December 31st, 2024.

Councilor Piccirilli moved to approve the acceptance of gifts of funds and Councilor Feltner seconded.

Councilor Feltner asked if we can expect more frequent reports on donations.

City Manager Proakis replied that he anticipates them to come in twice a year.

President Sideris thanked the Senior Center staff as well as the entire community for their robust contributions in helping food insecurity.

The motion carried unanimously in a Voice Vote.

- E. Resolution to Approve the Acceptance of Gift of Funds and Expenditures in the amount of \$1,000 from Alex Reveliotto, Angela Carosella, and Massimo Reveliotto for the Pequossette Summer Program

Councilor Piccirilli moved to approve the acceptance of gifts of funds and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

- F. Resolution to Approve the Acceptance of Gift of Funds and Expenditures in the amount of \$30,000 from Buckingham Browne & Nichols School in Tuition for Qualified Watertown Residents Enrolled in BB&N's Summer Camp Program

City Manager Proakis remarked that the BB&N School runs a great summer program as well, and they are reestablishing the tradition of offering up to \$30,000 in summer camp tuition credits for qualifying Watertown residents.

Councilor Piccirilli moved to approve the acceptance of gifts and Councilor Feltner seconded.

Councilor Gardner asked if this program is available to adults or just children.

City Manager Proakis replied that it is available for children.

Councilor Gannon asked if the City is actually receiving money, an actual gift of funds, and if not, is this the appropriate statute to use.

City Manager Proakis replied that they view it as a gift of camp vouchers that is being passed along to the public. No physical cash gets exchanged, but this is a transparent financial gift being received.

Councilor Gannon remarked that it is a very generous gift that BB&N is bestowing, but again questioned whether this is the appropriate way to accept the vouchers as it differs from a check being donated to a cause or fund.

City Attorney Reich remarked that the referred statute is defined as accepting funds that are put into an account to be expended for a specific purpose. It also has a half added statute that accounts for tangible gifts. While these vouchers don't necessarily seem to fit into either category, and this may be more of an administrative process, he stated that there is nothing negative in taking the vote to acknowledge the gift.

City Auditor Langan remarked that the Recreation Department will be putting forth names of candidates that would not otherwise be able to afford the program. Whether that transpires in an exchange of a physical voucher, she is unsure, but the Recreation Department is involved.

City Attorney Reich reiterated that the statute doesn't exactly relate to this scenario, a vote is necessary under the statute, but it's up to the Council whether they want to vote to acknowledge the program.

Councilor Piccirilli remarked that state law does not anticipate electronic vouchers to be used, and perhaps this item falls in between funds and tangible gift, but nevertheless this is a significant gift that should be made transparent to the public as a business in giving something of value to residents.

Councilor Feltner remarked that if the Recreation Department is having a hand in who qualifies, it would be beneficial for the public to know how they can apply.

Mr. Magoon replied that the Recreation Department has done this process for several years. They have an email list of people that qualify on an income basis, and then they submit those interested parties to BB&N.

President Sideris stated that, as chair, he will decide that the Council will vote on this item. It is a very generous gift that BB&N is making available for Watertown residents, and the Recreation Department is involved in the process, so a vote to accept the gift is appropriate at this time.

Councilor Bays suggested taking out the recital in the resolution that refers to the statute.

President Sideris remarked that it can be removed without a second motion.

The motion carried unanimously in a Voice Vote.

10. REPORTS OF COMMITTEES

- A. Committee on Personnel and City Organization Report regarding its meeting on December 17, 2024 – Bays Chair

ACTION ITEM:

To recommend that the City Council make permanent the change in hours, aligning the Department of Public Works office staff hours with their colleagues

Councilor Bays read the report.

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

Councilor Gannon made a friendly amendment to the report to replace Michael Albano for Air Skye as the DPW Director of Administration and Finance.

The motion carried unanimously in a Voice Vote.

Councilor Piccirilli moved to make permanent change to the DPW hours and Councilor Feltner seconded.

President Sideris asked the City Attorney if this necessitated a public hearing.

City Attorney replied that he does not believe there is an ordinance that specifically addresses the DPW hours, so he doesn't believe a public hearing is needed.

The motion carried unanimously in a Voice Vote.

B. Committee on Personnel and City Organization Report regarding its meeting on July 15, 2024 – Bays, Chair

Councilor Bays read the report.

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

The motion carried unanimously in a Voice Vote.

C. Committee on Parks and Recreation Report regarding its meeting on December 19, 2024 – Palomba, Chair

ACTION ITEM: To recommend that the City Council confirm Marilyn Salvas for appointment to the Conservation Commission for a term expiring February 15, 2028

ACTION ITEM:

To recommend that the City Council confirm Josh Coefer for appointment to the Conservation Commission for a term expiring February 15, 2028

ACTION ITEM:

To recommend that the City Council confirm Rachel Danford for reappointment to the Conservation Commission for a term expiring February 15, 2028

Councilor Palomba read the report.

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

The motion carried unanimously in a Voice Vote.

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

The motion passed unanimously in a Voice Vote.

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

The motion carried unanimously in a Voice Vote.

- D. Committee on Human Services Reports regarding its meeting on December 10, 2024 – Palomba, Chair

ACTION ITEM:

To recommend that the full Council vote to approve Elizabeth Aeschlimann as a member of the Human Rights Commission to a term expiring April 1, 2027

Councilor Palomba read the report.

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

The motion carried unanimously in a Voice Vote.

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

The motion carried unanimously in a Voice Vote.

11. COMMUNICATIONS FROM THE CITY MANAGER

- A. City Grant Activity

City Manager Proakis stated that the administration has created a grant specialist position and hired Mark Lang for the role. He then welcomed Ari Sky and Mark Lang to update the Council on their work.

Assistant City Manager for Finance Ari Sky remarked that the grant program began in Fiscal Year 2025 per the Council's vision. Upon his hire, Mark Lang has worked to build grant inventory, create more transparency, and identify grant opportunities for each department.

Grant Specialist Mark Lang introduced himself to the Council. He expounded on the grants inventory, which tracks what applications departments have put in, what they are currently developing, and the status of those applications once they submit them. He stated that the grant activity since January of 2023 has resulted in 74 awarded grants that totaled over \$5 million for a variety of projects and programs. He added that there are 10 outstanding applications that are worth about \$3.8 million, and there are several more coming down the pipeline.

Councilor Gannon asked Mr. Lang if he oversees the grants as well as seeks out new grants.

Mr. Lang replied that he does both, which includes searching grant databases as well as subscribing to newsletters of funding organizations.

Councilor Gardner asked if Mr. Lang had an idea of the City's win rate when it comes to grant applications, and if not, suggested that it would be a useful metric to hold going forward.

Mr. Lang replied that it wasn't a statistic he was able to accurately track from the past, but he will be able to going forward due to the robust tracking and data storage process.

B. Building Emissions Reduction Disclosure Ordinance (BERDO) Regulations

City Manager Proakis remarked that BERDO is being submitted to implement a key piece of Watertown's climate plan. The Climate and Energy Plan, which passed in 2022 and has ambitious but achievable goals, established a process of climate adaptation. The plan provides strategies to reduce carbon emission for buildings and calls out the necessity of building performance standards. He remarked that Watertown is not the first on BERDO, but he believes that there is a lot to be learned from previous BERDOs. He stated that there are about 150 buildings that will be focused on, and 22 of those buildings are owned by Watertown, and as such, this provides an opportunity for the City to hold itself up to the standards it asks of the private sector.

The (BERDO) was developed by the Watertown Environment and Energy Efficiency Committee, notably with significant contributions from Brian Hebeisen, Ernesta Krackiewicz, Pat Rathbone, and Jocelyn Tager, in collaboration with Silas Fyler and Laurel Schwab.

The ordinance, submitted for committee discussion, aims to improve energy efficiency in buildings in the following ways:

Key Features:

- **Focus on Energy Reduction:** The ordinance emphasizes key energy reduction commitments, which are outlined in the regulatory document.
- **BERDO Board:** The ordinance establishes a BERDO board, with specifics on its operation detailed in the regulations.
- **Waiver Process:** The board will have the authority to grant waivers for buildings facing unique challenges.
- **Reporting and Deadlines:** The ordinance sets deadlines for buildings to achieve net-zero energy consumption by 2035 and 2050, with reporting requirements starting in 2025/2026.
- **Staffing Needs:** The successful implementation of the ordinance will require additional staff resources for the city.

Next Steps:

City Manager Proakis urged the Council to prioritize committee meetings to discuss the ordinance and avoid delays in implementation.

Overall: The BERDO aims to significantly improve energy efficiency in Watertown through a comprehensive framework that includes regulations, a review board, and clear deadlines.

President Sideris remarked that this is a very detailed ordinance and asked for a motion to refer this to Committee on Rules and Ordinances.

Councilor Piccirilli made the motion and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

President Sideris then thanked the individuals who contributed to this proposed ordinance.

C. Request for Confirmation of Appointment to the Board of Health

City Manager Proakis requested confirmation of the appointment of Jessica Malenfant to the Board of Health.

President Sideris remarked stated that this referral goes to the Committee on Human Services.

City Manager Proakis then shared that he recently researched the 300-year anniversary celebration of Watertown the took place in 1930. He stated that there was a committee of 100 residents where a budget of nearly \$10k was used to create commemorative medals, historic and pocket maps, handbooks for community members, multiple square dedications and vocal and theatrical performances. He stated that that amount of money would equate to about \$185k in today's dollar, which he doesn't believe he has available, but nonetheless is excited to begin planning for Watertown's 400th anniversary which is 5 short years away.

He then addressed a recent court ruling that supports the MBTA Communities Law as enforceable, and applauded the staff for submitting Watertown's compliancy as a leader in this regard.

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

Councilor Palomba requested an update on the opioid settlements which should include the total amount of distribution expected from each company, the number of years to distribute, the total amount that would have been received so far by the City, the amount allocated to a department of program, and the latest legal decisions.

Councilor Feltner asked for an update on when the Parker Annex may be available for community meetings and what amenities are available for public use.

13. ANNOUNCEMENTS

Councilor Gardner announced that World in Watertown will be hosting the 25th annual Martin Luther King Jr. Day Unity Breakfast at the Hellenic Center.

Councilor Palomba announced an upcoming Committee on Human Services meeting regarding the Health and Human Service assessment, and also reminded the public of a

hearing to discuss the winter parking ban on Tuesday the 21st.

14. PUBLIC FORUM

Jocelyn Tager – 103 Robbins Road – Thanked the Council for moving forward with BERDO, appreciated Councilor Feltner's question about the boilers at the skating rink (are there more efficient ways to heat), and stated that there is no reason that a building should be built now that isn't net zero.

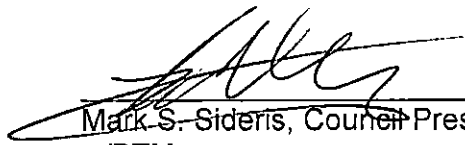
15. RECESS OR ADJOURNMENT

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 8:31 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 February 11, 2025.


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, January 14, 2025 at 6:15 PM
Richard E. Mastrangelo Council Chamber
Administration Building, 149 Main Street
List of Documents

1. Loan Order of \$180,000 for EV charging stations – Item 8A
2. City Manager's salary adjustment – Item 8B
3. Release of Restriction at 55-59 Melendy Ave – Item 9A
4. Easement Amendment Order (Lot 8) – Item 9B
5. Transfer of funds – Council Reserve to CP and Building – Item 9C
6. Acceptance of gift of funds – Food Pantry – Item 9D
7. Acceptance of gift of funds – Pequossette – Item 9E
8. Acceptance of gift of funds – BBN tuition voucher – Item 9F
9. Committee on Personnel and City Organization Report 12/17/24 – Item 10A
10. Committee on Personnel and City Organization Report 7/15/24 – Item 10B
11. Committee on Parks and Recreation Report 12/19/24 – Item 10C
12. Committee on Human Services Report 12/19/24 – Item 10D
13. City Grant Activity – Item 11A
14. BERDO – Item 11B
15. Request for confirmation of appointment – BOH – Item 11C

**ADDENDUM TO THE
MINUTES OF THE JANUARY
14, 2025 CITY COUNCIL
MEETING**



City Council Meeting

Tuesday, January 14, 2025 at 6:15 PM
Richard E. Mastrangelo Council Chamber

Agenda

ACCESS INFORMATION:

- A. This meeting will be held on January 14, 2025 at 6:15 P.M. Location: Richard E. Mastrangelo Council Chamber
 - B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
 - C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92991331344>
 - D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 929 9133 1344
 - E. Public may comment through email: vpiccirilli@watertown-ma.gov
 - F. Please Visit the City Council Website here: <https://www.watertown-ma.gov/350/City-Council>
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- 1. ROLL CALL
- 2. EXECUTIVE SESSION - 6:15 P.M.
 - A. Executive Session pursuant to G.L.c. 30A, sec. 21 (a)(6) to consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body - 1 Grove Street & 138 Waltham Street
- 3. RETURN FROM EXECUTIVE SESSION 7:00 P.M.
- 4. PLEDGE OF ALLEGIANCE
- 5. PUBLIC FORUM
- 6. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
 - A. Minutes and Report from Joint City Council and Planning Board Meetings October 16, October 24, October 29, October 30, and November 14, 2024
 - B. Minutes from City Council Meeting December 10, 2024
 - C. Minutes from Special Council Meeting December 17, 2024
- 7. PRESIDENT'S REPORT
- 8. PUBLIC HEARINGS
 - A. Public Hearing and Vote on a proposed Loan Order that the sum of \$180,000 is appropriated to pay costs of the installation of electric vehicle charging units at (i) Nichols Ave Lot, (ii) Phillips, 30 Common Street, (iii) Skating Rink, 1 Paramount Pl, (iv) Police Headquarters, 552 Main Street and (v) such other locations as determined

by the City, including all other costs incidental and related thereto; and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

- B. Public Hearing and Vote on a proposed Ordinance adjusting the City Manager's salary

9. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

- A. An Order Relative to Releasing a Restriction at Property Located at 55-59 Melendy Avenue and Authorizing the City Manager to Execute a Release of Restriction on Behalf of the City
- B. An Order Amending an Easement Agreement Affecting City Property off Stanley Avenue and Manley Way (Lot 8) Authorizing the City Manager to Execute an Amendment to Easement Agreement
- C. Resolution Authorizing a Transfer of Funds in the Amount of \$90,000 from the Fiscal Year 2025 City Council Reserve to the Fiscal Year 2025 Transfer to Capital Projects & Fiscal Year 2025 Public Buildings, Building Maintenance Accounts - John A. Ryan Skating Rink Boilers
- D. Resolution Approving the Acceptance of Gifts of Funds and Expenditures in the amount of \$127,424 for the Watertown Food Pantry
- E. Resolution to Approve the Acceptance of Gift of Funds and Expenditures in the amount of \$1,000 from Alex Reveliotty, Angela Carosella, and Massimo Reveliotty for the Pequossette Summer Program
- F. Resolution to Approve the Acceptance of Gift of Funds and Expenditures in the amount of \$30,000 from Buckingham Browne & Nichols School in Tuition for Qualified Watertown Residents Enrolled in BB&N's Summer Camp Program

10. REPORTS OF COMMITTEES

- A. Committee on Personnel and City Organization Report regarding its meeting on December 17, 2024 - Bays, Chair

ACTION ITEM:

To recommend that they City Council make permanent the change in hours, aligning the Department of Public Works office staff hours with their colleagues.

- B. Committee on Personnel and City Organization Report regarding its meeting on July 15, 2024 - Bays, Chair
- C. Committee on Parks and Recreation Report regarding its meeting on December 19, 2024 - Palomba, Chair

ACTION ITEM:

To recommend that the City Council confirm Marilyn Salvas for appointment to the Conservation Commission for a term expiring February 15, 2028

ACTION ITEM:

To recommend that the City Council confirm Josh Coefer for appointment to the Conservation Commission for a term expiring February 15, 2028

ACTION ITEM:

To recommend that the City Council confirm Rachel Danford for reappointment to the Conservation Commission for a term expiring February 15, 2028

- D. Committee on Human Services Report regarding its meeting on December 19, 2024
- Palomba, Chair

ACTION ITEM:

To recommend that the full Council vote to approve Elizabeth Aeschlimann as a member of the Human Rights Commission to a term expiring April 1, 2027

11. COMMUNICATIONS FROM THE CITY MANAGER

- A. City Grant Activity
- B. Building Emission Reduction Disclosure Ordinance (BERDO) Regulations
- C. Request for Confirmation of Appointment to the Board of Health

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

13. ANNOUNCEMENTS

14. PUBLIC FORUM

15. RECESS OR ADJOURNMENT

ELECTED OFFICIALS

Mark S. Sideris,
Council President

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

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

John M. Airasian,
Councilor At Large

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

CITY COUNCIL ATTENDANCE
MEETING DATE: JANUARY 14, 2025

	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>

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025

	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 enter into Executive Session

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025**

	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 and report from the Joint City Council and Planning Board Meetings on 10/16, 10/24, 10/29, 10/30, and 11/14/2024

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025

	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 December 10, 2024

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025

	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 Special City Council Meeting December 17, 2024

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025

	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 loan order of \$180,000 to pay costs of installation of electric vehicle charging stations



Watertown City Council

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

ORDER # 1

2025 - O - 1

ORDER TO APPROVE THE BORROWING OF FUNDS FOR PURCHASE OF ELECTRICAL VEHICLE CHARGING UNITS AND ASSOCIATED COSTS

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

BE IT FURTHER ORDERED: That a copy of said Order be forwarded to the City Auditor and City Treasurer/Collector

Council Member

I hereby certify that at a 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 January 14, 2025

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: December 5, 2024

RE: Agenda Item – Proposed Loan Order

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

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

Thank you for your consideration.



