



City Council Meeting

Tuesday, January 27, 2026 at 6:15 PM
Richard E. Mastrangelo Council Chamber

Agenda

ACCESS INFORMATION:

- A. This meeting will be held on January 27, 2026 at 6:15 P.M. Location: Richard E. Mastrangelo Council Chamber
 - B. This is an in-person meeting - any remote access is provided solely as a courtesy and may not be relied upon as alternative access. Therefore, any interruption in remote access technology shall not interrupt the meeting, and the meeting will proceed accordingly in person. In the event of such interruption, in-person attendance is available and encouraged.
 - C. The in-person meeting will also be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
 - D. The public may join the in-person meeting online: <https://watertown-ma.zoom.us/j/92991331344>
 - E. The public may join the in-person meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 929 9133 1344
 - F. Public may comment through email: vpiccirilli@watertown-ma.gov
 - G. 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. To discuss strategy with respect to collective bargaining if an open meeting may have detrimental effect on the bargaining position of the public body and the chair so declares (DPW Union, Watertown Municipal Employee Group, Library Union, Fire Union, Police Patrol Union, Police Supervisors Union)
3. RETURN TO SESSION – 7:00 P.M.
4. PLEDGE OF ALLEGIANCE
5. PUBLIC FORUM
6. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
 - A. Minutes from City Council Meeting January 13, 2026
7. PRESIDENT’S REPORT
8. PUBLIC HEARINGS
 - A. Public Hearing and Vote on a Proposed Loan Order that the sum of \$1,417,000 is

appropriated to pay costs of purchasing the following items of departmental equipment for the Department of Public Works, including all costs incidental and related thereto:

<u>Description</u>	<u>Amount</u>
Highway Skid Steer	\$65,000
Snow and Ice Loader 3/4 yard	\$107,000
Two (2) Cemetery Off-Road Utility Vehicles	\$30,000
Cemetery Backhoe	\$140,000
Park Division Skid Steer	\$75,000
Traffic Supervisor Vehicle #C10	\$80,000
Highway Hot Box #49	\$300,000
Snow and Ice 4x4 Sander #37	\$320,000
Cemetery Dump Truck #202	\$100,000
Small Urban Forestry Bucket Truck	\$200,000

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 Loan Order that the sum of \$510,000 is appropriated to pay costs of purchasing the following items of departmental equipment for the Department of Public Works, including all costs incidental and related thereto:

<u>Description</u>	<u>Amount</u>
35 GVW Service Truck	\$170,000
Sewer Pump/Trailer	\$150,000
Service Response Truck #60	\$190,000

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.

- C. Public Hearing and Vote on a Proposed Loan Order that the sum of \$80,000 is appropriated to pay costs of purchasing a utility truck for the Department of Public Works, as more fully described in line 49 of the Annual Budget for fiscal year 2026, 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.
- D. Public Hearing and Vote on a Proposed Ordinance - "Skip the Stuff" Waste Reduction Ordinance - to be continued to February 24, 2026

9. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

- A. Authorization to Enter into Net Metering Credit Purchase Agreement with ReWild Renewables LLC
 - B. Resolution Approving the Expenditure of Gifts of Funds for the Watertown Food Pantry
 - C. Resolution Authorizing a Transfer of Funds in the amount of \$421,500 from the City Council Reserve to various Personnel accounts
 - D. Resolution Authorizing a Transfer of Funds in the amount of \$283,500 from the City Council Reserve to various Capital Improvements accounts
 - E. First Reading on a Proposed Loan Order that the sum of \$300,000 is appropriated to pay costs of purchasing a SparkCharge Level 3 mobile electric vehicle charging platform for the police station, including all other costs incidental and related thereto; 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; and that the amount of borrowing authorized by this order shall be reduced by any grant amount received for this purpose.
 - F. First Reading on a Proposed Loan Order that the sum of \$900,404 is appropriated to pay costs of purchasing three Level 3 electric vehicle chargers for the police station, including all other costs incidental and related thereto; 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; and that the amount of borrowing authorized by this order shall be reduced by any grant amount received for this purpose.
10. COMMUNICATIONS FROM THE CITY MANAGER
- A. Request for Confirmation of Reappointment to the Board of Health
 - B. Request for Confirmation of Appointment and Reappointments to the Conservation Committee
 - C. Request for Confirmation of Reappointments to the Community Preservation Committee
 - D. Request for Confirmation of Reappointment to the Licensing Board
 - E. Request for Confirmation of Reappointment to the Planning Board
 - F. Request for Confirmation of Appointment to the Traffic Commission
 - G. Request for Confirmation of Reappointments to the Zoning Board of Appeals
 - H. Qualifications and Qualities for the City Treasurer/Collector per Charter Article 3 Section 3A
 - I. Submission of the Proposed Fiscal Year 2027 -2031 Capital Improvement Program
11. REQUESTS FOR INFORMATION/REVIEW OF LIST OF PENDING MATTERS
12. ANNOUNCEMENTS
13. PUBLIC FORUM
14. RECESS OR ADJOURNMENT

ELECTED OFFICIALS

Mark S. Sideris,
Council President

John G. Gannon,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor
Theophilus Offej,
Councilor At Large
Lisa J. Feltner,
District B Councilor

Caroline Bays,
Councilor At Large

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

JANUARY 13, 2026



Watertown City Council

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

**CITY COUNCIL MEETING
TUESDAY, JANUARY 13, 2026, 7:00 P.M.
RICHARD E. MASTRANGELO COUNCIL CHAMBER
ADMINISTRATION BUILDING, 149 MAIN STREET**

MINUTES

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1. ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

3. ORGANIZATION

A. Selection of the City Council Vice President

Councilor Izzo made a motion to nominate Councilor Piccirilli as City Council Vice President and Councilor Gardner seconded.

The motion carried unanimously in a Voice Vote.

B. Selection of Seating Assignments for City Council Members

The seating assignments were updated.

4. PUBLIC FORUM

There were no participants in Public Forum.

5. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS

A. Minutes from City Council Meeting November 25, 2025

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

The motion carried unanimously in a Voice Vote.

B. Minutes from City Council Meeting December 9, 2025

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

The motion carried unanimously in a Voice Vote.

6. PRESIDENT'S REPORT

A. Request to Send a Letter in Support of the Willow Park Project

President Sideris stated that the letter is in support of the Housing Authority to send their full application to the Executive Office of Housing and Livable Communities regarding the Willow Park project.

Councilor Piccirilli moved to authorize sending the letter and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

B. Authorize the Council President to Commence Negotiations with City Manager George Proakis on a Successor Employment Agreement

President Sideris asked for a motion to move up Item 10B as it coincides with this item.

Councilor Piccirilli moved to move Item 10B and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

President Sideris explained that this is the start of contractual obligations for a new agreement to retain City Manager Proakis' services.

City Manager Proakis stated that he appreciated the four year contract, which is set to end on August 14, 2026. Per agreement, he must notify his desire to commence on a new contract by February 12, 2026, so he is giving that notification now. The contract also states that they should reach a new agreement by May 14, 2026. He then stated that he very much enjoys his position and appreciates the opportunity to continue his work as City Manager.

Councilor Piccirilli moved to authorize Council President Sideris to begin negotiations and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

C. Committee Assignments of City Council Members

President Sideris read the new committee assignments for the councilors (attached).

D. Request to Refer all Outstanding Items: [Referrals Sheet](#)

President Siders requested each committee chair to review and update their committee's referrals.

E. Adoption of the Current Rules of the City Council as the Temporary Rules of the City Council and Referral to the Committee on Rules and Ordinances for Review of the City Council Rules

President Sideris stated that this process is done every two years to see if there is need of any updates on the rules.