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

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

December 5, 2024

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

RE: Draft Loan Order – Electric Vehicle Charging Unit Bonds

Dear George:

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

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

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

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

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

Sincerely,

/s/ Chelsea A. Tryder

Chelsea A. Tryder



CITY OF WATERTOWN
Department of Public Buildings

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

December 4, 2024

Dear Mr. Proakis,

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

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

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

Thank you,

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



October 31, 2022

Quote #0080

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

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

Quote

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



ESTIMATED MASSEVIP GRANT AWARD:

-\$18,880.00

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

ESTIMATED NET PROJECT COST:

\$7,940.00

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

Scope of Work

All Labor & Material Required to Install EV Charging Stations

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

Complimentary Voltrek service (no fee):

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

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

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

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

ChargePoint Assure Program

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

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



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

Communication Requirements:

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

Warranty:

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

Voltrek:

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



Terms

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

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

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

NAME:

DATE:

SIGNATURE:



Billing Instructions Form

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



ChargePoint Provisioning Form

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

Name of Organization:

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

Does this Organization Currently Exist?

Administrative Contact Name:

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

Administrative Contact Email: example@example.com



November 7, 2022

Quote #00000103

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

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

Quote

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

Subtotal \$26,820.00

Tax Exempt \$0.00

Total \$26,820.00



\$18,880.00

ESTIMATED MASSEVIP GRANT AWARD:

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

\$7,940.00

ESTIMATED NET PROJECT COST:

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

Scope of Work

All Labor & Material Required to Install EV Charging Stations

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

Complimentary Voltrek service (no fee):

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

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

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

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

ChargePoint Assure Program

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

* Site Validation Required for the Purchase of Assure Program.



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

Communication Requirements:

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

Warranty:

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

Voltrek:

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



Terms

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

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

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

NAME:

DATE:

SIGNATURE:



Billing Instructions Form

Are you Tax Exempt

Is this the correct information for
your billing department?

Silas Fyler
Project Manager
silas.fyler@watertown.k12.ma.us -
30 Common St.
MA 02472

If the billing information above was
incorrect please update the billing
information with the correct
person/team to the right.



ChargePoint Provisioning Form

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

Name of Organization:

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

Does this Organization Currently Exist?

Administrative Contact Name:

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

Administrative Contact Email: example@example.com



November 1, 2022

Quote #22392

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

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

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

Quote

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



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

Total Project Cost \$56,100.00

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

Scope of Work

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

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

CT4000 Network Multi-Year Pricing (Per Port)

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



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

ABB Network Multi-Year Pricing (Per Port)

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

ChargePoint Assure Program

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

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



ChargePoint Warranty

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

ABB Warranty

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

Communication Requirements

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

Voltrek

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

Terms

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

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

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

NAME:

DATE:

SIGNATURE:

Order Confirmation

Noelle Gilligan
City of Watertown
149 Main Street
Watertown, MA 02472

Thank you for placing your Legal Notice in The Boston Globe.

Your order information and a preview of your notice are displayed below for your review. If there are any changes or questions, please contact the Classified Department at 617-929-1314 or email legals@globe.com.

Any and all proposed edits, revisions, and/or other changes to the notice must be communicated to us in writing prior to the deadline specified in the Advertising Specs + Deadlines page located at <https://www.bostonglobemedia.com/specs-deadlines>.

Thank you,
Boston Globe Classified Sales

617-929-1314
Monday - Friday 9:30 am - 4:30 pm
legals@globe.com

Order Number	744805	Order Price	\$696.64
Sales Rep.	Ashley Golden	PO No.	
Account	3029148	Payment Type	
Publication	Boston Globe	Number of dates	1
First Run Date	01/01/2025	Last Run Date	01/01/2025
Payment Type			

AD PREVIEW:



CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025

	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 an ordinance adjusting the City Manager's salary



Watertown City Council

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

ORDINANCE # 2

2025 - O - 2

AN ORDINANCE ESTABLISHING CITY MANAGER SALARY

WHEREAS, Section 3-3 of the City of Watertown Home Rule Charter provides that the City Manager shall receive such compensation as may from time to time be established for said office by ordinance.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Watertown hereby established the City Manager's annual salary as \$235,248 effective July 1, 2024 (Fiscal Year 2025).

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 January 14, 2025.

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



Watertown City Council

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

ORDINANCE #

2025 - O

AN ORDINANCE ESTABLISHING CITY MANAGER SALARY

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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 January 14, 2025.

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

Order Confirmation

Noelle Gilligan
City of Watertown
149 Main Street
Watertown, MA 02472

Thank you for placing your Legal Notice in The Boston Globe.

Your order information and a preview of your notice are displayed below for your review. If there are any changes or questions, please contact the Classified Department at 617-929-1314 or email legals@globe.com.

Any and all proposed edits, revisions, and/or other changes to the notice must be communicated to us in writing prior to the deadline specified in the Advertising Specs + Deadlines page located at <https://www.bostonglobemedia.com/specs-deadlines>.

Thank you,
Boston Globe Classified Sales

617-929-1314
Monday - Friday 9:30 am - 4:30 pm
legals@globe.com

Order Number	744804	Order Price	\$647.14
Sales Rep.	Ashley Golden	PO No.	
Account	3029148	Payment Type	
Publication	Boston Globe	Number of dates	1
First Run Date	01/01/2025	Last Run Date	01/01/2025
Payment Type			

AD PREVIEW:



CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025

	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 an order to release restrictions at a property located at 55-59 Melendy Avenue



Watertown City Council

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

ORDER# 3

O-2025- 3

**AN ORDER RELATIVE TO RELEASING A RESTRICTION AT PROPERTY
LOCATED AT 55-59 MELENDY AVENUE AND AUTHORIZING THE CITY
MANAGER TO EXECUTE A RELEASE OF RESTRICTION ON BEHALF OF
THE CITY**

WHEREAS, the property located at 55-59 Melendy Avenue, formerly owned by the City of Watertown, being Lot A4 on Land Court Plan 438C, filed with Certificate of Title No.

71715, is subject to a restriction in favor of the City as set forth in a deed dated June 3, 1871, recorded with the Middlesex South District Registry of Deeds in Book 1163, Page 369; and

WHEREAS, the restriction states, specifically, that no buildings shall be erected on the property except dwelling houses and such buildings as legitimately pertain thereto; and

WHEREAS, the property is currently owned by Watertown Housing Authority, which intends to convey the property to Preservation for Affordable Housing, Inc., which will operate affordable housing thereon; and

WHEREAS, the City of Watertown desires to release and relinquish all right and interest in the aforesaid restriction.

NOW THEREFORE BE IT ORDERED: That the City Council agrees to release and relinquish all right and interest in the restriction in favor of the City of Watertown set forth in a deed dated June 3, 1871, recorded with the Middlesex South District Registry of Deeds in Book 1163, Page 369 insofar as it affects certain property, located at 55-59 Melendy Avenue, being Lot A4 on Land Court Plan 438C, filed with Certificate of Title No. 71715.

AND FURTHER, that the City Council hereby authorizes the City Manager to execute a Release of Restriction, and such other documents in order to carry out the purposes of this Order.

Nicole Gale

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 7 for, 0 against, and 2 present on January 14, 2025.

[Signature]

Brendan F. McCarthy, Council Clerk

[Signature]

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: January 6, 2025

RE: Agenda Item – An Order Relative to Releasing a Restriction at Property Located at 55-59 Melendy Avenue and Authorizing the City Manager to Execute a Release of Restriction on Behalf of the City

Attached, please find correspondence from Katherine L. Klein, Esquire, KP Law, P.C., regarding the release of a restriction benefiting the City of Watertown for the property located at 55-59 Melendy Avenue, currently owned by Watertown Housing Authority.

I respectfully request that the attached Order be included on the City Council agenda for January 14, 2025.

Thank you for your consideration.

Hand, JoAnna

From: Katharine L. Klein <kklein@k-plaw.com>
Sent: Friday, January 3, 2025 1:51 PM
To: Proakis, George; Osmond, Marsha; Hand, JoAnna; Magoon, Steve
Cc: Mark R. Reich
Subject: Watertown - Melendy Avenue/Nichols Avenue Release of Restriction
Attachments: KP-#956759-v1-
WATR_Letter_to_City_Manager_Re__Melendy_Avenue_Nichols_Avenue_Restriction_Release.PDF; KP-#956826-v1-
WATR_Release_of_Restriction_(Melendy_Avenue_Nichols_Avenue).DOC; KP-#955624-v1-
WATR_Order_Re__Melendy_Avenue_Nichols_Avenue_Restriction_Release.DOCX

George:

Please find correspondence relative to a restriction at property located at 55-59 Melendy Avenue. Steve Magoon would like, if possible, for the City Council to consider this matter at the January 14, 2025 meeting.

Please let me know if you have any questions.

Katie

Katharine L. Klein, Esq.

KP | LAW

101 Arch Street, 12th Floor

Boston, MA 02110

617-654-1834

kklein@k-plaw.com

www.k-plaw.com

This message and the documents attached to it, if any, are intended only for the use of the addressee and may contain information that is PRIVILEGED and CONFIDENTIAL and/or may contain ATTORNEY WORK PRODUCT. If you are not the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, please delete all electronic copies of this message and attachments thereto, if any, and destroy any hard copies you may have created and notify me immediately.

January 3, 2025

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: 55-59 Melendy Avenue - Restriction Release

Dear Mr. Proakis:

I am writing to you regarding the release of a restriction for the benefit of the City of Watertown affecting property located at 55-59 Melendy Avenue, now owned by Watertown Housing Authority.

The property was formerly owned by the City of Watertown, which conveyed the property by a deed dated June 3, 1871, recorded with the Middlesex South District Registry of Deeds in Book 1163, Page 369. The deed from the City contained a restriction that no buildings shall be erected on the property except dwelling houses and such buildings as legitimately pertain thereto. Watertown Housing Authority intends to convey the property to Preservation for Affordable Housing, Inc. (POAH) to develop and operate affordable housing. POAH is requesting that the restriction be released.

The Department of Community Development and Planning has reviewed the proposed Release and approves the same.

I recommend that the City Council vote to approve the enclosed Release 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.

cc: Department of Community Development and Planning (SMagoon@watertown-ma.gov)

955829/WATR/0018

RELEASE OF RESTRICTION

The City of Watertown, a municipal corporation in the Commonwealth of Massachusetts (the "City"), having an address at Watertown City Hall, 149 Main Street, Watertown, Massachusetts, conveyed two (2) parcels of land to Sarah Bigelow and Daniel Gilbert Dexter dated June 3, 1871 recorded with the Middlesex South Registry of Deeds in Book 1163, Page 369 (the "Deed") with a restriction that no buildings shall be erected on either of said lots described in the Deed except dwelling houses and such buildings as legitimately pertain thereto (the "Restriction").

The land described in the Deed became Registered Land shown on Land Court Plan 438, filed with Certificate of Title No. 562 with the Middlesex South Registry of Deeds District of the Land Court and was subsequently subdivided. The Restriction encumbers Lot A4 on Land Court Plan 438C, filed with Certificate of Title No. 71715 (the "Restricted Lot").

The current owner of the Restricted Lot is Watertown Housing Authority by virtue of Deed dated December 2, 1950 and filed as Document No. 246301, creating Certificate of Title No. 71715.

The City hereby terminates and releases the Restriction.

[signature page follows]

Executed as a sealed instrument this ____ day of _____, 2025.

THE CITY OF WATERTOWN

By _____

Name: George Proakis

Title: City Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this ____ day of _____, 2025, before me, the undersigned notary public, personally appeared George Proakis, City Manager, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged that he executed the foregoing instrument voluntarily for its stated purpose as the voluntary act of the City of Watertown.

Notary Public

My commission expires:

City Council
CITY OF WATERTOWN

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

ORDER #

O-2025-

An Order Relative to Releasing a Restriction at Property Located at 55-59 Melendy Avenue and Authorizing the City Manager to Execute a Release of Restriction on Behalf of the City

WHEREAS, the property located at 55-59 Melendy Avenue, formerly owned by the City of Watertown, being Lot A4 on Land Court Plan 438C, filed with Certificate of Title No. 71715, is subject to a restriction in favor of the City as set forth in a deed dated June 3, 1871, recorded with the Middlesex South District Registry of Deeds in Book 1163, Page 369; and

WHEREAS, the restriction states, specifically, that no buildings shall be erected on the property except dwelling houses and such buildings as legitimately pertain thereto; and

WHEREAS, the property is currently owned by Watertown Housing Authority, which intends to convey the property to Preservation for Affordable Housing, Inc., which will operate affordable housing thereon; and

WHEREAS, the City of Watertown desires to release and relinquish all right and interest in the aforesaid restriction.

NOW THEREFORE BE IT ORDERED: That the City Council agrees to release and relinquish all right and interest in the restriction in favor of the City of Watertown set forth in a deed dated June 3, 1871, recorded with the Middlesex South District Registry of Deeds in Book 1163, Page 369 insofar as it affects certain property, located at 55-59 Melendy Avenue, being Lot A4 on Land Court Plan 438C, filed with Certificate of Title No. 71715.

AND FURTHER, that the City Council hereby authorizes the City Manager to execute a Release of Restriction, and such other documents in order to carry out 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 _____, 2025.

Brendan McCarthy, Council Clerk

Mark S. Sideris, Council President

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025

	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 an order amending an easement off Stanley and Manley Way (Lot 8)



Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470

ORDER # 4

O-2025- 4

**AN ORDER AMENDING AN EASEMENT AGREEMENT AFFECTING CITY
PROPERTY OFF STANLEY AVENUE AND MANLEY WAY (LOT 8) AND
AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO
EASEMENT AGREEMENT**

WHEREAS, the City of Watertown is the owner of a parcel of land located off Stanley Avenue and Manley Way (Lot 8) which it acquired in 2022 (the "City Parcel"), which is subject to an easement for vehicular access, including but not limited to, a truck turnaround (the "Easement"), for the benefit of adjacent property owned by PPF Industrial 20 Seyon, LLC (PPF), located at 10-30 Manley Way (the "PPF Parcel"); and

WHEREAS, the Watertown Planning Board granted a special permit/site plan approval for the redevelopment of the PPF Parcel, in connection with which PPF will install a new subsurface stormwater management infiltration system and associated drainage structures and pipes (the "System"); and

WHEREAS, due to existing site conditions at the PPF Parcel, portions of the System cannot feasibly be located within the PPF Parcel, and PPF has requested that its rights be amended to allow PPF to install a portion of the System within the Easement; and

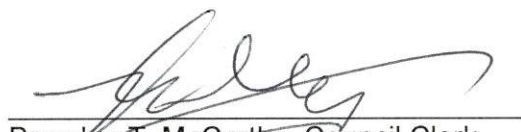
WHEREAS, in light of significant benefits the System will provide the City, the City agrees to amend the rights under the Easement to allow PPF to install, operate, use, maintain, repair and replace drainage pipes and structures related to the System within the existing vehicular easement (the "Easement Area").

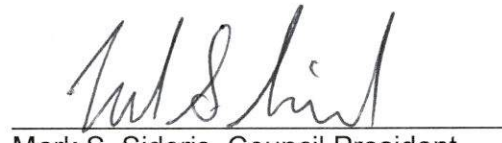
NOW THEREFORE BE IT ORDERED, that the City Council of the City of Watertown hereby agrees to grant rights to PPF to use a portion of the City Parcel, within the Easement Area, for drainage infrastructure on the terms and conditions as set forth in the Amendment to Easement Agreement;

AND BE IT FURTHER ORDERED, that the City Council hereby authorizes the City Manager to execute an Amendment to Easement Agreement with PPF Industrial 20 Seyon, LLC.


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 January 14, 2025.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large
Nicole Gardner,
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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: January 9, 2025

RE: Agenda Item – An Order Amending an Easement Agreement Affecting City Property off Stanley Avenue and Manley Way (Lot 8) and Authorizing the City Manager to Execute an Amendment to Easement Agreement

Attached, please find correspondence from Katherine L. Klein, Esquire, KP Law, P.C., regarding the expansion in use of an easement located on City property located at Stanley Avenue/Manley Way (Lot 8) for the benefit of adjacent property at 10-30 Manley Way.

I respectfully request that the attached Order be included on the City Council agenda for January 14, 2025.

Thank you for your consideration.



The Leader in Public Sector Law

101 Arch Street, Boston, MA 02110
Tel: 617.556.0007 | Fax: 617.654.1735
www.k-plaw.com

January 9, 2025

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: Stanley Avenue/Manley Way (Lot 8) – Amendment to Easement Agreement

Dear Mr. Proakis:

I am writing to you regarding the expansion in use of an easement located on City property located at Stanley Avenue/Manley Way (Lot 8) for the benefit of adjacent property at 10-30 Manley Way.

The City property is currently subject to an easement for a vehicular turnaround. PPF Industrial 20 Seyon, LLC is redeveloping 10-30 Manley Way, and has requested that the City permit it to use the turnaround easement area for a portion of its drainage infrastructure. The easement area will not change in size. It is my understanding that the drainage system will also benefit the City property.

The Department of Community Development and Planning has reviewed the proposed Amendment to Easement Agreement and approves the same.