Councilor Piccirilli moved to temporarily adopt the rules and to refer the review of them to the Committee on Rules and Ordinances. Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

7. PUBLIC HEARINGS

- A. Public Hearing and Vote on a Petition from Comcast for a Grant of Location in:

Arlington Street - To install fiber utility duct and manholes along the east side of the right-of-way consisting of two and/or four 4” diameter concrete encased PVC conduits underground approximately 200 feet north from Clarendon Street to Berkeley Street with riser connections to utility poles VZ9 and VZ10 and approximately 150 feet south from Clarendon Street with riser connections to utility poles VZ9 and VZ10.

Clarendon Street – To install fiber utility duct consisting of two sets of four 4” diameter concrete encased PVC conduits underground from private property at 25 Clarendon Street into and along the Clarendon Street right-of-way to Arlington Street. Secondly, to install electric utility duct consisting of two 4” diameter concrete encased PVC conduit underground from a utility pole on the north side of Clarendon Street property across the Clarendon Street right-of-way onto the 25 Clarendon Street property.

This work is proposed to provide electrical and telecommunication services to Comcast’s facility at 25 Clarendon Street. We are submitting the following recommendations and conditions for consideration by the City Council should the Grant of Location be approved for this application.

Robert Rugman – Comcast – presented the petition for the grant of location.

Gail Boyd – 81 Arlington Street – Raised concerns for the scope of the work as the abutting houses do not have much frontage, and recent road work has caused damage to properties’ foundations. She asked for more clarification on how the work will be done and how long it will take.

Robert Rugman responded that the conduits’ locations will depend on the existing utilities, there will be a 2’ wide trench that will go down about 3’, that there will be management plan, and that the works should take about 10-15 days.

Councilor Piccirilli moved to adopt the petition for a grant of location and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

- B. Public Hearing and Vote on a Proposed Loan Order that the sum of \$1,156,000 is appropriated to pay costs of envelope and mechanical/energy system upgrades to Parker Building, including all costs incidental and related thereto:

<u>Description</u>	<u>Amount</u>
New building management system/HY AC controls	\$121,000

Insulation of top floor roof deck/attic space and adjacent walls	\$90,000
Acoustic ceiling tile replacement on third floor suites	\$120,000
Replacement of existing gas-filled roof top units with all electric air source heat pumps	\$740,000
Removal of gas lines and new electrical service for roof top units	\$85,000

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 stated that some of the line items on the item were targeted for FY27, but seeing as the building is opened up, it makes more sense to address necessary renovations now as opposed to closing the space just to open it back up for more renovations in the future.

Councilor Piccirilli moved to approve the Loan Order and Councilor Feltner seconded.

The motion carried unanimously in a Roll Call Vote.

- C. First Reading on a Proposed Loan Order that the sum of \$95,000 is appropriated to pay costs of the security system enhancements, including the installation of a standby generator and associated equipment, at the Phillips School, as more fully described in the City's Fiscal Year 2026 through 2030 Capital Improvement Plan, 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 stated that the funds will be used for an emergency backup generator which will support the school's network server, safeguard critical systems, and ensure continuity of services during outages.

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

The motion carried unanimously in a Roll Call vote.

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

President Sideris stated that the City Manager's salary can only be adjusted via ordinance. He remarked on Mr. Proakis' high scores in his evaluation and stated that the new salary is set at \$244,658.

Councilor Piccirilli moved to approve the salary ordinance and Councilor Feltner seconded.

The motion carried unanimously in a Roll Call Vote.

8. MOTIONS, ORDINANCES, ORDERS, AND RESOLUTIONS

A. Request for Authorization to Sign a Contract Extension Term – WeDriveU

City Manager Proakis stated that the item represented an extension for the Pleasant Street shuttle services beyond 3 years.