I recommend that the City Council vote to approve the enclosed Amendment to 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.

cc: Department of Community Development and Planning (SMagoon@watertown-ma.gov)

957721/WATR/0018

ORDER #

O-2025-

An Order Amending an Easement Agreement Affecting City Property off Stanley Avenue and Manley Way (Lot 8) and Authorizing the City Manager to Execute an Amendment to Easement Agreement

WHEREAS, the City of Watertown is the owner of a parcel of land located off Stanley Avenue and Manley Way (Lot 8) which it acquired in 2022 (the "City Parcel"), which is subject to an easement for vehicular access, including but not limited to, a truck turnaround (the "Easement"), for the benefit of adjacent property owned by PPF Industrial 20 Seyon, LLC (PPF), located at 10-30 Manley Way (the "PPF Parcel"); and

WHEREAS, the Watertown Planning Board granted a special permit/site plan approval for the redevelopment of the PPF Parcel, in connection with which PPF will install a new subsurface stormwater management infiltration system and associated drainage structures and pipes (the "System"); and

WHEREAS, due to existing site conditions at the PPF Parcel, portions of the System cannot feasibly be located within the PPF Parcel, and PPF has requested that its rights be amended to allow PPF to install a portion of the System within the Easement; and

WHEREAS, in light of significant benefits the System will provide the City, the City agrees to amend the rights under the Easement to allow PPF to install, operate, use, maintain, repair and replace drainage pipes and structures related to the System within the existing vehicular easement (the "Easement Area").

NOW THEREFORE BE IT ORDERED, that the City Council of the City of Watertown hereby agrees to grant rights to PPF to use a portion of the City Parcel, within the Easement Area, for drainage infrastructure on the terms and conditions as set forth in the Amendment to Easement Agreement;

AND BE IT FURTHER ORDERED, that the City Council hereby authorizes the City Manager to execute an Amendment to Easement Agreement with PPF Industrial 20 Seyon, LLC.

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 _____, 2025.

Brendan McCarthy, Council Clerk

Mark S. Sideris, Council President

AMENDMENT TO EASEMENT AGREEMENT

This Amendment to Easement Agreement (this “Amendment”) made by and between **PPF INDUSTRIAL 20 SEYON, LLC**, a Delaware limited liability company, having a mailing address of c/o Morgan Stanley Real Estate Advisor, Inc., 1585 Broadway, 37th Floor, New York, NY 10036 (together with its successors and assigns, “PPF”) and **THE CITY OF WATERTOWN**, (together with its successors and assigns, the “City”). PPF and the City are sometimes referred to in this Amendment together as the “Parties” or individually as a “Party”. Reference is hereby made to that certain Easement Agreement by and between LIG-JCDS Realty Holding Company, LLC, a Massachusetts limited liability company, and 20 Seyon Street LLC, a Delaware limited liability company, dated April 9, 2008 and recorded with the Middlesex South District Registry of Deeds (the “Registry”) in Book 51080, Page 101 and filed with the Middlesex County South District Registry of the Land Court (the “Land Court”) as Document Number 1470798, as amended by Amendment to Easement Agreement recorded with the Registry in Book 51711, Page 234 and filed with the Land Court as Document Number 1483083, as affected by Notice of Relocation of Utility Easement Area recorded with the Registry in Book 53048, Page 182 and filed with the Land Court as Document Number 1504892, and as affected by that Agreement recorded with the Registry in Book 54278, Page 229 and filed with the Land Court as Document Number 1525446 (as amended, the “Easement Agreement”).

RECITALS

This Amendment is made with reference to the following facts:

- (a) The Easement Agreement is binding and inures to the benefit of the parties thereto and their respective heirs, successors, assigns, representatives, mortgagees, and transferees.
- (b) Pursuant to a deed dated October 15, 2020 and recorded with the Registry in Book 75943, Page 301, PPF is a successor in title to 20 Seyon Street LLC and the current fee owner of the real property known and numbered as 20 Seyon Street, Watertown, Massachusetts (and also known as 10-30 Manley Way) and as more particularly described in said deed (the “10-30 Manley Way Parcel”).
- (c) Pursuant to an Order of Taking recorded with the Registry in Book 81108, Page 355 and filed with the Land Court as Document Number 1929673, the City is a successor in title to LIG-JCDS Realty Holding Company LLC and the current fee owner of the real property more particularly described in said Order of Taking (the “City Parcel”).
- (d) Section 3 of the Easement Agreement provides the 10-30 Manley Way Parcel with the perpetual right and easement to use the “Truck Turnaround Area” located on the City Parcel and shown on Addendum C to said Easement Agreement for, *inter alia*, vehicular ingress and egress and for loading and unloading of vehicles making deliveries to the 10-30 Manley Way Parcel.
- (e) The Watertown Planning Board at a regularly convened meeting held May 8, 2024, unanimously granted a special permit/site plan approval for the redevelopment of the existing building (the “Redevelopment”) located on the 10-30 Manley Way Parcel, as

evidenced by a Planning Board Decision recorded with the Registry in Book 82874, Page 90.

- (f) In connection with the Redevelopment, PPF will install a new subsurface stormwater management infiltration system and associated drainage structures and pipes (the "System") in compliance with the City's stormwater regulations.
- (g) Due to existing site conditions within the 10-30 Manley Way Parcel, including without limitation the location of the existing building, topography and historic subsurface contamination, certain portions of the System cannot feasibly be located within the 10-30 Manley Way Parcel.
- (h) In light of the significant benefits the System will provide the City, the City has agreed to amend PPF's easement rights to the "Truck Turnaround Area" to allow PPF to install the System within the City Parcel and provide the perpetual right and easement to install, operate, use, maintain, and replace drainage pipes and structures related to the System in the area shown on Addendum C of the Easement Agreement as "Truck Turn-Around Easement-1".
- (i) The Parties desire to amend the Easement Agreement, as set forth herein.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. Recitals. The recitals set forth above are true and correct and incorporated herein by reference. All capitalized terms not otherwise defined in this Amendment shall have the meanings ascribed to them in the Easement Agreement.
2. Amendment to Easement Agreement. The Easement Agreement is hereby amended to include the following language to Section 3:

The perpetual right and easement to install, operate, use, maintain, repair and replace drainage pipes and structures related to the System in the area shown on Addendum C as "Truck Turn-Around Easement-1".

3. Effect of Amendment. The rights, agreements, liabilities, and obligations granted herein shall run with the land and be binding upon and inure to the benefit of the Parties hereto and their respective heirs, successors, assigns, representatives, mortgagees, and transferees. Except as amended hereby, all of the terms and conditions of the Easement Agreement remain in full force and effect.
4. Governing Law. This Amendment shall be governed by the laws of the Commonwealth of Massachusetts as the same may now exist or may be hereinafter enacted.
5. Amendments. The terms, provisions, and agreements of this Amendment may only be amended and/or terminated by a duly recorded instrument in writing executed by the then holder of record title to each parcel of land described herein.

6. Entire Agreement. This Amendment contains the entire agreement of the Parties with respect to the subject matter contained herein.
7. Counterparts. This Amendment may be executed in counterparts; each of which shall be deemed to be an original and all of which shall together constitute one and the same instrument.

[Remainder of Page Intentionally Blank]

IN WITNESS WHEREOF, PPF has caused this Amendment to be executed under seal this _____ day of August 2024.

PPF INDUSTRIAL 20 SEYON, LLC
a Delaware limited liability company

By: _____
Name:
Title: Real Property Signatory

COMMONWEALTH OF MASSACHUSETTS

On this the _____ day of August, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was his _____, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, as authorized real property signatory of PPF Industrial 20 Seyon, LLC.

Print Name:
Notary Public
My Commission Expires:

IN WITNESS WHEREOF the Watertown City Manager, pursuant to the vote of the Watertown City Council, being Order _____ has caused this Amendment to be executed under seal this ____ day of August 2024.

CITY OF WATERTOWN

By: _____

Name:

Title: City Manager

COMMONWEALTH OF MASSACHUSETTS

On this the _____ day of August, before me, the undersigned notary public, personally appeared _____, City Manager of the City of Watertown, as aforesaid, proved to me through satisfactory evidence of identification, which was his/her _____, to be the person whose name is signed on the preceding document, and acknowledged to me that s/he signed it voluntarily for its stated purpose on behalf of the City of Watertown.

Print Name:

Notary Public

My Commission Expires:



2008 01470798
Bk: 1352 Pg: 124 Cert#: 241676
Doc: EASE 04/24/2008 02:28 PM

EASEMENT AGREEMENT



25
This EASEMENT AGREEMENT is made as of the 9th day of April, 2008 by and between **LIG-JCDS REALTY HOLDING COMPANY, LLC**, a Massachusetts limited liability company, having a mailing address c/o LIG Development Company, LLC, 400 Blue Hill Drive, Suite 104, Westwood, MA 02090 ("LIG-JCDS") in favor of **20 SEYON STREET LLC**, a Delaware limited liability company having a mailing address at c/o Samuels & Associates, 333 Newbury Street, Boston, Massachusetts 02115 ("20 Seyon").

WITNESSETH:

Reference is made to the following facts which constitute the background to this instrument:

(a) LIG-JCDS is the owner of a certain parcel of land located in Waltham and Watertown, Massachusetts more particularly described in Addendum A attached hereto and made a part hereof (the "LIG-JCDS Parcel").

(b) 20 Seyon owns and/or has an interest in certain parcels of land located in Waltham and Watertown, Massachusetts more particularly described in Addendum B attached hereto and made a part hereof (collectively the "20 Seyon Parcel"). A portion of the 20 Seyon Parcel is presently owned by Melkonian Group LLC. 20 Seyon is contemplating developing all or a portion of the 20 Seyon Parcel.

BOOK 46780
PAGE 33

(c) LIG-JCDS and 20 Seyon desire that they should grant to one another certain easements hereinafter set forth over the portions of the LIG-JCDS Parcel and the 20 Seyon Parcel, as more particularly described herein.

NOW, THEREFORE, for Ten Dollars (\$10.00) consideration on this day paid by 20 Seyon to LIG-JCDS, the receipt and sufficiency of which are hereby acknowledged, LIG-JCDS hereby GRANTS unto the owners of the 20 Seyon Parcel, for the benefit of such owners, their respective successors and assigns, and their respective tenants, licensees and invitees, the following rights and easements, intended to be appurtenant to and to run with the 20 Seyon Parcel, and subject to the provisions hereinafter set forth:

1. The perpetual right and easement to operate, use and maintain the existing water and sanitary sewer lines between Stanley Street and the 20 Seyon Parcel in the area shown on Addendum C attached hereto and made a part hereof (the "Utility Easement Area") to service the portion of the 20 Seyon Parcel located in the Town of Watertown.

2. The perpetual right and easement to install, operate, use and maintain an additional water line between Stanley Street and the 20 Seyon Parcel in the Utility Easement Area to service the portion of the 20 Seyon Parcel located in the Town of Watertown.

unaffiliated with Melkonian Group LLC

3. The perpetual right and easement to pass and repass over the area shown on Addendum C as the "Truck Turnaround Area" for vehicular and pedestrian ingress and egress and for the loading and unloading of vehicles making deliveries to the portion of the 20 Seyon Parcel located in Watertown.

4. The perpetual right and easement to install, operate, use and maintain drain lines in the area shown on Addendum C as the "Drainage Easement Area" to service the 20 Seyon Parcel.

The Utility Easement Area, the Truck Turnaround Area and the Drainage Easement Area shall sometimes be referred to collectively herein as the "20 Seyon Easement Area".

20 Seyon hereby grants unto LIG-JCDS for the benefit of LIG-JCDS and its successors and assigns, and their respective tenants, licensees and invitees, the following rights and easements, intended to be appurtenant to and to run with the LIG-JCDS parcel, and subject to the provisions hereinafter set forth:

5. The perpetual right and easement to pass and repass over the area shown on Addendum C as the "Driveway Easement Area" for vehicular and pedestrian ingress and egress. (the "Driveway Easement Area" and, together with the 20 Seyon Easement Area, the "Easement Area").

6. A license to pass and repass over the "Access Easement Area" (the "License Area") under the Grant of Easement recorded in the Middlesex South Registry of Deeds (the "Registry") in Book 48940, Page 79 as the same may be modified from time to time (the "Grant of Easement") for vehicular and pedestrian ingress and egress; provided however that LIG-JCDS's rights under such license shall be limited to the extent that 20 Seyon Street is entitled to unilaterally confer such rights on LIG-JCDS under the Grant of Easement and shall be subject to the terms and conditions of the Grant of Easement.

The rights and easements herein granted are granted subject to the following:

A. The rights and easement granted herein are non-exclusive and shall be exercisable in common with the party granting the same and others entitled thereto from time to time and each granting party expressly reserves and retains the right to use, or to grant to others the right to use, its parcel, including without limitation the Easement Area and the License Area, for any and all purposes, provided only that such use shall not materially impair the exercise by the grantee party of the rights and easements herein granted.

B. 20 Seyon shall, at its sole cost and expense, maintain, repair and replace the water and sewer lines located in the Utility Easement Area which serve the 20 Seyon Parcel, as necessary and appropriate to keep the same in good working order and

condition. Any exercise of the rights and easements granted herein by a grantee party shall be subject to and in compliance with all applicable laws. In the event that any portion of a, granting party's parcel shall be damaged or destroyed by a grantee party during the exercise of the rights herein granted, the grantee party shall, at its sole cost and expense, immediately repair and restore the parcel to substantially its condition prior to such damage or destruction, including, without limitation, the restoration and repair of any landscaped, seeded, graded, paved or other area which has been damaged, destroyed or disturbed as a result of any work. Any excavations made by a grantee party in the exercise of the easement rights set forth herein shall be made in a safe and workmanlike manner and shall be covered at night and at other times when such work is not ongoing. Any work requiring excavation shall be completed within 30 days following the initiation of such work or, if the completion of such work is not reasonably practical within 30 days, any such work shall be diligently pursued to completion and shall, in all events, be completed within an additional 30-day period.

C. The exercise by a grantee party of the rights and easements herein contained shall be at the sole risk of such grantee, and the grantee party shall have no responsibility or liability therefor. Each grantee agrees to exonerate, indemnify and hold the grantor party and all persons claiming by, through or under the grantor party, respectively, harmless of and from any and all loss, cost, damage or expense resulting from any act or neglect of the grantee, its successors, assigns, servants, agents, employees, tenants and invitees relating to the exercise of such rights and easements, or otherwise resulting from or arising out of the exercise by grantee of such rights and easements or from the failure of grantee to comply with any applicable laws, rules, regulations or ordinances in connection with its exercise of its rights or obligations hereunder.

D. Each grantor party shall have the right, in its sole discretion, to relocate the Easement Area on the granting party's parcel, together with the utilities located therein, to another location on the grantor's parcel at the grantor's sole expense. The new location of the Easement Area, and the design and location of the utilities therein, shall be determined by the grantor and grantee in their reasonable discretion; provided, however, that such new location shall not alter the point at which the water and sewer lines in the Easement Area enter onto the LIG-JCDS Parcel, and shall be subject to compliance with all applicable laws.

In connection with any relocation hereunder, the grantor shall provide the grantee with not less than thirty (30) days notice in advance of the commencement of any work, with plans and specifications detailing the work associated with the proposed relocation and such other information relating to the proposed relocation as may be reasonably requested by the grantee. Any relocation hereunder shall conform to all applicable laws, regulations and utility provider requirements and shall be designed and installed in accordance with good engineering and construction practices.

In order to effect the relocation contemplated hereby, the parties shall execute and record a notice of relocation in the Registry or the Middlesex County Registry District of the Land Court, as applicable, identifying the relocated Easement Area.

If the "Access Easement Area" under the Grant of Easement is relocated or otherwise modified, the License Area shall be deemed to have been relocated or modified, as applicable, to correspond to the relocated Access Easement Area.

20 Seyon shall provide LIG-JCDS with forty-five days' written notice before installing any new utility lines in the Utility Easement Area in order to provide LIG-JCDS with an opportunity to relocate the Utility Easement Area in accordance with the provision of this Section D prior to such installation. If LIG-JCDS relocates the Utility Easement Area during such 45-day period, LIG-JCDS shall reimburse 20 Seyon for any additional cost incurred by 20 Seyon to install the new utility line(s) in the relocated Utility Easement Area rather than the original Utility Easement Area.

E. The provisions of this instrument shall be binding on and inure to the benefit of the parties hereto and their respective successors and assigns. However, in no event shall any member, manager, director, officer, employee, shareholder, partner, trustee, agent or representative of LIG-JCDS or 20 Seyon, or their licensees, invitees, tenants or mortgagees, ever be personally liable for the payment or performance of any obligations under this Easement Agreement. LIG-JCDS agrees to look solely to 20 Seyon's interest in the 20 Seyon Parcel in satisfaction of 20 Seyon's obligations under this Easement Agreement. 20 Seyon agrees to look solely to LIG-JCDS's interest in the LIG-JCDS Parcel in satisfaction of LIG-JCDS's obligations under this Easement Agreement.

F. Without limitation of any provision hereof: (i) in the event of a subdivision of the 20 Seyon Parcel, the benefit of this Grant of Easement shall inure to the benefit of each and every lot created in such subdivision, and (ii) in the event of a subdivision of the LIG-JCDS Parcel, the benefit of this Grant of Easement shall inure solely to the benefit of any lot(s) created in such subdivision that abut the 20 Seyon Parcel. In the event of any subdivision of the 20 Seyon Parcel or the LIG-JCDS Parcel, each of the easement areas set forth herein shall burden only the resulting lot(s) on which such easement area is located and none of the owners of the resulting lots shall be responsible for any breach by the owner of another resulting lot hereunder. In the event of a subdivision of the LIG-JCDS Parcel then, notwithstanding the provisions of Paragraph E above, 20 Seyon agrees to look solely to the interest of the applicable successor-in-title to LIG-JCDS in satisfaction of such successor's obligations under this Easement Agreement. In the event of a subdivision of the 20 Seyon Parcel then, notwithstanding the provisions of Paragraph E above, LIG-JCDS agrees to look solely to the interest of the applicable successor-in-title to 20 Seyon in satisfaction of such successor's obligations under this Easement Agreement.