Councilor Piccirilli moved to authorize the City Manager to sign the contract extension and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

B. First Reading on a Proposed Loan Order that the sum of \$1,417,000 is appropriated to pay costs of purchasing the following items of departmental equipment for the Department of Public Works, including all costs incidental and related thereto:

<u>Description</u>	<u>Amount</u>
Highway Skid Steer	\$65,000
Snow and Ice Loader ¾ yard	\$107,000
Two (2) Cemetery Off-Road Utility Vehicles	\$30,000
Cemetery Backhoe	\$140,000
Park Division Skid Sterr	\$75,000
Traffic Supervisor Vehicle #C10	\$80,000
Highway Hot Box #49	\$300,000
Snow and Ice 4x4 Sander #37	\$320,000
Cemetery Dump Truck #202	\$100,000
Small Urban Forestry Bucket Truck	\$200,000

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 stated that equipment in this item is included in the CIP plan for FY25 and 26 and is consistent with conceptual recommendations.

C. First Reading on a Proposed Loan Order that the sum of \$510,000 is appropriated to pay costs of purchasing the following items of departmental equipment for the Department of Public Works, including all costs incidental and related thereto:

Description	Amount
35 GVW Service Truck	\$170,000
Sewer Pump/Trailer	\$150,000
Service Response Truck #60	\$190,000

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 stated that these items are sewer division items and are consistent with conceptual recommendations in the CIP.

- D. First Reading on a Proposed Loan Order that the sum of \$80,000 is appropriated to pay costs of purchasing a utility truck for the Department of Public Works, as more fully described in line 49 of the Annual Budget for fiscal year 2026, 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 stated that this item relates to the water division and is consistent with recommendations in the CIP.

9. REPORTS OF COMMITTEES

- A. Committee on Climate and Energy Report regarding its meeting on December 1, 2025 - Palomba, Chair

Councilor Palomba read the report.

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

The motion carried unanimously in a Voice Vote.

- B. Committee on Public Works Report regarding its meeting on December 15, 2025 - Piccirilli, Chair

ACTION ITEM: To request that the City Council President schedule an informational presentation allowing public comment on the draft MAPC plan at a future City Council meeting

Councilor Piccirilli 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 in the report and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

- C. Committee on Economic Development and Planning Report regarding its meeting on December 16, 2025 – Feltner, Chair

Councilor Feltner read the report.

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

The motion carried unanimously in a Voice Vote.

10. COMMUNICATIONS FROM THE CITY MANAGER

- A. Request for Confirmation of Appointments to the Environment & Energy Efficiency Committee

City Manager Proakis requested confirmation of appointment for Susan LaDue and confirmation of reappointment for Laurel Shaider to the Environment & Energy Efficiency Committee.

President Sideris stated that this item gets referred to the Committee on Climate and Energy.

- B. Notification to Commence Successor Contract Negotiations

This item was addressed in the President's Report.

City Manager Proakis then stated that he is seeking a candidate to serve on the Residents' Advisory Committee. He then announced the return of the Watertown Civics Academy, the closure of buildings for MLK Jr. Day, and that the administration is working on pending items like BERDO and the admin code.

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

There were no requests for information.

12. ANNOUNCEMENTS

Councilor Gardner announced the Unity Breakfast on MLK Jr. Day.

13. PUBLIC FORUM

Jocelyn Tager – Resident – Commented on aspects of the Committee on Climate and

Energy report. With regard to BERDO, she stated that currently there were only 15% of buildings reporting emissions in Watertown, which pales in comparison to surrounding communities, and speaks to the importance of needing an ordinance passed. She then spoke to the importance of green spaces and stated that a tree ordinance must be passed. (Submitted statement attached)

Angie Kounelis – 55 Keenan Street – Remarked that she hopes that contact information should be listed for the abutters of the grant of location.

14. 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 8:04 p.m.

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above minutes were adopted by a vote of ___ for, ___ against, and ___ present on January 27, 2026.