G. The parties agree: (i) to cooperate with one another in their efforts to secure and comply with any and all permits and third party approvals necessary or

desirable in connection with the use of the Easement Area and/or this Easement Agreement; and (ii) to execute those instruments reasonably required by one another in connection with such permits and approvals; provided, however, that this agreement to cooperate as aforesaid shall be at no cost or expense to the cooperating party or, if such costs are incurred, they shall be reimbursed upon demand.

H. Except as otherwise set forth herein, the terms, provisions and agreements herein contained may be amended and/or terminated only by a duly recorded instrument in writing executed by the then holder of record title to each parcel adversely affected by such amendment.

I. This Grant of Easement shall be governed by the laws of the Commonwealth of Massachusetts as the same may now exist or may be hereinafter enacted.

J. If any term or provision of this Grant of Easement is held to be invalid or unenforceable, the remainder of this Grant of Easement shall not be affected thereby.

K. Each party shall maintain commercial general liability insurance, including contractual liability, with a combined single limit of not less than \$3,000,000 for death, injury or property damage, which insurance policy or policies shall name the other party, or its successors, as additional insureds. Not more than once during every five (5) calendar year period commencing on the date of this Easement Agreement, the parties, or their successors, shall have the right to review the insurance limits set forth in the preceding sentence and to increase such limits to commercially reasonable amounts then customary for properties of this type. All such insurance shall provide, without limitation, coverage to the insured for losses arising out of any right, duty or obligation created hereunder. All such insurance shall be issued by a company licensed to do business in Massachusetts.

L. The right and easement set forth in Section 1 above to use the existing water and sanitary sewer lines between Stanley Street and the 20 Seyon Parcel in the Utility Easement Area shall include the right to allow such lines to be used to service, in addition to the portion of the 20 Seyon Parcel located in the Town of Watertown, the property fronting on Pleasant Street in Watertown presently owned by Melkonian Group, LLC as more particularly described in the deed recorded in the Registry in Book in Book 34830, Page 366 (the "Additional Property"). Notwithstanding the foregoing, the Additional Property shall be entitled to the foregoing right only if an instrument conferring such rights executed by 20 Seyon is recorded at the Registry.

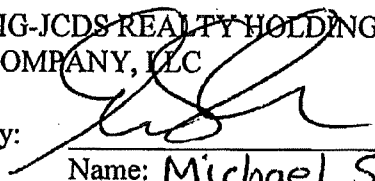
M. The parties acknowledge that the Utility Easement Area is intended to correspond to the location of the existing water and sanitary sewer lines between Stanley Street and the 20 Seyon Parcel. If the existing water and sanitary lines are determined to be located outside of the Utility Easement Area, either party shall have the right to record an as-built plan prepared by a licensed surveyor showing the actual location of such lines

and, upon the recording of such plan, the Utility Easement Area shall be deemed modified to the area that is ten feet on each side of the center line of each such line.

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Executed as a sealed instrument as of the day and year first above written.

LIG-JCDS REALTY HOLDING
COMPANY, LLC

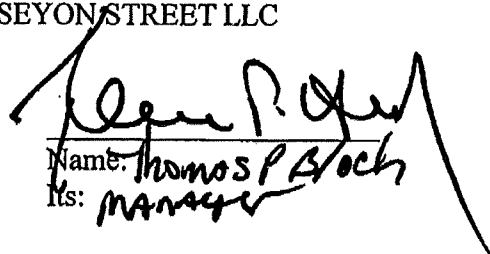
By: 

Name: Michael Stoller
Its: Manager

By: _____

Name:
Its:

20 SEYON STREET LLC

By: 

Name: Thomas P. Bloch
Its: manager

[signature page]

ACKNOWLEDGMENT

Commonwealth of Massachusetts)

County of Norfolk) ss

April 4, 2008

On this 4 day of April, 2008, before me, the undersigned notary public, personally appeared Michael Stolar proved to me through satisfactory evidence of identification, which was driver's 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 in his/her capacity as Manager of _____.

Karen M. Liu

Name: _____

Notary Public

My Commission Expires: _____



KAREN M. LIU
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 3, 2008

Commonwealth of Massachusetts)

County of Suffolk) ss

March 20, 2008

On this 20th day of March, 2008, before me, the undersigned notary public, personally appeared Thomas P. O'Neil proved to me through satisfactory evidence of identification, which was Personal Knowledge, 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 in his/her capacity as Manager of _____.

Ann Marie Doris

Name: _____

Notary Public

My Commission Expires: _____

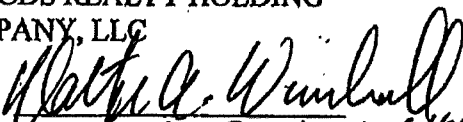


ANN MARIE DORIS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 5, 2012

Executed as a sealed instrument as of the day and year first above written.

LIG-JCDS REALTY HOLDING
COMPANY, LLC

By:


Name: WALTER A. WASHBURN
Its: MANAGER

By:

Name: _____
Its: _____

20 SEYON STREET LLC

By:

Name: _____
Its: _____

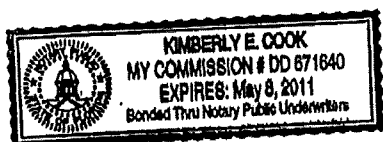
[signature page]

ACKNOWLEDGMENT

FLORIDA
Commonwealth of ~~Massachusetts~~)
County of Lee) ss

April 2, 2008

On this 2 day of April, 2008, before me, the undersigned notary public, personally appeared Walker A. Winshell, proved to me through satisfactory evidence of identification, which was Driver 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 in his/her capacity as Manager of LIG-JCS Realty Holding



Kimberly E. Cook
Name: Kimberly E. Cook
Notary Public
My Commission Expires: May 8, 2011

Commonwealth of Massachusetts)
County of _____) ss

_____, 200__

On this ____ day of _____, 200__, before me, the undersigned notary public, personally appeared _____, 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 in his/her capacity as _____ of _____.

Name: _____
Notary Public
My Commission Expires: _____

ADDENDUM A

LIG-JCDS Parcel

(attached behind)

Land
Reg.

The land on Grove Street and Waltham Street in Waltham and Watertown, Middlesex County, Massachusetts, shown as Lot 2 on Land Court Plan No. 15807B, also shown as Lot 2 on plan entitled "Plan of Land Being a Division of LCC 15807A Creating Two Lots #52 Gore Street, Waltham/Watertown, Mass.," dated July 20, 2006, prepared by Harry R. Feldman, Inc., which plan is filed for approval with the Land Court. Reference is made to such plans for a more particular description of said land.

ADDENDUM B

20 Seyon Parcel

(attached behind)

20 Seyon Parcel

A certain parcel of land located on the northerly side of River Street in the City of Waltham and the Town of Watertown, Middlesex County, Massachusetts and more particularly bounded and described as follows:

Beginning at a point at the easterly sideline of Seyon Street and the transition rounding to Grove Street

Northerly a distance of twenty two and 12/100 (22.12') feet along a curve to the right with a radius of twenty and 00/100 (20.00') feet to the southerly sideline of Grove Street; thence

Easterly a distance of eighty two and 00/100 (82.10') feet along a curve to the left with a radius of one thousand nine hundred thirty five and 98/100 (1935.98') feet along the southerly sideline of Grove Street, thence

S 75 degrees 48' 05" E a distance of one hundred ninety one and 47/100 (191.47') feet along the southerly sideline of Grove Street, thence

S 38 degrees 10' 16" W a distance of ten and 94/100 (10.94') feet along the southerly sideline of Grove Street, thence

S 37 degrees 58' 13" W a distance of two hundred sixty nine and 44/100 (269.44') feet, thence

S 38 degrees 09' 15" W a distance of three hundred fifty one and 39/100 (351.39') feet, thence

S 38 degrees 09' 15" W a distance of one hundred seventy nine and 58/100 (179.58') feet, thence

S 55 degrees 34' 30" E a distance of three hundred fifty six and 26/100 (356.26') feet, thence

S 34 degrees 25' 30" W a distance of thirty and 32/100 (30.32') feet, thence

S 63 degrees 53' 40" E a distance of two hundred two and 13/100 (202.13') feet, thence

S 34 degrees 25' 30" W a distance of five hundred thirteen and 72/100 (513.72') feet to the northerly boundary of land now or formerly of Boston and Maine Railroad, thence

N 71 degrees 47' 40" W a distance of two hundred seven and 93/100 (207.93') feet along land now or formerly of the Boston and Maine Railroad, thence

N 71 degrees 47' 40" W a distance of ninety nine and 53/100 (99.53') feet along land now or formerly of the Boston and Maine Railroad, thence

Westerly a distance of two hundred eighty eight and 23/100 (288.23') feet along a curve to the right with a radius of one thousand, six hundred thirty three and 31/100 (1633.31') feet along land now or formerly of the Boston and Maine Railroad, thence

Westerly a distance of two hundred forty nine and 29/100 (249.29') feet along a curve to the right with a radius of one thousand, six hundred nine and 29/100 (1609.29') feet along land now or formerly of the Boston and Maine Railroad thence

N 52 degrees 39' 27" W a distance of one hundred thirty two and 13/100 (132.13') feet (131.65' record) along land now or formerly of the Boston and Maine Railroad to the easterly right of way of Seyon Street, thence

N 40 degrees 25' 25" E a distance of five hundred fifty two and 96/100 (552.96') feet along the easterly right of way of Seyon Street, thence

N 43 degrees 14' 55" E a distance of three hundred thirty seven and 45/100 (337.45') feet along the easterly right of way of Seyon Street thence

N 43 degrees 14' 55" E a distance of three hundred fifty and 00/100 (350.00') feet along the easterly right of way of Seyon Street, thence

N 43 degrees 14' 55" E a distance of one hundred thirty and 07/100 (130.07') feet along easterly right of way of Seyon Street, to the point of beginning.

The above described premises are shown as Lot C on the plan entitled "Plan of Land in Waltham/Watertown, Massachusetts, (Middlesex County), Raytheon Company" by The BSC Group, Inc. dated December 27, 1999 recorded as Plan Number 1497 of 1999.

3.4 Acre Parcel

At such time as 20 Seyon Street LLC shall acquire a fee interest in the parcel described below, that parcel shall be incorporated into the "20 Seyon Parcel" for purposes of this easement agreement.

A certain parcel of land located on the southerly side of Grove Street in the City of Waltham, Middlesex County, Massachusetts more particularly described as follows:

Beginning at the northwesterly corner of said parcel, on the southerly sideline of Grove Street, said corner being a point with coordinates N 2960504.948 and E 733868.060 as shown on said plan and being the point of beginning; thence running:

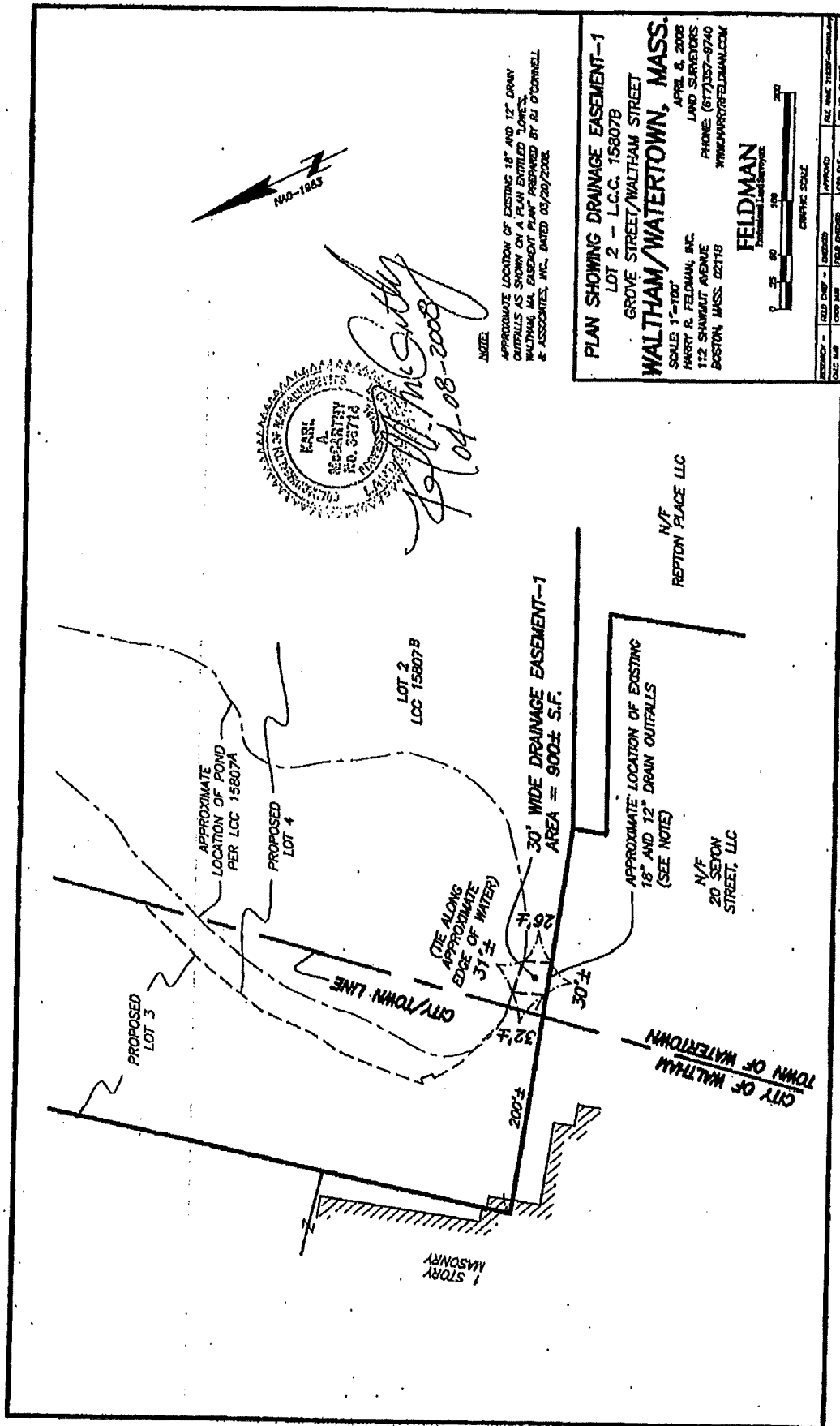
S 75-53-06 E	246.84 feet	along the southerly sideline of Grove Street to land now or formerly of Gore Place Society, said point being on the City of Waltham and Town of Watertown Town Line; thence
S 40-54-59 W	498.07 feet	on said land of Gore Place Society, along the City of Waltham and Town of Watertown Town Line, to a point; thence
S 76-35-08 W	10.23 feet	to a point; thence
S 68-55-29 W	73.19 feet	to a point; thence
S 64-05-48 W	63.99 feet	to a point; thence
S 48-33-29 W	50.54 feet	to a point; thence
S 58-06-41 W	31.93 feet	to a point; thence
S 46-42-32 W	40.09 feet	to a point; thence
S 44-40-20 W	42.57 feet	to a point; thence
S 83-17-09 E	5.39 feet	to a point; thence
S 06-42-51 W	12.00 feet	to a point; thence
N 83-17-09 W	3.92 feet	to a point; thence
S 04-23-40 E	26.58 feet	to a point; thence
S 18-34-08 E	48.18 feet	to a point; thence
S 27-24-18 E	21.69 feet	to a point on the City of Waltham and Town of Watertown Town Line, the last thirteen courses being on said land of Gore Place Society; thence
S 40-54-59 W	30.08 feet	on said land of Gore Place Society, and along the City of Waltham and Town of Watertown Town Line, to land now or formerly of 20 Seyon Street, LLC; thence
N 55-37-14 W	182.81 feet	to a point; thence
N 38-07-16 E	793.58 feet	to the point of beginning, the last two courses being by said land of 20 Seyon Street, LLC.

Said parcel contains 149,073 square feet more or less, or 3.422 acres more or less.

ADDENDUM C

Easement Areas

[Attached Behind]



Karl A. McCarthy
 04-08-2008

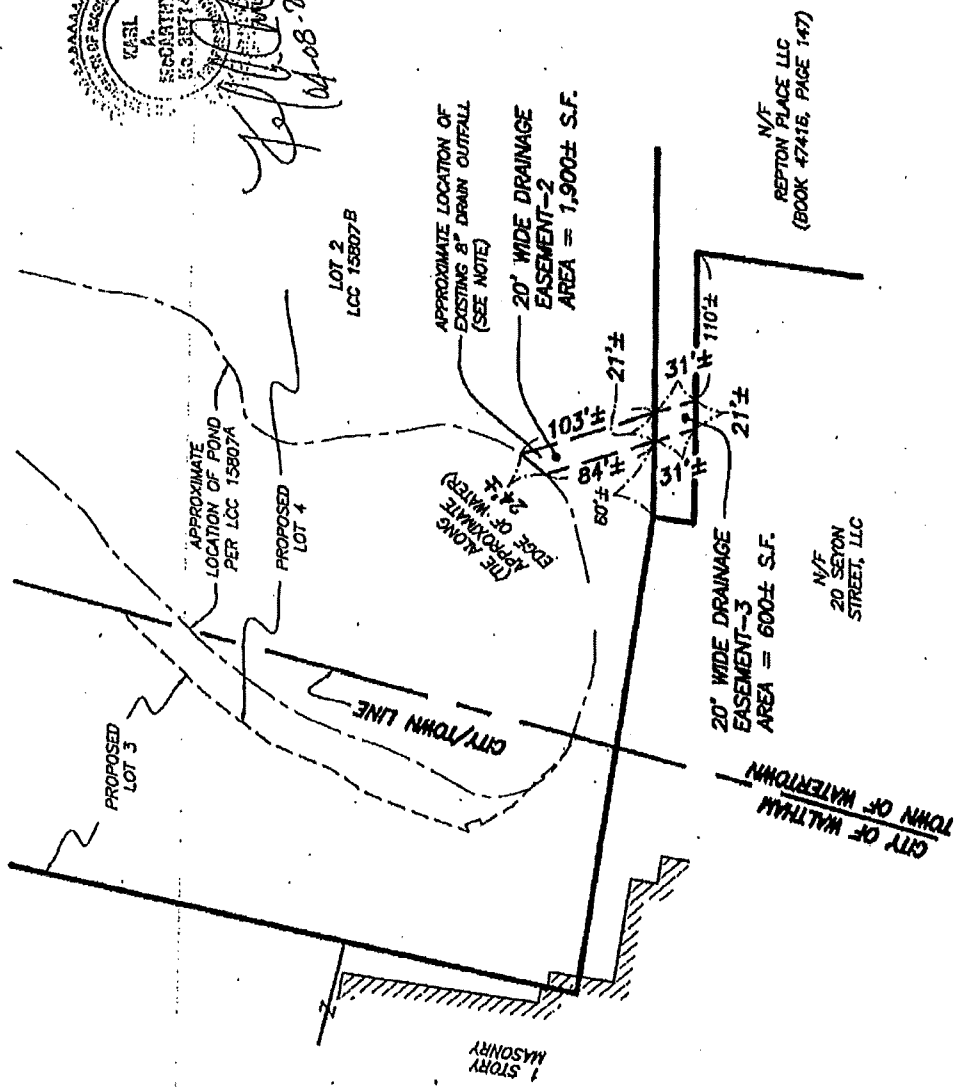
NOTE:
 APPROXIMATE LOCATION OF EXISTING 18" AND 12" DRAIN
 OUTFALLS AS SHOWN ON A PLAN ENTITLED "LOWES"
 WALTHAM, MA, EASEMENT PLAN, PREPARED BY JO O'CONNELL
 & ASSOCIATES, INC., DATED 03/20/2008.

PLAN SHOWING DRAINAGE EASEMENT-1
LOT 2 - L.C.C. 15807B
GROVE STREET/WALTHAM STREET
WALTHAM/WATERTOWN, MASS.
 SCALE: 1"=100'
 APRIL 8, 2008
 LAND SURVEYORS
 112 SHAWMUT AVENUE
 BOSTON, MASS. 02118
 WWW.HARRISFELDMAN.COM

FELDMAN
 HARRIS



REVISIONS -	FIELD CHECK -	DESIGNED	APPROVED	FILE NAME: 15807B-000001.dwg
DATE: 04/08/08	DATE: 04/08/08	FILED: 04/08/08	FILED: 04/08/08	FILED: 04/08/08



NOTE:

APPROXIMATE LOCATION OF EXISTING 8" DRAIN OUTFALL AS SHOWN ON A PLAN ENTITLED "WATERS, WALTHAM, MA. EASEMENT PLAN" PREPARED BY R.J. O'CONNELL & ASSOCIATES, INC., DATED 01/20/2008.

PLAN SHOWING DRAINAGE EASEMENT-2 & DRAINAGE EASEMENT-3
LOT 2 - L.C.C. 15807B
GROVE STREET/WALTHAM STREET
WALTHAM/WATERTOWN, MASS.

SCALE: 1"=100'
HARRY R. FELDMAN, INC.
112 SHAMMUT AVENUE
BOSTON, MASS. 02118
PHONE: (617) 557-9740
WWW.HARRYR.FELDMAN.COM

FELDMAN



GRAPHIC SCALE

REVISION -	FIELD CHECK -	CHANGED	APPROVED	DATE AND TIME/INITIALS
DATE: 04-08-2008	CHD: HJR	FILED: JDO	FILED: JDO	04-08-2008

PLAN SHOWING UTILITY EASEMENT-3A
& UTILITY EASEMENT-4A
(OPTION A)

LOT 2 - L.C.C. 15807B
GROVE STREET/WALTHAM STREET
WALTHAM/WATERTOWN, MASS.

SCALE: 1"=100'
HARRY R. FELDMAN, INC.
112 SHAWMUT AVENUE
BOSTON, MASS. 02116
PHONE: (617)357-9740
WWW.HARRYFELDMAN.COM

FELDMAN
Professional Land Surveyor



DATE	DESCRIPTION	APPROVED	DATE	DESCRIPTION	APPROVED	DATE	DESCRIPTION
	DESIGNED		FIELD CHECKED		RET. FILED		DATE
	DRAWN		FILED		DATE		FILED

NOTE:

LOCATION OF EXISTING 6" SEWER AND PROPOSED SEWER LINE SHOWN APPROXIMATELY PER A PLAN ENTITLED "LOT 2, WALTHAM, MA, EASEMENT PLAN, OPTION A", PREPARED BY J. O'DONNELL & ASSOCIATES, INC., DATED 04/03/2008.

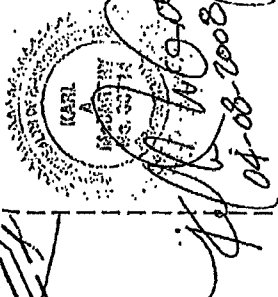
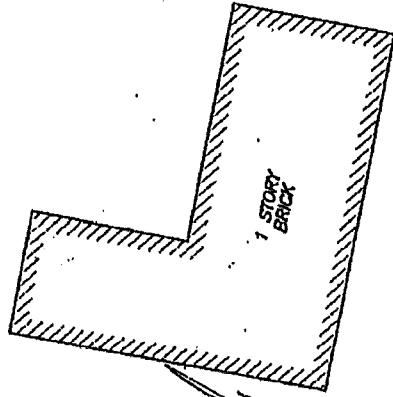
20' WIDE UTILITY EASEMENT-3A
AREA = 28,000± S.F.

LOT 2
L.C.C. 15807B

PROPOSED
LOT 4

PROPOSED SEWER LINE (SEE NOTE)

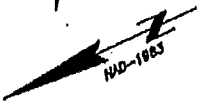
STANLEY AVENUE (PRIVATE)



N/F
REPTON PLACE LLC
(BOOK 47416, PAGE 147)

20' WIDE UTILITY EASEMENT-4A
AREA = 600± S.F.

N/F
20 SEYON
STREET, LLC



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ADDENDUM D

Alternative Utility Easement Area

[Attached Behind]

**PLAN SHOWING UTILITY EASEMENT-1B
& UTILITY EASEMENT-2
(OPTION B)**

LOT 2 - L.C.C. 15807B
GROVE STREET/WALTHAM STREET
WALTHAM/WATERTOWN, MASS.

SCALE 1"=100'
APRIL 8, 2008
LAND SURVEYORS
HARRY R. FELDMAN, INC.
112 SHAWMUT AVENUE
BOSTON, MASS. 02118
PHONE (617)357-9740
WWW.HRRFELDMAN.COM

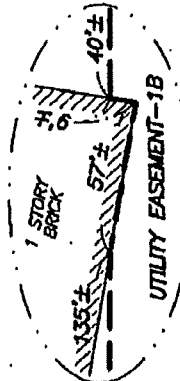
FELDMAN
Professional Land Surveyor



FILED	DATE	APPROVED	FILED	DATE	APPROVED
CHG. MAP		CHG. MAP	CHG. MAP		CHG. MAP

NOTE:

LOCATION OF EXISTING 4" WATER LINE & EXISTING 8" WATER LINE SHOWN APPROXIMATELY PER A PLAN ENTITLED "LOWES, WALTHAM, MA. EASEMENT PLAN, OPTION B" PREPARED BY R.J. O'CONNELL & ASSOCIATES, INC., DATED 04/03/2008.



DETAIL 'A'
(NOT TO SCALE)

UTILITY EASEMENT-1B
AREA = 30,000± S.F.

10.00'

397'±

379'±

EXISTING 8" WATER LINE (SEE NOTE)

LOT 2
LCC 15807B

PROPOSED
LOT 4

EXISTING 4" WATER LINE
(SEE NOTE)

10.00'

233'±

250'±

10.00'

28'±

30'±

30'±

N/F
20 SEYON
STREET, LLC

UTILITY EASEMENT-2
AREA = 800± S.F.

N/F
REPTON PLACE LLC
(BOOK 47416, PAGE 147)

STANLEY AVENUE
(PRIVATE)

20'±

30'±

40'±

SEE
DETAIL 'A'

135'±

96'±

98'±

148'±

159'±

200'±

195'±

990'±

234'±

1 STORY
BRICK



PROPOSED
LOT 5





DOCUMENT 01470798

Southern Middlesex Land Court
Registry District

RECEIVED FOR REGISTRATION

On: Apr 24/2008 at 02:26P

Document Fee: 75.00
Receipt Total: \$27,416.42

NOTED ON: CERT 241676 BK 01352 PG 124
ALSO NOTED ON:

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025

	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 transfer of funds in the amount of \$90,000 from FY25 Council Reserve to FY25 Transfer to Capital Projects, and FY 25 Public Buildings Maintenance Accounts



Watertown City Council

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

RESOLUTION# 5

2025 – R – 5

RESOLUTION APPROVING A TRANSFER OF FUNDS FROM FISCAL YEAR 2025 CITY COUNCIL RESERVE TO THE FISCAL YEAR 2025 TRANSFER TO CAPITAL PROJECTS/CITY & FISCAL YEAR 2025 PUBLIC BUILDINGS, BUILDING MAINTENANCE ACCOUNTS

BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of \$90,000 from the Fiscal Year 2025 City Council Reserve; \$58,000 to be transferred to the Fiscal Year 2025 Transfer to Capital Projects/City account, and \$32,000 to be transferred to the Fiscal Year 2025 Public Buildings, Building Maintenance account.

BE IT FURTHER RESOLVED: That a copy of said transfer is forwarded to the City Auditor and City Treasurer/Collector.

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 4 for, 0 against, and 0 present on January 14, 2025.

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: January 7, 2025

RE: Agenda Item – Transfer of Funds Request

Please find attached a Transfer of Funds request from Megan Langan, City Auditor, in the amount of \$90,000. This request is for the replacement of two boilers at the John A. Ryan Skating Rink.

I respectfully request that this transfer be placed on the agenda for the City Council meeting scheduled on January 14, 2025.

Thank you for your consideration.



CITY OF WATERTOWN

Auditor

Administration Building
149 Main Street
Watertown, MA 02472-4410

Megan Langan
City Auditor

Telephone: (617) 972-6460
Facsimile: (617) 972-6563

TO: GEORGE PROAKIS, CITY MANAGER
FROM: MEGAN LANGAN, CITY AUDITOR *M*
DATE: January 7, 2025
RE: AGENDA ITEM – TRANSFER OF FUNDS REQUEST

Per your request, please find attached a Transfer of Funds request for the replacement of two Viessman boilers at the John A. Ryan Skating Rink for \$90,000 for Fiscal Year 2025.

As you are aware, the two Viessman boilers purchased in 2013 located within the Skating Rink both failed at the end of last year. Due to this, Public Buildings made the decision to replace both boilers to ensure proper heating of the building to allow continued operations during this busy season.

As such, we are respectfully requesting a transfer from City Council Reserves to replenish the funds spent from the Public Buildings Maintenance and Rink Capital Improvement accounts which were utilized to cover the unanticipated cost of these emergent replacements.

I respectfully request the attached transfer be placed on the January 14, 2025, City Council Agenda.

Thank you for your consideration in this matter.

Cc: Ari Sky, Assistant City Manager for Finance / CFO
Denise Moroney, Director of Public Buildings
Daniel Brothers, Rink Manager

TRANSFER AMOUNT: \$ 90,000

FROM: FY 2025 CITY COUNCIL RESERVE \$ 90,000
0111152-570780

TO: FY 2025 TRANSFER TO CAPITAL PROJECTS/CITY \$ 58,000
0193059-596502

FY 2025 PUBLIC BUILDINGS, BUILDING MAINTENANCE \$ 32,000
0119552-520241

I hereby certify to the availability, authority of funding source, mathematical accuracy and appropriate fiscal year.

01/07/2025
DATE


CITY AUDITOR

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025

	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 acceptance of gifts of funds in the amount of \$127,424 for the Watertown Food Pantry



Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470

RESOLUTION # 6

2025 - R- 6

A RESOLUTION APPROVING THE EXPENDITURE OF GIFTS OF FUNDS FOR THE WATERTOWN FOOD PANTRY

WHEREAS, the Watertown Food Pantry has received generous support in the form of food and cash donations from various individuals, groups, businesses, and foundations; and

WHEREAS, the total amount of donations received for the period from May 1, 2023, to December 31, 2024, amounts to \$127,424.00; and

WHEREAS, that the City Manager and the City Council express its gratitude to all donors for their generous contributions, which support the vital services provided by the Watertown Food Pantry.

NOW THEREFORE BE IT RESOLVED: that the City Council of the City known as the City of Watertown, hereby accepts and appropriates, pursuant to Massachusetts General Laws Chapter 44, Section 53A, monetary gifts from various individuals, groups, and foundations.

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 January 14, 2025.

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

To: Honorable City Council

From: George J. Proakis, City Manager

Date: January 7, 2025

RE: Agenda Item – Approval of Gift Expenditures

I am pleased to present the enclosed correspondence from Lydia McCoy, Director of Senior Services, which highlights the generous support received by the Watertown Food Pantry. The total contributions, both food and cash donations, amounting to \$127,424.00, were received from May 1, 2023, to December 31, 2024. This incredible sum was donated by various individuals, groups, businesses, and foundations.

In accordance with Massachusetts General Laws Chapter 44, Section 53A, any expenditure of gifted funds requires the approval of the City Manager and City Council.

Therefore, I respectfully request that the attached resolution approving these gift expenditures be placed on the City Council agenda for January 14, 2025.

Thank you for your consideration and action on this matter

Resolution No. 2025-

A Resolution Approving the Expenditure of Gifts of Funds for the Watertown Food Pantry

WHEREAS, the Watertown Food Pantry has received generous support in the form of food and cash donations from various individuals, groups, businesses, and foundations; and

WHEREAS, the total amount of donations received for the period from May 1, 2023, to December 31, 2024, amounts to \$127,424.00; and

WHEREAS, that the City Manager and the City Council express its gratitude to all donors for their generous contributions, which support the vital services provided by the Watertown Food Pantry.

NOW THEREFORE BE IT RESOLVED: that the City Council of the City known as the City of Watertown, hereby accepts and appropriates, pursuant to Massachusetts General Laws Chapter 44, Section 53A, monetary gifts from various individuals, groups, and foundations.

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 ____ for ____ against and ____ present on January 14, 2025.

Brendan McCarthy, Council Clerk

Mark Sideris, Council President

MEMORANDUM

To: George J. Proakis, City Manager
From: Lydia McCoy, Director of Senior Services
Date: January 3, 2025
Subject: **Donations to the Watertown Food Pantry**

The Watertown Food Pantry continues to receive generous support of both food and cash donations, the total gifts received for the period of 5/1/23 – 12/31/24 amount to \$127,424.00 TOTAL DEPOSIT

Donors include various individuals, groups, businesses, and foundations.

Donations of \$1,000.00 or more are noted below:

\$1,000	Robert Jaitani ~ In Memory of Alfredo Bartolozzi
\$1,022	Armenian Memorial Church
\$1,000	Ottavio Forte
\$1,500	Committee to Elect Anthony J Donato
\$2,040	Tome Biosciences
\$3,127	Project Bread ~ Gerald Missal
\$1,000	The Chaisson Family Foundation
\$5,441	VHB Employee Match
\$1,000	Geroge Murray
\$2,000	Mark Polin
\$20,000	Cambridge Savings Bank
\$1,000	Burnham-Manning Post VFW #115
\$2,000	William Aldridge & Kathleen Dorries
\$2,000	Arsenal Yards Condo Trust C/O Wilder
\$1,000	Anonymous Donor
\$1,900	Atrium School~ Music for Food
\$1292	Odysseys Unlimited
\$1,000	John Murray
\$2,000	Rotary Club of Watertown
\$3,000	Payson Park Church
\$4,152	Project Bread~ Gerry Missal
\$1,000	Peter Levin
\$1,000	Sons of Italy Lodge 1036
\$7,000	The Lewis Piantedosi Family
\$1,000	Murphy and Yates Charitable Fund

Donations are used to purchase food from our partners, including the Greater Boston Food Bank, Fair Foods, Boston Area Gleaners, and various local grocers. We are grateful for all the community support and the tireless efforts of Food Pantry Coordinator Kathy Cunningham and her volunteer team.

I respectfully request your assistance in presenting this information to the Honorable City Council for its review and action.

Please contact me with any questions. Thank you.

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025

	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 acceptance of gifts of funds in the amount of \$1,000 from Alex Reveliotty, Angela Carosella, and Massimo Reveliotty for the Pequossette Summer Program



Watertown City Council

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

RESOLUTION # 7

2025- R - 7

A RESOLUTION ACCEPTING A DONATION FOR THE PEQUOSSETTE SUMMER PROGRAM

WHEREAS, the City of Watertown has established the Pequossette Summer Program, facilitated by the Recreation Department, to provide valuable recreational opportunities for the community's youth; and

WHEREAS, Alex Reveliotty, Angela Carosella, and Massimo Reveliotty have generously offered to contribute \$1,000 in support of the Pequossette Summer Program; and

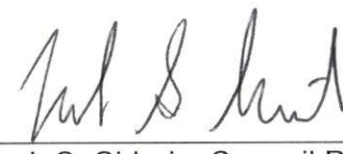
WHEREAS, pursuant to Massachusetts General Laws Chapter 44, Section 53A, the acceptance and expenditure of such gifts requires the approval and acceptance of the City Manager and City Council.