Mark S. Sideris, Council President
s:/BTM

ELECTED OFFICIALS

Mark S. Sideris,
Council President

John G. Gannon,
Councilor At Large

Nicole Gardner,
District A Councilor

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

Theophilus Offei,
Councilor At Large

Lisa J. Feltner,
District B Councilor

Caroline Bays,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor

City Council Meeting
Tuesday, January 13, 2026 at 7:00 PM
Richard E. Mastrangelo Council Chamber
Administration Building, 149 Main Street
List of Documents

1. Willow Park Letter – Item 6A
2. Committee Assignments – Item 6C
3. Grant of Location – Comcast – Arlington/Clarendon – Item 7A
4. Loan Order - \$1,156,000 - Parker Building – Item 7B
5. Loan Order - \$95,000 - Phillips School – Item 7C
6. City Manager’s Salary – Item 7D
7. WeDriveU Contract – Item 8A
8. Loan Order - \$1,417,000 – DPW - Item 8B
9. Loan Order - \$510,000 – DPW – Item 8C
10. Loan Order - \$80,000 DPW – Item 8D
11. Committee on Climate and Energy Report 25-12-01 – Item 9A
12. Committee on Public Works Report 25-12-15 – Item 9B
13. Committee on Economic Development and Planning Report – Item 9C
14. Request for Confirmation – WE3C – Item 10A
15. Notification of Successor Contract – Item 10B
16. Statement from Jocelyn Tager

**ADDENDUM TO THE
MINUTES OF THE JANUARY
13, 2026 CITY COUNCIL
MEETING**



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Richard E. Mastrangelo Council Chamber

Agenda

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- 1. ROLL CALL
 - 2. PLEDGE OF ALLEGIANCE
 - 3. ORGANIZATION
 - A. Selection of the City Council Vice President
 - B. Selection of Seating Assignments for City Council Members
 - 4. PUBLIC FORUM
 - 5. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
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7. PUBLIC HEARINGS

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Removal of gas lines and new electrical service for roof top units	\$85,000

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.

- C. Public Hearing and Vote on a Proposed Loan Order that the sum of \$95,000 is appropriated to pay costs of the security system enhancements, including the installation of a standby generator and associated equipment, at the Phillips School, as more fully described in the City's Fiscal Year 2026 through 2030 Capital Improvement Plan, 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.
 - D. Public Hearing and Vote on a Proposed Ordinance adjusting the City Manager's salary
8. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS
- A. Request for Authorization to Sign a Contract Extension Term - WeDriveU
 - B. First Reading on a Proposed Loan Order that the sum of \$1,417,000 is appropriated to pay costs of purchasing the following items of departmental equipment for the Department of Public Works, including all costs incidental and related thereto:

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Service Response Truck #60	\$190,000

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.

- D. First Reading on a Proposed Loan Order that the sum of \$80,000 is appropriated to pay costs of purchasing a utility truck for the Department of Public Works, as more fully described in line 49 of the Annual Budget for fiscal year 2026, 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.

9. REPORTS OF COMMITTEES

- A. Committee on Climate and Energy Report regarding its meeting on December 1, 2025 - Palomba, Chair
- B. Committee on Public Works Report regarding its meeting on December 15, 2025 - Piccirilli, Chair

ACTION ITEM:

To request that the City Council President schedule an informational presentation allowing public comment on the draft MAPC plan at a future City Council meeting.

- C. Committee on Economic Development and Planning Report regarding its meeting on December 16, 2025 - Feltner, Chair

10. COMMUNICATIONS FROM THE CITY MANAGER

- A. Request for Confirmation of Appointments to the Environment & Energy Efficiency Committee
- B. Notification to Commence Successor Contract Negotiations

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

12. ANNOUNCEMENTS

13. PUBLIC FORUM

14. RECESS OR ADJOURNMENT

ELECTED OFFICIALS

Mark S. Sideris,
Council President

John G. Gannon,
Councilor At Large
Nicole Gardner,
District A Councilor

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

Theophilus Offei
Councilor At Large
Lisa J. Feltner,
District B Councilor

Caroline Bays,
Councilor At Large

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

CITY COUNCIL ATTENDANCE
MEETING DATE: JANUARY 13, 2026

	YES	NO	PRESENT
CAROLINE BAYS	__X__	_____	_____
LISA J. FELTNER	__X__	_____	_____
JOHN G. GANNON	__X__	_____	_____
NICOLE GARDNER	__X__	_____	_____
EMILY IZZO	__X__	_____	_____
THEOPHILUS OFFEI	__X__	_____	_____
ANTHONY PALOMBA	__X__	_____	_____
VINCENT J. PICCIRILLI JR.	__X__	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	__X__	_____	_____