NOW THEREFORE BE IT RESOLVED: The City Council hereby accepts the generous donation of \$1,000 from Alex Reveliotty, Angela Carosella, and Massimo Reveliotty for the benefit of the Pequossette Summer Program.


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 January 14, 2025.


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: January 8, 2025

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

I am pleased to inform you that Alex Reveliotty, Angela Carosella, and Massimo Reveliotty have generously offered a contribution of \$1,000 in support of the Pequossette Summer Program facilitated by the Recreation Department.

In accordance with Massachusetts General Laws Chapter 44, Section 53A, any expenditure of such gifts requires the approval and acceptance of the City Manager and City Council.

I respectfully request that the attached resolution approving these gifts and expenditures be placed on the January 14, 2025 City Council agenda for consideration and action.

Thank you for your attention to this matter.

CITY COUNCIL RESOLUTION NO. 2025-

A Resolution Accepting a Donation for the Pequossette Summer Program

WHEREAS, the City of Watertown has established the Pequossette Summer Program, facilitated by the Recreation Department, to provide valuable recreational opportunities for the community's youth; and

WHEREAS, Alex Reveliotty, Angela Carosella, and Massimo Reveliotty have generously offered to contribute \$1,000 in support of the Pequossette Summer Program; and

WHEREAS, pursuant to Massachusetts General Laws Chapter 44, Section 53A, the acceptance and expenditure of such gifts requires the approval and acceptance of the City Manager and City Council.

NOW THEREFORE BE IT RESOLVED: The City Council hereby accepts the generous donation of \$1,000 from Alex Reveliotty, Angela Carosella, and Massimo Reveliotty for the benefit of the Pequossette Summer Program.

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of ____ for, ____ against and ____ present on January 14, 2025.

Brendan McCarthy, Council Clerk

Mark S. Sideris, Council President

December 15, 2024

Mr. Ernie Thebado
Director of Recreation
Administration Building
149 Main Street
Watertown, MA 02472

RE: Donation of \$1,000

To Ernie:

Enclosed please find our family's donation of \$1,000. We would like to direct this money to the Pequossette Summer Program. However, if the Recreation Dept. has more pressing needs, the money can be used at your discretion.

Thank you and the Pequossette team for everything you do. We are extremely fortunate to live in such a great community.

Sincerely,


Alex Reveliotty


Angela Carosella



Massimo Reveliotty

Cc: Brian Donato (via email)

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025

	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 acceptance of gifts of funds and expenditures in the amount of \$30,000 from Buckingham Browne & Nichols School in Tuition for qualified Watertown residents for their summer camp program



Watertown City Council

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

RESOLUTION # 8

2025- R - 8

RESOLUTION ACCEPTING A GENEROUS GIFT FROM BUCKINGHAM BROWNE & NICHOLS SCHOOL

WHEREAS, Buckingham Browne & Nichols School has generously offered a contribution of \$30,000 in summer camp tuition for qualified Watertown residents enrolled in BB&N's Summer Camp program for 2025; and

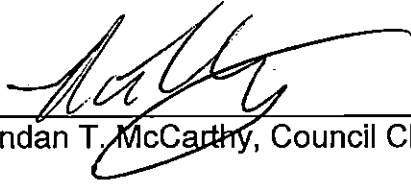
WHEREAS, Pursuant to Massachusetts General Laws Chapter 44, Section 53A, the expenditure of such gift funds requires the approval of the City Manager and City Council; and

WHEREAS, This contribution will provide valuable opportunities for Watertown residents to benefit from educational and recreational activities during the summer camp program;

NOW THEREFORE BE IT RESOLVED: That the City Council hereby accepts the generous gift of \$30,000 in summer camp tuition from Buckingham Browne & Nichols School for the benefit of qualified Watertown residents.


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 January 14, 2025.



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: January 8, 2025

RE: Agenda Item – Acceptance of Gift of Funds and Expenditure

I am pleased to inform you that Buckingham Browne & Nichols School (BB&N) has generously offered a contribution of \$30,000 in summer camp tuition for qualified Watertown residents enrolled in BB&N's Summer Camp program for 2025.

In accordance with Massachusetts General Laws Chapter 44, Section 53A, the expenditure of such gift funds requires the approval of the City Manager and City Council.

I respectfully request that the attached Resolution accepting these gift expenditures be placed on the January 14, 2025 City Council Agenda for your consideration.

Thank you for your favorable consideration and action on this matter.

CITY COUNCIL RESOLUTION NO. 2025-

RESOLUTION Accepting a Generous Gift from Buckingham Browne & Nichols School

WHEREAS, Buckingham Browne & Nichols School has generously offered a contribution of \$30,000 in summer camp tuition for qualified Watertown residents enrolled in BB&N's Summer Camp program for 2025; and

WHEREAS, Pursuant to Massachusetts General Laws Chapter 44, Section 53A, the expenditure of such gift funds requires the approval of the City Manager and City Council; and

WHEREAS, This contribution will provide valuable opportunities for Watertown residents to benefit from educational and recreational activities during the summer camp program;

NOW THEREFORE BE IT RESOLVED: That the City Council hereby accepts the generous gift of \$30,000 in summer camp tuition from Buckingham Browne & Nichols School for the benefit of qualified Watertown residents.

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of ____ for, ____ against and ____ present on January 14, 2025.

Brendan McCarthy, Council Clerk

Mark S. Sideris, Council President



BUCKINGHAM
BROWNE & NICHOLS
SCHOOL

December 30, 2024

Lauren Hegarty-Tattrie
Head Clerk / Watertown Recreation Department

Re: Summer Camp Donation

Buckingham Browne & Nichols school is providing the City of Watertown Recreation Department with up to \$30,000 worth of summer camp tuition credits to use for qualified Watertown resident enrollments to BB&N's Summer Camp program for 2025.

We appreciate our collaboration with the City of Watertown and hope that these funds will enable many Watertown children to attend camp this summer.

Emma O'Loughlin

Emma O'Loughlin
Director of Extended Year Services

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025**

	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 Personnel and City Organization Report from 12/17/24

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025

	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 Personnel and City Organization
Report from 12/17/24



Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470

Report of the Personnel and City Organization Committee Meeting Date: December 17, 2024

The Committee convened on Wednesday December 17 pm in the Richard E. Mastrangelo Council Chambers, with remote participation by Zoom.

Present were Councilors Caroline Bays, chair, Nicole Gardner, secretary; and John Gannon, vice chair. Staff present were City Manager George Proakis, Deputy City Manager Emily Monea, Chief Financial Officer Ari Sky, and DPW Director of Administration and Finance Michael Albano.

Councilor Bays called the meeting to order at 7:09 pm with a roll call. The meeting had two purposes:

- First, to review and discuss the last year's temporary change in the Department of Public Works hours for front office employees, and
- Second, to discuss the Qualifications and Qualities for a new Procurement Director.

DPW FRONT OFFICE HOURS

Councilor Bays began by reminding everyone that last year, the hours worked for front office DPW staff were change to start and end 2 hours earlier, from 7am to 3:30pm, to match the hours worked by the other employees. This was at the request of the employees and supported by the union. The rationale was twofold:

- It would help with staff work life balance and strengthen the team.
- It would better serve the public who interact with the DPW, since contractors want to get in and start early in the day, and often need to speak with field staff in order to get issues resolved.

When asked about the impact, Mr. Proakis said that there has been no feedback pro or con from the public, and there has been no operational impact. Mr. Albano said that vendors have given him positive feedback because if they need assistance when they come into the office, the supervisors are there to provide it. He also said the staff appreciate the change, because they feel they have a better work life balance, and they appreciate the "one team" feeling that the change has created.

Chair Bays said she had the same feedback from former DPW Superintendent St. Louis before he left.

→ **Action Item: Councilor Gardner made a motion, seconded by Councilor Gannon, that the Committee recommend the City Council make permanent the change in hours, aligning the DPW office staff hours with their colleagues. Passed unanimously.**

QUALITIES AND QUALIFICATIONS FOR A PROCUREMENT DIRECTOR

Mr. Sky began the discussion by explaining that a retired Procurement Director from another community is currently serving in the role, and that while there is a lot of work to get done, the backlog is being worked down. He observed that while the process in Watertown is compliant, there are opportunities to take it to the next level. For example, he explained that “boilerplate” Request for Proposal templates could be developed, which – once reviewed and approved by legal counsel – could be used repeatedly, rather than each RFP being created from scratch. This approach is faster and saves the City money on legal review.

In discussing qualities and qualifications, the Councilors and staff raised the following recommendations:

- Understanding of public procurement laws, policies, and procedures, including the Uniform Procurement Act and Massachusetts contract requirements. Ideally the individual would be certified as a Massachusetts Procurement Officer or have the ability to get such certification quickly based on their prior experience and expertise.
- Experience with the bidding process and sensitivity to the bid opening process
- Strong financial acumen and negotiating skills in order to be able to get favorable terms and pricing
- Creativity in placing RFPs and sourcing bids, in order to get a broad range of responses, rather than hearing only from the same known vendors
- The ability to assess the most qualified vendor among the bidders, to manage risk and ensure
- Excellent communication skills and collaboration skills for when working with vendors
- A legal mindset, understanding the risks and implications of contracts
- A problem solving and analytical mindset

The meeting adjourned at 7:30 pm.
Report prepared by Nicole Gardner

ELECTED OFFICIALS

Caroline Bays,
Chair

John G. Gannon,
Vice Chair

Nicole Gardner,
Secretary

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025

	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 Personnel and City Organization Report from 7/15/24



Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470

Committee on Personnel and City Organization Meeting Monday, July 15, 2024 at 5:15 PM Louis P. Andrews Upper Conference Room

Attendees: Councilors Caroline Bays, Chair, John G. Gannon, Vice Chair, Nicole Gardner, Secretary, Lisa Feltner, and City Manager George Proakis.

Councilor Bays called the meeting to order at 5:15 pm. The purpose of the meeting was to discuss the desired qualifications and qualities for the position of Chief Information Officer

Councilor Gardner asked the manager about the job description. The manager hopes to redraft and formalize the job description in the future since we have completed the Class and Comps study. However, currently the job is posted and he is collecting resumes based on the advertisement he posted before the study was completed. He said these meetings are useful to help him determine what skills and experience he should be looking for in an information officer.

Councilor Bays commented that Chris McClure improved the department but felt that some aspects of the job such as security still needed to be addressed. Manager Proakis said most important upgrades to our IT system have been completed, and much of what is left can be done by other employees such as updating our MUNIS system. However, there are still some big programs in the IT capital plan including providing free wifi to WHA residents and changing our assessing program. Regarding security, Manager Proakis added training employees is an ongoing process and we are always monitoring for security breaches.

Councilor Feltner was concerned about website content management, the process to improve communications, as well as improving the user experience so the website is accessible and usable to everyone. Councilor Gardner echoed Councilor Feltner's concerns and agreed that the website's difficult interface was an accessibility issue for our residents. The manager agreed these were concerns and said the city is working on a website upgrade.

Councilor Gardner expressed the need for another CIO like Mr. McClure who was curious and always willing to look for better solutions. She wanted someone who might have an IT strategy to bring our departments all on the same website.

Councilor Gannon wanted the next CIO to explore getting state and federal money for municipal broadband and possibly providing hotspots for residents. He also wanted someone who could work with the state officials who are creating a statewide cloud open to municipalities. Councilor Bays and Councilor Gannon agreed we need someone with a vision who can anticipate our needs and is good at articulating and explaining IT's goals and priorities as well.

The meeting was adjourned by unanimous vote at 6:00 pm

ELECTED OFFICIALS

Caroline Bays,
Chair

John G. Gannon,
Vice Chair

Nicole Gardner,
Secretary

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025**

	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 Parks and Recreation Report from 12/19/24

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025**

	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 action items 1 & 2 from the Committee on Parks and Recreation Report from 12/19/24



Watertown City Council

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

RESOLUTION # 9

2025 – R - 9

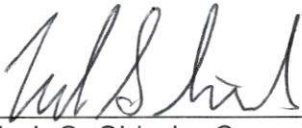
RESOLUTION CONFIRMING THE APPOINTMENT OF MARILYN SALVAS TO THE CONSERVATION COMMISSION

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 appointment of Marilyn Salvas to the Conservation Commission for a term to expire on February 15, 2028.


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 January 14, 2025


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 # 10

2025 – R - 10

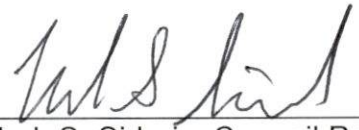
RESOLUTION CONFIRMING THE APPOINTMENT OF JOSH COEFER TO THE CONSERVATION COMMISSION

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 appointment of Josh Coefer to the Conservation Commission for a term to expire on February 15, 2028.


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 January 14, 2025


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

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025

	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 action item 3 from the Committee on Parks and Recreation Report from
12/19/24



Watertown City Council

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

RESOLUTION # 11

2025 – R - 11

RESOLUTION CONFIRMING THE REAPPOINTMENT OF RACHEL DANFORD TO THE CONSERVATION COMMISSION

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 Rachel Danford to the Conservation Commission for a term to expire on February 15, 2028.


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 1 for, 0 against, and 0 present on January 14, 2025


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

Committee on Parks and Recreation Meeting Report Thursday, December 19, 2024 at 5:15 PM City Council Office

The Committee convened on Thursday, December 19, 2024 at 5:15 pm in the City Council Office. Present were Councilors Anthony Palomba, Chair, Lisa J. Feltner, Vice Chair, and Caroline Bays, Secretary. The purpose of the meeting was to interview candidates for the Conservation Commission.

Councilor Palomba called the meeting to order at 5:15 pm.

Marilyn Salvas - Ms. Salvas was interested in serving the community in some way and when she became aware of the city's need to fill vacancies on committees she decided to volunteer. The Conservation Commission appealed to her because she feels committed to ensuring residents have access to the best parks and a clean Charles River. She has been very active in Watertown, especially in arts and nature. She has regularly volunteered for Charles River clean up days as well as at the Commander's Mansion. She also has been active selling her photography at the Arts' and Farmers' markets. She was a treasurer for the Community Gardens and is currently their membership coordinator.

Councilor Palomba noted that she had a number of different interests and wondered if she had a chance to look at what the Conservation Commission does. She watched all of the meetings held over the last year and she knows the Conservation Commission will have a role in developing Walker Pond. She would like to see something like the community gardens there, although she knows the land is extremely polluted and that it will be a challenge to make it available for recreation. She has experience with polluted water having participated in analyzing water from the Charles River and identifying sources of pollution. She also has had a long history of environmental activism which includes protecting Sawins Pond from pollutants.

Action Item: Councilor Feltner made a motion to recommend that the City Council confirm Marilyn Salvas for appointment to the Conservation Commission for a term expiring February 15, 2028. Councilor Bays seconded. The motion passed 3-0

Josh Coefer - Mr. Coefer has applied to other Commissions because he knows the city needs volunteers for committees and he wants to be involved with the city. After reading about the opening in the Watertown News, he applied to the Conservation Commission

because he felt that this was a good fit for his skills and experience. Councilor Feltner and Councilor Palomba agreed and both felt his scientific background would be an asset to the Commission. Mr. Coefer has watched some of the meetings online and attended a few meetings as well. Councilor Palomba asked, given the importance of this Commission, if he had any ideas about what the Commission could do. Mr Coefer responded that he wants to uphold the core mission of the Commission.

Action Item: Councilor Feltner made a motion to recommend that the City Council confirm Josh Coefer for appointment to the Conservation Commission for a term expiring February 15, 2028. Councilor Bays seconded. The motion passed 3-0

Rachel Danford - Ms. Danford filled in for a candidate two years ago and she said the Commission focuses a lot more on wetland preservation then she expected. She is involved in the Whitney Hill management and interested in the possibility of working with the schools. Wetland regulation is very complicated and she is learning a lot. Her favorite project has been working on a tool kit for students to study wetlands which is being used in the schools now. She is also director of Free Forest School which is a free, year round program for young children. The children do an outdoor nature activity once a week. It has become very popular. She has started another program called Cooler Communities which provides information about energy efficiency at fairs. She wants to continue working with children and she also wants to learn more about wetlands herself.

Action Item: Councilor Feltner made a motion to recommend that the City Council confirm Rachel Danford for reappointment to the Conservation Commission for a term expiring February 15, 2028. Councilor Bays seconded. The motion passed 3-0

The Committee adjourned at 6:00 by unanimous vote.

Report prepared by Caroline Bays

ELECTED OFFICIALS

Anthony Palomba,
Chair

Lisa J. Feltner
Vice Chair

Caroline Bays,
Secretary

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025

	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 Human Services Report from 12/19/24

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 14, 2025**

	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 from the Committee on Human Services Report from
12/19/24



Watertown City Council

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

RESOLUTION # 12

2025 – R - 12

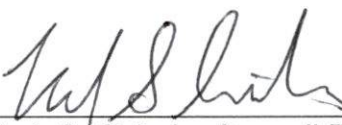
RESOLUTION CONFIRMING THE APPOINTMENT OF ELIZABETH AESCHLIMANN TO THE HUMAN RIGHTS COMMISSISON

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 appointment of Elizabeth Aeschlimann to the Human Rights Commission for a term to expire on April 1, 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 January 14, 2025


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

Watertown City Council Committee on Human Services Thursday, December 19, 2024

Members Present: Councilor Tony Palomba, Chair; Councilor Caroline Bays, Vice Chair; and Councilor John Gannon, Secretary

The Committee on Human Services held a public meeting on December 19, 2024, at 6:00pm to discuss the appointment of Elizabeth Aeschlimann as a member of the Human Rights Commission to a term expiring April 1, 2027.

1. Call to Order

Committee Chair Palomba called the meeting to order at 6:00pm and introduced the other committee members present: Caroline Bays, Vice Chair; and John Gannon, Secretary. Also present was Elizabeth Aeschlimann.