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	__X__	_____	_____
LISA J. FELTNER	__X__	_____	_____
JOHN G. GANNON	__X__	_____	_____
NICOLE GARDNER	__X__	_____	_____
EMILY IZZO	__X__	_____	_____
THEOPHILUS OFFEI	__X__	_____	_____
ANTHONY PALOMBA	__X__	_____	_____
VINCENT J. PICCIRILLI JR.	__X__	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	__X__	_____	_____

Motion to select Councilor Piccirilli as Council Vice President

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	__X__	_____	_____
LISA J. FELTNER	__X__	_____	_____
JOHN G. GANNON	__X__	_____	_____
NICOLE GARDNER	__X__	_____	_____
EMILY IZZO	__X__	_____	_____
THEOPHILUS OFFEI	__X__	_____	_____
ANTHONY PALOMBA	__X__	_____	_____
VINCENT J. PICCIRILLI JR.	__X__	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	__X__	_____	_____

Motion to adopt the minutes from City Council Meeting November 25, 2025

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	__X__	_____	_____
LISA J. FELTNER	__X__	_____	_____
JOHN G. GANNON	__X__	_____	_____
NICOLE GARDNER	__X__	_____	_____
EMILY IZZO	__X__	_____	_____
THEOPHILUS OFFEI	__X__	_____	_____
ANTHONY PALOMBA	__X__	_____	_____
VINCENT J. PICCIRILLI JR.	__X__	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	__X__	_____	_____

Motion to adopt the minutes from City Council Meeting December 9, 2025

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	__X__	_____	_____
LISA J. FELTNER	__X__	_____	_____
JOHN G. GANNON	__X__	_____	_____
NICOLE GARDNER	__X__	_____	_____
EMILY IZZO	__X__	_____	_____
THEOPHILUS OFFEI	__X__	_____	_____
ANTHONY PALOMBA	__X__	_____	_____
VINCENT J. PICCIRILLI JR.	__X__	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	__X__	_____	_____

Motion to authorize sending a letter in support of Willow Park



Watertown City Council

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

01/13/2026

Executive Office of Housing and Livable Communities
Attn: Public Housing Innovations Program & Multifamily Rental Programs
100 Cambridge Street, Suite 300
Boston, MA 02114

Re: Support for the Willow Park Redevelopment, Watertown MA

To Whom It May Concern:

I am pleased to provide this letter of support for the Watertown Housing Authority (WHA) and Preservation of Affordable Housing's (POAH) proposed Willow Park Redevelopment. This transformational project represents a rare opportunity to preserve and modernize deeply affordable housing in Watertown while adding urgently needed new affordable homes for individuals and families.

The Willow Park Redevelopment will replace 60 obsolete state-aided public housing units with 138 modern, energy-efficient, and accessible affordable rental homes for households earning up to 80% area median income (AMI). More than 65% of the new units will have two or more bedrooms, directly responding to the pressing need for family-sized housing in our community. The project also aligns with Watertown's climate and sustainability goals, advancing all-electric construction and Passive House-level performance in accordance with the Specialized Stretch Code.

The City of Watertown has demonstrated its strong commitment to this redevelopment through both zoning and financial commitments. In July 2025, the project received a Comprehensive Permit under Chapter 40B. In addition, local funding commitments include support from the Watertown Affordable Housing Trust and significant Community Preservation Act (CPA) funding, including predevelopment resources. These actions reflect broad municipal support and alignment with Watertown's priorities.

I understand that WHA and POAH are seeking funding and rental subsidies under the Public Housing Innovations Program and the Multifamily Rental Round, and I recognize that these state resources are essential to ensuring the successful redevelopment of this long-standing public housing community. The City Council fully supports these applications and encourages EOHLC to prioritize the Willow Park Redevelopment for the capital, operating, and tax credit resources required to advance the project to closing.

This redevelopment is a critical investment in housing stability, economic mobility, and environmental sustainability for Watertown residents. I respectfully urge EOHLC to support the Willow Park Redevelopment and help bring this vital project to fruition.

Sincerely,
Mark S. Sideris



Watertown City Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

John G. Gannon,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor
Theophilus Offei
Councilor At Large
Lisa J. Feltner
District B Councilor

Caroline Bays,
Councilor At Large

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



Committee Assignments 2026-2027

	<u>Chair</u>	<u>Vice Chair</u>	<u>Secretary</u>
BUDGET AND FISCAL OVERSIGHT	Piccirilli	Izzo	Bays
RULES AND ORDINANCES	Gardner	Feltner	Gannon
CLIMATE AND ENERGY	Palomba	Bays	Offei
ECONOMIC DEV & PLANNING	Gannon	Piccirilli	Feltner
EDUCATION & SCHOOL SYS	Izzo	Gannon	Offei
HUMAN SERVICES	Palomba	Bays	Izzo
PARKS AND RECREATION	Offei	Palomba	Gardner
PERSONNEL & CITY ORG	Bays	Gardner	Gannon
PUBLIC SAFETY	Gardner	Piccirilli	Izzo
PUBLIC WORKS	Piccirilli	Feltner	Palomba
STATE, FEDERAL, & REG. GOVT.	Feltner	Offei	Gannon

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	__X__	_____	_____
LISA J. FELTNER	__X__	_____	_____
JOHN G. GANNON	__X__	_____	_____
NICOLE GARDNER	__X__	_____	_____
EMILY IZZO	__X__	_____	_____
THEOPHILUS OFFEI	__X__	_____	_____
ANTHONY PALOMBA	__X__	_____	_____
VINCENT J. PICCIRILLI JR.	__X__	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	__X__	_____	_____

Motion to temporarily adopt the current City Council Rules and refer the rules to the Committee on Rules and Ordinances for review.

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	__X__	_____	_____
LISA J. FELTNER	__X__	_____	_____
JOHN G. GANNON	__X__	_____	_____
NICOLE GARDNER	__X__	_____	_____
EMILY IZZO	__X__	_____	_____
THEOPHILUS OFFEI	__X__	_____	_____
ANTHONY PALOMBA	__X__	_____	_____
VINCENT J. PICCIRILLI JR.	__X__	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	__X__	_____	_____

Motion to approve the grant of location in Arlington and Clarendon Street



Watertown City Council

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

RESOLUTION # |

2026 – R - |

BE IT RESOLVED: That the Watertown Department of Public Works has reviewed the attached petition by Comcast for consideration of a Grant of Location in:

Arlington Street - To install fiber utility duct and manholes along the east side of the right-of-way consisting of two and/or four 4" diameter concrete encased PVC conduits underground approximately 200 feet north from Clarendon Street to Berkeley Street with riser connections to utility poles VZ9 and VZ10 and approximately 150 feet south from Clarendon Street with riser connections to utility poles VZ9 and VZ10.

Clarendon Street – To install fiber utility duct consisting of two sets of four 4" diameter concrete encased PVC conduits underground from private property at 25 Clarendon Street into and along the Clarendon Street right-of-way to Arlington Street. Secondly, to install electric utility duct consisting of two 4" diameter concrete encased PVC conduit underground from a utility pole on the north side of Clarendon Street property across the Clarendon Street right-of-way onto the 25 Clarendon Street property.

This work is proposed to provide electrical and telecommunication services to Comcast's facility at 25 Clarendon Street. Said Grant of Location shall be subject to the following recommendations and conditions.

Standard Conditions

1. During construction, uninterrupted pedestrian access (or temporary pedestrian facilities) shall be provided at all times or an appropriate alternative path provided.
2. Please be aware that there may be utility infrastructure that is not shown on the plan and may be encountered in the field. If a conflict occurs between the proposed installation and existing City-Owned and/or private utility infrastructure, The City Engineer shall be contacted directly to discuss an appropriate resolution.
3. It is the sole responsibility of the Applicant, and their Contractor, to ensure that and City-Owned and or private utilities, if located within the limits of work should be properly marked and protected during construction activities.