Chair Palomba started the meeting by asking Ms. Aeschlimann why she wanted to be a part of the Human Rights Commission. She replied that she likes Watertown, after having moved here four years ago, and she wants to develop roots here. She has attended community meetings, including those run by Watertown Community Conversations. She was enthused that Watertown was so committed to human rights that the City established a Human Rights Commission. She has attended meetings of the Commission since its inception. Councilor Palomba asked her what types of activities she would like the Commission to pursue. She stated that she hopes the Commission can respond to the interests of newer immigrants who have settled in the community. She has a background in community organization and has a Master of Divinity degree from Harvard University and has served as a Jewish chaplain. She stated that, through her work, she has strength in knowing how to speak with people of diverse backgrounds and inquiring what their needs are. She has studied abroad in Thailand and became familiar with human rights framework and with the United Nations declaration on human rights. She has written work related to human rights in the community and relationship-centered community organizing. She has

initiated a program in faith-based community organizing. She thinks the Human Rights Commission is doing a great job.

Action Item: Councilor Bays made a motion that the full Council vote to approve Elizabeth Aeschlimann as a member of the Human Rights Commission to a term expiring April 1, 2027. Councilor Gannon seconded the motion. The motion passed by a vote of 3-0.

Councilor Bays made a motion to adjourn, which was seconded by Councilor Gannon. The motion was approved by a vote of 3-0.

The meeting concluded at 6:22pm.

Minutes prepared by John Gannon

ELECTED OFFICIALS

Anthony Palomba,
Chair

Caroline Bays,
Vice Chair

John G. Gannon,
Secretary



Mark Lang
Management & Grants
Specialist

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-600-1179
www.watertown-ma.gov
mlang@watertown-ma.gov

January 8, 2025

TO: The Honorable City Council
THROUGH: George J. Proakis, City Manager
FROM: Mark J. Lang, Management and Grants Specialist
SUBJECT: City Grant Activity Since January 1st, 2023

This memo provides an update on the grant awards that City departments have been awarded since January 1st, 2023. Since starting in this position, I have worked with departments to put together an active grants inventory. For each grant, the inventory tracks whether the grant was awarded, if there is a local-match requirement, and other pertinent information. This inventory will be updated periodically whenever a department applies for a new grant, or the status of a grant changes.

Departments reported 74 competitive grants that have been awarded to the City since January 1st, 2023, worth a combined total of \$5,007,280. Please see the table below for a breakdown by department.

Department	Amount Awarded	Number of Grants
CDP - Transportation	\$ 1,795,662	5
CDP - Sustainability	1,086,670	2
Police	581,301	7
Information Technology	519,285	4
Public Works	484,500	7
Public Buildings	120,450	8
Veterans/ADA	97,831	1
Fire/Emergency Management	91,485	10
CDP - Planning	85,000	3
Senior Services	52,700	6
CDP - Public Arts & Culture	45,000	5
Library	28,396	10
CDP - Community Wellness	10,500	4
Health	6,000	1
CDP – Events	2,500	1
Grand Total	\$ 5,007,280	74

City departments reported 10 grant applications that have been submitted and are currently awaiting a response. These grant applications requested a combined total of \$3,821,441. Please see the table below for a breakdown by department. Note that this list does not include grant applications that departments plan to submit but have not yet done so.

Department	Sum of Amount requested	Number of Grants
Public Buildings	\$ 3,689,487	6
Fire/Emergency Management	81,659	2
Police	25,795	1
CDP - Public Arts & Culture	24,500	1
Grand Total	\$ 3,821,441	10

As we continue to develop the Grants Program for the City, I will have access to more detailed data regarding City grant activity that I will share in regular updates. I look forward to working with departments on applications to secure more grant funding for the City. Please reach out if you have any questions.

Thank you



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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To: Honorable City Council

From: George J. Proakis, City Manager

Date: January 9, 2025

RE: Agenda Item – Building Emission Reduction Disclosure Ordinance Regulations

The Building Emissions Reduction and Disclosure Ordinance (BERDO) is being submitted to implement the City of Watertown's Climate Plan. The Watertown Town Council, in 2019, passed a resolution committing to 100% renewable energy by 2050. Additionally, in May 2021, the council declared a climate crisis, with a goal of ending town-wide greenhouse gas emissions as soon as possible.

The City of Watertown's 2022 Climate and Energy Plan details strategies to reduce carbon emissions from buildings, including the necessity of a building performance standard ordinance. As a leader in combating global climate change, Watertown was the first city in New England to pass a solar ordinance and the first in Massachusetts to adopt the specialized energy stretch code. The city has demonstrated its commitment by building two zero net energy registered elementary schools and is currently constructing a new high school designed to be one of the first LEED 4.1 platinum zero net energy high school in the country.

Environmental justice communities in Watertown are disproportionately affected by climate change through increasing heat island exposure, rising sea levels, and stormwater flooding. Buildings contribute approximately 50% of greenhouse gas emissions in the City of Watertown, with a small number of large buildings contributing a disproportionate amount of those emissions.

The BERDO was developed through the hard work of the Watertown Environment & Energy Efficiency Committee (WE3C), with significant contributions from Ernesta Krackiewicz, Brian Hebeisen, Pat Rathbone, and Jolly Tager, in collaboration with Silas Fyler and Laurel Schwab.

This ordinance is being submitted tonight for committee discussion. A companion regulation document will be provided before the committee meeting, with the draft currently under staff review.

The version being submitted tonight is, in substance, very similar to the volunteer draft from earlier in 2024. Changes are primarily to align the document with the standard format for city ordinances, including:

- a. Establishing a general purpose statement at the start of each ordinance.
- b. Ensuring the definitions section does not include regulatory language, and regulatory sections do not include definitions.
- c. Ensuring that regulatory directions are covered only once in city ordinances, so future edits do not require adjustments in multiple places.

The BERDO will require just over 150 buildings in Watertown, including most city buildings, to reach net-zero status by 2035 or 2050. It ensures the largest buildings in Watertown meet our climate goals, provides a reasonable timeframe for compliance, and establishes the BERDO Review Board to consider and make determinations on hardship cases.

Given the above, I respectfully request that this matter be included on the agenda for the City Council meeting scheduled for January 14, 2025, for your consideration and action.

Thank you for your attention to this matter.

CITY OF WATERTOWN

Building Emissions Reduction and Disclosure Ordinance

(BERDO)

V 1.7

January 9, 2025

An Ordinance

In amendment to the Ordinance entitled “Municipal Code of the City of Watertown”

- WHEREAS:** The Watertown Town Council in 2019 passed a resolution committing to 100% renewable energy by 2050; and
- WHEREAS:** The Watertown Town Council passed a resolution in May 2021 declaring a climate crisis with a goal of ending town-wide greenhouse gas emissions as soon as possible; and
- WHEREAS:** The City of Watertown’s 2022 Climate and Energy Plan details strategies to reduce carbon emissions from buildings, including a requirement for a building performance standard ordinance; and
- WHEREAS:** The City of Watertown has exhibited leadership in combating global climate change as the first city in New England to pass a solar ordinance and the first city in Massachusetts to adopt the specialized energy stretch code; and
- WHEREAS:** The City of Watertown has acted on these commitments by building two zero net energy registered elementary schools and is in the process of building a new Watertown High School designed to be the first LEED 4.1 platinum zero net energy high school in the country; and
- WHEREAS:** Environmental justice communities in Watertown are disproportionately affected by climate change through increasing heat island exposure, rising sea levels, and storm water flooding; and
- WHEREAS:** Buildings contribute approximately 50% of greenhouse gas emissions in the City of Watertown and a small number of large

buildings contribute a disproportionate amount of those emissions; **THEREFORE, BE IT**

ORDERED: By the City Council of the City of Watertown that the Municipal Ordinances of the City of Watertown be amended by adding the following:

DRAFT

Building Emissions Reduction and Disclosure Ordinance

1 PURPOSE

This ordinance is enacted to encourage efficient use of energy, to reduce the emission of greenhouse gasses, and to implement the 2022 Watertown Climate and Energy Plan by authorizing the City to collect energy usage data to enable more effective energy and climate protection planning by the City and others; provide information to the real estate marketplace so that its members are able to make decisions that foster better energy performance; and require reductions in emissions from to achieve net zero emissions from the largest properties in Watertown by 2035 or 2050.

2 DEFINITIONS

- 2.1 Alternative Compliance Credit: A credit obtained by a Covered Property Owner to offset greenhouse gas emissions from the Covered Property. One Alternative Compliance Credit shall be equivalent to one metric ton of Greenhouse Gas Emissions.
- 2.2 Approved Verification Body: An organization accredited by the American National Standards Institute, or other accrediting body approved by the Department, to conduct verification services of energy and covered property characteristics for the reported data.
- 2.3 Baseline: The average of Greenhouse Gas Emissions of Covered Properties for two consecutive calendar years comprising the default baseline, alternative baseline, or new covered properties baseline, as set forth in section 11 for purposes of calculating emissions reduction targets necessary to meet the requirements of this Ordinance, set forth in section 11.
- 2.4 Benchmarking Information: Information collected by the Department and information generated by the Benchmarking Tool, as herein defined, including

descriptive information about the physical property and its operational characteristics.

- 2.5 Benchmarking Tool: The ENERGY STAR Portfolio Manager tool developed and maintained by the U.S. Environmental Protection Agency to track and assess the relative energy performance of buildings nationwide, and/or other tools identified by the Department to collect and track Benchmarking information necessary for compliance with this Ordinance.
- 2.6 Compliance Period A defined range of years, by which each year a Covered Property must achieve the performance requirements of section 11.
- 2.7 Condominium: A residential or non-residential condominium property established pursuant to G.L. c183A, as identified by the City of Watertown Assessor's records.
- 2.8 Cooperative: A multi-dwelling complex in which owners acquire an interest in the entire complex and a proprietary lease to their own apartment or dwelling. The complex is formed or held pursuant to Chapters 156C, 156D, 157, 157B, or 180 or similar provision in the Massachusetts General Laws.
- 2.9 Covered Property: A Residential or Non-Residential building that contains 20,000 or more Covered Square Feet.
- 2.10 Covered Square Feet: The finished area of the property as per the City of Watertown Assessor's records.
- 2.11 Department: The City of Watertown's Department of Community Development and Planning or its successor.
- 2.12 Dwelling Unit: A single residential unit, as defined by the Watertown Zoning Ordinance.
- 2.13 Emission Factors The multipliers used to determine the Greenhouse Gas Emissions produced by the production or consumption of Energy that will be established by the Director of the Department pursuant to regulations

developed per Section 15 no later than the year prior to the relevant Compliance Period.

- 2.14 Energy: Purchased electricity, natural gas, steam, hot or chilled water, heating oil, or other product or electricity generated on site, for use in a building for purposes of providing heating, cooling, lighting, water heating, cooking, or for powering or fueling other end-uses in the building and related facilities, excluding any verified amount of electricity used for charging electric vehicles and excluding any Energy exported for consumption outside the Covered Property.
- 2.15 ENERGY STAR Portfolio Manager The tool developed and maintained by the U.S. Environmental Protection Agency to track and assess the relative energy performance of buildings nationwide.
- 2.16 Energy Use Intensity (EUI): A building's annual energy consumption measured in kBtUs (1000 British Thermal Units) used per square foot of gross floor area.
- 2.17 Fund The Equitable Emissions Investment Fund established to receive monies and expend them for the reduction of Watertown's Green House Gas Emissions.
- 2.18 Greenhouse Gas Emissions (GHG Emissions): The carbon dioxide equivalent emissions produced from the operations of the Covered Property calculated by the Department according to the following formula:
 - 2.18.1 Sum of annual Energy use by fuel type, multiplied by the Emission Factor for that type of Energy, minus Alternative Compliance Credits minus any Renewable Electricity subtracted from electricity consumption, up to a limit of the total electricity consumption or the limit determined in section 11.7.
- 2.19 Hardship Compliance Plan: A detailed compliance plan to reduce Greenhouse Gas Emissions.
- 2.20 Municipal Property: A building owned by the City of Watertown that contains 5,000 or more Covered Square Feet.

- 2.21 **New Covered Property:** A Covered Property that has received a Certificate of Occupancy in 2025 or later or has completed a Substantial Rehabilitation, as defined herein, of the property in 2025 or later. New Covered Properties shall comply with the performance requirements of section 11.4.
- 2.22 **Owner:** For a Covered Property under this ordinance, an Owner is one or more of the following:
- 2.22.1 An individual or entity having title, either directly or through a legally authorized or designated affiliate or subsidiary, to a Covered Property;
 - 2.22.2 An agent authorized to act on behalf of the owner of a Covered Property, although the owner as defined in 1.22.1 remains responsible for any compliance obligations;
 - 2.22.3 The net lessee in the case of a Covered Property subject to a net lease with a term of at least forty-nine years, inclusive of all renewal options;
 - 2.22.4 The board of managers or trustees in the case of a condominium at the Covered Property; and/or
 - 2.22.5 The board of directors or trustees in the case of a Cooperative at the Covered Property.
- 2.23 **Power Purchase Agreement (PPA):** A contract by which an Owner agrees to purchase electricity from a generating facility over a fixed term of years.
- 2.24 **Regulations:** Rules generated by the Department and derived from this Ordinance.
- 2.25 **Renewable Electricity:** Purchases from specific off-site renewable electricity programs approved by the Department, or the renewable energy attributes, measured in megawatt-hours retired from renewable on-site electricity generation or from off-site zero greenhouse gas emission electricity sources.

- 2.26 Renewable Energy Certificate (REC): A certificate representing the positive environmental attributes associated with the production of one (1) megawatt hour (MWh) of electricity by a renewable energy facility.
- 2.27 Residential Property: A property containing one or more Dwelling Units and whose use is primarily (greater than 75% of the Covered Square Feet) residential.
- 2.28 Review Board The BERDO Review Board established by Administrative code and/or thorough this Ordinance as a resource for owners of Covered Properties seeking redress of reporting or reductions of energy use for reasons including hardship.
- 2.29 Site Energy: The amount of energy consumed by a Covered Property or Municipal Property as reflected in utility bills or other documentation of actual energy use.
- 2.30 Source Energy: All the energy used in delivering energy to a Covered Property, including power generation and transmission and distribution losses.
- 2.31 Substantial Rehabilitation: The act or process of repair, alterations, additions, or change of use to a building in excess of 25% of the assessed value of the building.
- 2.32 Tenant: A person or entity leasing, occupying, or holding possession of, all or a portion of a Covered Property or Municipal Property.
- 2.33 Utility: Any entity that distributes and sells Energy for Covered Properties or Municipal Properties.

3 APPLICABILITY

This Ordinance requires owners of Covered Properties and Municipal Properties to annually measure and disclose energy use to the Department and to achieve Greenhouse Gas Emissions reduction targets consistent with the commitments of the 2022 Watertown Climate and Energy Plan. Furthermore, this Ordinance authorizes the Department to collect energy usage data to enable more effective

energy and climate protection planning by the City and others and to provide information to the real estate marketplace so that its members are able to make decisions that foster better energy performance. The performance requirements of this Ordinance reduces emissions from Covered Properties, achieving net zero emissions from the largest Non-Residential Properties by 2035 and all Covered and Municipal Properties by 2050.

4 APPLICABLE PROPERTIES

4.1 This Ordinance applies to the following:

4.1.1 All Municipal Properties as defined in this Ordinance; and

4.1.2 All Covered Properties as defined in this Ordinance.

5 BENCHMARKING REQUIRED FOR MUNICIPAL PROPERTIES

The City of Watertown must, no later than December 31, 2025, and no later than June 30th every year thereafter, input the total Energy consumed by each Municipal Property, along with all other descriptive information required by the Benchmarking Tool, into the Benchmarking Tool for the previous calendar year. The City must report Renewable Electricity production and purchases annually to the Department on the same schedule.

6 BENCHMARKING REQUIRED FOR COVERED PROPERTIES

6.1 Owners shall annually input the total Energy consumed by each Covered Property, along with all other descriptive information required by the Benchmarking Tool, into the Benchmarking Tool for the previous calendar year. Renewable Electricity production and purchases shall be annually reported to the Department. The Owner shall input this information according to the following schedule:

6.1.1 A Non-residential Covered Property by June 30th, 2026, and by every June 30th thereafter;

6.1.2 A Residential Covered Property that is not a Condominium or Cooperative by June 30th, 2026, and by every June 30th thereafter;

6.1.3 A Residential Covered Property that is a Condominium or Cooperative by June 30th, 2027, and by every June 30th thereafter;

6.1.4 A new Covered Property must report by the following June 30th, when it has one full calendar year of energy use data as defined in the Regulations

6.2 Owners may, and are encouraged to, authorize an energy utility or other third party to report Covered Property-specific data on their behalf to the Department. Such authorization shall not create an obligation on the part of energy utilities or remove the obligation of Owners to comply with reporting requirements.

7 NOTIFICATION OF COVERED PROPERTIES

Between September 1 and December 1 of each year, the Department will notify Owners of Covered Properties of their obligation to input Energy use into the Benchmarking Tool. By March 15 of each year, the Department will post the list of the addresses of Covered Properties on a public website. Greenhouse Gas Emissions will be calculated by the Department and reported annually to the Owners along with the energy reduction requirements of section 11.

8 QUALIFICATIONS OF BENCHMARKERS

The Department may establish certification and/or licensing requirements for the users of Benchmarking Tools as a part of the Regulations established per Section 15.

9 DISCLOSURE AND PUBLICATION OF BENCHMARKING INFORMATION

9.1 Owners shall annually provide Benchmarking Information to the Department, in such form as established by the Department, by the date provided by the schedule in section 6.1. The City will provide owners with the opportunity to submit contextual information related to energy use and may disclose such information on its website upon request of the owner.

- 9.2 Benchmarking Information must include, but need not be limited to:
- a. Property address;
 - b. Owner and/or designated agent contact information;
 - c. Primary use type;
 - d. Gross floor area;
 - e. Energy use and production by type as defined in section 1.14;
 - f. Site Energy Use Intensity (EUI) as defined in this section;
 - g. Weather normalized source EUI;
 - h. Any Emission Factors for Energy used by the building if different from the Emission Factors in the Regulations;
 - i. The energy performance score that compares the energy use of the building to that of similar buildings, where available; and
 - j. Compliance or noncompliance with this Ordinance.
- 9.3 Any significant change in the size of a Covered Building (due to renovation, addition, reduction in size, etc.) shall be evaluated by the Department for the necessity of an adjusted Baseline.
- 9.4 The Department will make Benchmarking Information for Covered and Municipal Properties for the previous calendar year, available to the public on the City's website no later than December 31 for the year in which the data is required. The Review Board may grant an exception to public reporting for any given data at the request of an Owner or the Department.
- 9.5 The Department will make available to the public and update information at least annually which may include the following:
- 9.5.1 Summary statistics on energy consumption and greenhouse gas emissions derived from the aggregation of Benchmarking information for Municipal Properties and Covered Properties;
 - 9.5.2 Summary statistics on overall compliance with this Ordinance, including an assessment of the accuracy of this data;
 - 9.5.3 For each Municipal Property and Covered Property:
 - a. The status of compliance with the requirements of this Ordinance

- b. Annual summary statistics for the Municipal Property or Covered Property, including EUI, annual Greenhouse Gas Emissions per square foot, total annual Greenhouse Gas Emissions, and an energy performance score where available; and
- c. A comparison of Benchmarking Information, Greenhouse Gas Emissions, and other descriptive information across calendar years.

10 PROVISION OF BENCHMARKING INFORMATION BY TENANTS TO THE OWNER

- 10.1 Upon request from the Owner, a Tenant in a Covered Property shall provide information that cannot otherwise be acquired by the Owner and is needed to comply with the requirements of this Ordinance. The Tenant shall provide the information no later than February 28 of any year in which the Owner is required to report. Failure to provide information to an Owner may result in penalties to the Tenant as provided under section 15.
- 10.2 Failure of a Tenant to provide required information does not relieve the Owner of the obligation to report emissions data.
- 10.3 When an Owner of a building is unable to obtain complete data due to the failure of a Tenant to provide the required information, the Owner shall use values or formulas established by the Department to estimate data.
- 10.4 For Covered Residential Buildings, the Homeowners Association or the Management Company may input the energy use of the building into the Benchmarking Tool.

11 EMISSION REDUCTION REQUIREMENTS

- 11.1 Baseline: The default Baseline years for Covered Properties shall be calendar years 2025 and 2026.
- 11.2 Compliance Periods are as follows:
 - 11.2.1 Compliance Period 1 is the years 2027 through 2029.
 - 11.2.2 Compliance Period 2 is the years 2030 through 2034.
 - 11.2.3 Compliance Period 3 is the years 2035 through 2039.

- 11.2.4 Compliance Period 4 is the years 2040 through 2044.
- 11.2.5 Compliance Period 5 is the years 2045 through 2049.
- 11.2.6 Compliance Period 6 is the year 2050 and onwards.

11.3 Performance requirements: Each Covered Property shall comply on an annual basis with Greenhouse Gas Emissions requirements according to the following schedule of Greenhouse Gas Emissions relative to the Baseline:

11.3.1 For Non-Residential Covered Properties of 100,000 Covered Square Feet or greater:

- a. In Compliance Period 1, annual Greenhouse Gas Emissions will not exceed 80% of the Baseline.
- b. In Compliance Period 2, annual Greenhouse Gas Emissions will not exceed 40% of the Baseline.
- c. In Compliance Periods 3 through 6, annual Greenhouse Gas Emissions will not exceed zero.

11.3.2 For Non-Residential Covered Properties of 20,000 to 99,999 Covered Square Feet, or Municipal Properties and Residential Covered Properties that are greater than 20,000 Covered Square Feet and not Condominiums or Cooperatives:

- a. In Compliance Period 1, annual Greenhouse Gas Emissions will not exceed 100% of the Baseline.
- b. In Compliance Period 2, annual Greenhouse Gas Emissions will not exceed 60% of the Baseline.
- c. In Compliance Period 3, annual Greenhouse Gas Emissions will not exceed 40% of the Baseline.
- d. In Compliance Period 4, annual Greenhouse Gas Emissions will not exceed 20% of the Baseline.
- e. In Compliance Period 5, annual Greenhouse Gas Emissions will not exceed 10% of the Baseline.
- f. In Compliance Period 6, annual Greenhouse Gas Emissions will not exceed zero.

11.3.3 For Residential Covered Properties that are Condominiums or Cooperatives:

- a. From 2028 to 2030, annual Greenhouse Gas Emissions will not exceed 100% of the Baseline.
- b. From 2031 to 2034, annual Greenhouse Gas Emissions will not exceed 60% of the Baseline.
- c. In Compliance Period 3, annual Greenhouse Gas Emissions will not exceed 40% of the Baseline.
- d. In Compliance Period 4, annual Greenhouse Gas Emissions will not exceed 20% of the Baseline.
- e. In Compliance Period 5, , annual Greenhouse Gas Emissions will not exceed 10% of the Baseline.
- f. In Compliance Period 6, annual Greenhouse Gas Emissions will not exceed zero.

11.4 New Covered Properties: The Baseline for a New Covered Property shall be the average Greenhouse Gas Emissions of the first two calendar years following issuance of the Certificate of Occupancy. New Covered Properties shall comply with the following performance requirements on an annual basis:

11.4.1 For Residential and Non-Residential New Covered Properties of any size, Greenhouse Gas Emissions shall not exceed 80% of the Baseline in the fourth year after the Baseline period. Thereafter, the New Covered Property shall reduce Greenhouse Gas Emissions in three-year Compliance Periods that achieve a linear reduction to zero Greenhouse Gas Emissions in 2035, except no such New Covered Property shall exceed zero Greenhouse Gas Emissions in 2035 and onwards.

11.5 Alternative Baseline: An Owner may request alternative Baseline years for a Covered Property that is prior to the default Baseline years. The alternative Baseline must be the average Greenhouse Gas Emissions of two consecutive years between 2020 and the default Baseline. The request for an alternative Baseline must be submitted to the Department prior to the Covered Property's first Compliance Period per the Ordinance section 11.3 and, if approved, shall remain the Baseline for all future Compliance Periods. Owners shall ensure that the Energy use for the alternative Baseline years has been inputted into

the Benchmarking Tool and that Benchmarking Information and any Renewable Electricity for the alternative Baseline years have been provided to the Department. A Covered Property that uses an alternative Baseline shall comply with performance requirements that include an additional 2.5% reduction for every year between the start of the alternative Baseline and the default Baseline.

- 11.6 Use of Alternative Compliance Credits: Alternative Compliance Credits must be obtained in the same calendar year during which reporting is required. The month by which they must be obtained will be defined in the Regulations.
- 11.7 Use of Renewable Electricity: Any Renewable Electricity must be obtained in the year in which it is applied to the Covered Property, and documentation thereof must be submitted to the Department by the subsequent June 30th reporting deadline. In calculating Greenhouse Gas Emissions, a Covered Property that uses electricity from a generating facility in Watertown using combustible fuels to generate electricity for direct use by the Covered Property may subtract Renewable Electricity from that electricity only as long as the Emission Factor for the generated electricity is less than or equal to the Emission Factor for electricity purchased from the grid. The Director of the Department will promulgate regulations pursuant to section 15 to establish a methodology for evaluating the Emission Factor for generated electricity compared to grid electricity.
- 11.8 Deferral: A Covered Property may apply to the Review Board with a detailed plan to defer compliance with any Greenhouse Gas Emissions requirements for up to five years such that the cumulative Greenhouse Gas Emissions of the Covered Property from the start of the deferred compliance through 2050 do not exceed what they would be without such deferral. Such plans must detail the expected measures that will result in compliance within five years and must comply with the Regulations. The Review Board may issue its approval of such plans for one or more years, upon which such Covered Property is deemed to be in compliance for those years. The approved deferred compliance plan must not result in Greenhouse Gas Emissions being above zero in 2050 or beyond. After the conclusion of the approved deferral period of five years or less, the Covered Property shall annually purchase Alternative Compliance Credits for any Greenhouse Gas Emissions in excess of the amount proposed

in the deferral plan. The Director of the Department will promulgate regulations pursuant to section 15 that establish minimum performance requirements that a Covered Property must meet during the deferral period.

- 11.9 Hardship: A Covered Property may submit a Hardship Compliance Plan for consideration to the Review Board. Hardship Compliance Plans must comply with the Regulations. The Review Board may issue its approval of a Compliance Plan for one or more years. During those years the Covered Property is deemed to be in compliance.
- 11.10 Energy Use that is Exempt from Emissions Requirements: Building Owners may choose to deduct Energy used by Emergency Backup Generators or other Backup Power and Electrical Vehicle Supply Equipment (EVSE) from a Building's total Energy use, as long as it meets the CO₂e Emission Factors in this Ordinance and the Regulations, and provided that:
- 11.10.1 Emergency Backup Generation/Backup Power provides Energy only to the Covered Building during emergency outages or exercising for operational testing.
 - 11.10.2 Electrical Vehicle Supply Equipment is separately metered or capable of tracking and accurate reporting of energy usage.
 - 11.10.3 Building Owners annually report Energy used by Emergency Backup Generation and EVSEs and the dates, hours and conditions that required Emergency Backup power. Such reporting is subject to the self-certification and third-party verification procedures in section 12.
 - 11.10.4 Energy used by Emergency Backup Generation will not be exempted after 2030, except as follows: a) energy usage by a healthcare institution will continue to be exempted for as long as the institution is required to install and maintain Emergency Backup Generation to ensure reliable operations or as a condition of accreditation; b) Emergency Backup Generation in specific Covered and Municipal Properties may be granted by the Review Board.
 - 11.10.5 Upon recommendation from the Review Board, these exemptions may be revised or additional exemptions added by the Department.

- 11.10.6 The Department may further define acceptable uses of generators in the Regulations.

12 RENEWABLE ELECTRICITY

12.1 Renewable Electricity must meet the following standards:

- 12.1.1 The off-site renewable energy procurement shall support a renewable energy project that is new, meaning that the Covered Property Owner enters into a contract to purchase Renewable Electricity from a newly built renewable energy generating source that is not operational at the time of contract execution. This includes contracts that lead to construction of a new project, as well as contracts that lead to expansion of existing projects with new renewable capacity.
- 12.1.2 Renewable Energy Certificates (Class I RECs only) and other environmental attributes associated with the procured off-site renewable energy shall be assigned to the Covered Property in Watertown for the duration of the contract and made available for inspection by the City of Watertown upon request. The Owner shall maintain transparent accounting that clearly assigns renewable energy production in the form of RECs in megawatt-hours to the Covered Property in Watertown for the duration of the procured off-site renewable energy contract.
- 12.1.3 The renewable energy generating source shall be local (New England) photovoltaic systems, solar thermal power plants, wind turbines, geothermal power plants, small hydro-power or other renewable energy generating sources (excluding biomass) that may be submitted to and certified by the Department.
- 12.1.4 Commonwealth of Massachusetts mandated green products (such as class II RECs in Utility standard offerings) will be allowed.

13 MAINTENANCE OF RECORDS AND DATA VERIFICATION

- 13.1 Owners shall maintain records as the Department determines is necessary for carrying out the purposes of this Ordinance, including but not limited to, energy bills and other documents received from Tenants and/or Utilities. Such records shall be preserved by Owners for a period of seven years. At the request of the Department, records shall be made available for inspection and audit by the Department.
- 13.2 Owners shall self-certify their reporting data every year.
- 13.3 For the two Baseline years, Owners shall provide a third-party verification of their reporting data, submitted by the benchmarking deadline for the first year of the first Compliance Period.
- 13.4 For the first year of each Compliance Period, Owners shall provide, by the benchmarking deadline for that year, a third-party verification of their reporting data.
- 13.5 For any year in which any Covered Building is transferred to new ownership, the Review Board may request that the Owner provide a third-party verification of their reporting data by the benchmarking deadline for that year.
- 13.6 For the generation of steam, hot water, chilled water, or electricity, other than Renewable Electricity, the owner of the generating facility shall provide annual third-party verification of the facility's Energy inputs and outputs and the calculated Emission Factor for each output.
- 13.7 All verifications must be performed by an Approved Verification Body.
- 13.8 At the time any occupied Covered Building is transferred to new ownership, the buyer and seller will arrange for the seller to provide to the buyer, all energy information necessary for the buyer to report complete Benchmarking information for the entire year. A seller that fails to provide any such information within 30 days of request by the buyer may be deemed in violation of this ordinance.

14 REVIEW BOARD

- 14.1 The Review Board shall consist of five voting members as defined in the Regulations. Members are appointed by the City Manager and confirmed by City Council for terms of up to five years.
- 14.2 The Review Board will be supported by a staff member assigned by the Department.
- 14.3 The members of the Review Board shall elect a member every three years to serve as Chair.
- 14.4 A Building Owner may apply to the Review Board for a Hardship Compliance Plan if there are Building characteristics or circumstances that present a hardship in complying with the Emissions standards in this Ordinance. Such characteristics or circumstances, to be detailed in the Regulations, may include, but not be limited to, historic Building designations, affordable housing refinancing timelines, or pre-existing long-term Energy contracts without reopeners. The application, review process and conditions for Hardship Compliance Plans shall be set forth in the Regulations. The Review Board shall have sole discretion in issuing Hardship Compliance Plans; such plans must include alternative timelines for meeting Emissions standards and alternative Emissions standards.
- 14.5 Emissions Standards established under the Regulations shall meet the following standards:
- 14.5.1 For the combustion of fuels such as oil and gas, the Emission Factors will be based on standard scientific values published by federal agencies.
- 14.5.2 For the use of all electricity purchased from the grid other than Renewable Electricity, the Emission Factors will reflect the emissions intensity of electricity consumed in Massachusetts.
- 14.5.3 For the generation of steam, hot water, and chilled water, and the generation of electricity other than Renewable Electricity, the Emission Factors for each output from the generation facility will be calculated using the Greenhouse Gas Protocol methodology jointly developed by the World

Resources Institute and World Business Council for Sustainable Development, or similar methodology acceptable to the Department, using data provided by the generation facility owner.

14.5.4 Any RECs created for onsite solar arrays or other renewable energy generation must be retired in order for the electricity from that source used onsite to qualify as zero emission.

14.5.5 If a building is supplied with power through a PPA from a solar array or other renewable energy generator, the associated RECs must be retired for the electricity from that source to qualify as zero emissions.

14.5.6 If requested by an Owner and approved by the Department, Greenhouse Gas Emission Factors other than those in the Regulations may be used.

15 ENFORCEMENT AND ADMINISTRATION

15.1 The Director of the Department or his or her designee shall be the Chief Enforcement Officer of this Ordinance.

15.2 The Director of the Department will promulgate regulations relative to the administration of the requirements of this Ordinance.

15.3 The Review Board is a resource for owners of Covered Properties seeking redress of reporting or reductions of energy usage, for example, for reasons of hardship.

15.4 If any person or entity violates any provision of this Ordinance, enforcement measures may be taken. A violation can include but is not limited to the following:

15.4.1 Any person or entity fails to report the Benchmarking Information.

15.4.2 A third-party verification of Benchmarking Information reported by an Owner identifies a discrepancy with an Owner's self-certified reporting that the Owner does not correct within 30 days

15.4.3 An Owner neglect to obtain third-party verification.

15.4.4 An owner misrepresents any material fact reported as a part of this ordinance.

15.4.5 Any person or entity fails to meet the emissions reduction requirements.

15.5 Enforcement measures for violations are as follows:

15.5.1 For the first violation, a written warning may be issued; and

15.5.2 For any subsequent violation the Department may issue a fine of up to \$300.00 per violation per day, pursuant to the provisions of Chapter 10.99 (Watertown Code General Penalty) herein. Each day that the property remains in violation shall constitute a separate offence.

15.5.3 The Department may adjust the amount of the fine on an annual basis up to the maximum allowed by law.

16 EQUITABLE EMISSIONS INVESTMENT FUND

The City Auditor shall establish the Fund as a revolving fund under MGL 44 53 E½ , and credit to the Fund all Alternative Compliance Payments and penalties made pursuant to this Ordinance; the City Council may direct other monies to the Fund at its discretion. The Director of the Department is responsible for evaluating local Greenhouse Gas Emissions abatement proposals and determining expenditures from the Fund.

Money in the Fund must be expended only for the support, implementation, and administration of local Greenhouse Gas Emissions abatement projects that benefit the City of Watertown's reduction goals. Fund expenditures should consider first projects that benefit Environmental Justice Populations and populations disproportionately affected by air pollution.

17 REVIEW OF ORDINANCE

The Department shall review the implementation of this Ordinance after three years and thereafter every five years. As part of such review, the Department will hold at least one public hearing and solicit comments from the public.

18 APPLICABILITY

If any provision of this Ordinance imposes greater restrictions or obligations than those imposed by any other general law, special law, regulation, rule, ordinance, by-law, order, or policy, then the provisions of this Ordinance control.

DRAFT



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: January 9, 2025

RE: Request for Confirmation - Appointment to the Board of Health

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 Board of Health which requires Council confirmation.

- Jessica Malenfant, MPH, CSPO – Appointment as a member of the Board of Health to a term expiring February 7, 2028

Thank you for your anticipated cooperation in this matter.