The City of Watertown is not a member of Dig Safe and must be notified separately.

4. The proposed scope of work requires a DPW Street Opening Permit through the Watertown DPW prior to the start of construction.
5. All disturbances to curbing, grass strips, sidewalks, walkways, and roadway surfaces shall be repaired in kind to the satisfaction of the City of Watertown DPW. If any existing sidewalk is proposed to be removed and replaced in full width, the restoration must be completed in accordance with all current ADA, MAAB and City of Watertown standards.

6. All work within the Right of Way shall require the Contractor to schedule and coordinate a police traffic detail. Traffic control and safety measures shall be implemented in adherence to all applicable OSHA requirements, Massachusetts DOT Work Zone Safety Guidelines and Part VI of the Manual of Uniform Traffic Control Devices.

7. All material stockpiled on roadways and/or roadway shoulders shall be protected with erosion control devices such as silt fence or straw wattles. It will be the sole responsibility of the Contractor to remove any sediment that enters the City drainage system as a result of the proposed work.

8. Equipment, staging, and stockpiles shall not be located in a manner so as to interfere with intersection sightlines and shall be kept in a neat and orderly fashion.

9. Public shade trees within and adjacent to the proposed work zone must be protected. The Contractor shall install individual tree protection on any public shade tree that may be impacted and the Contractor shall not stockpile material or equipment within the drip zone of a public shade tree.

10. Contractor shall coordinate with City Health Department on rodent control requirements.

11. An as-built survey shall be performed upon completion of the work and provided to the Department of Public Works.

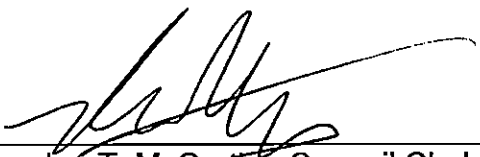
BE IT FURTHER RESOLVED: That the petitioner shall deposit sufficient cash surety as determined by the Superintendent of Public Works to be held in escrow until the Superintendent of Public Works is satisfied with the condition of repair and restoration of the street.

BE IT FURTHER RESOLVED: That a copy of said petition is forwarded to the City Clerk for processing.



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 13, 2026.



Brendan T. McCarthy, Council Clerk



Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

John G. Gannon,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor
Theophilus Offei
Councilor At Large
Lisa J. Feltner
District B Councilor

Caroline Bays,
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

NOTICE OF PUBLIC HEARING – COMCAST

Grant of Location: 25 Clarendon Street & Arlington Street Intersection

December 18, 2025

Dear Abutters:

The City Council of the City of Watertown will hold a public meeting on Tuesday, January 13, 2026 at 7:00 p.m. in the Richard E. Mastrangelo Council Chamber, 149 Main St., Watertown, MA along with remote opportunities for participation with public access provided as follows:

ACCESS INFORMATION:

- A. The meeting will be televised through WCATV (Watertown Cable Access Television):
<http://vodwcatv.org/CablecastPublicSite/?channel=3>
- B. The Public may join the virtual meeting online:
<https://watertownma.zoom.us/j/92991331344>
- C. 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 #
- D. Public may also comment through email: vpiccirilli@watertown-ma.gov

On a petition from Comcast for consideration of a Grant of Location for the following installations:

Arlington Street - To install fiber utility duct and manholes along the east side of the right-of-way consisting of two and/or four 4" diameter concrete encased PVC conduits underground approximately 200 feet north from Clarendon Street to Berkeley Street with riser connections to utility poles VZ9 and VZ10 and approximately 150 feet south from Clarendon Street with riser connections to utility poles VZ9 and VZ10.

• Clarendon Street – To install fiber utility duct consisting of two sets of four 4" diameter concrete encased PVC conduits underground from private property at 25 Clarendon Street into and along the Clarendon Street right-of-way to Arlington Street. Secondly, to install electric utility duct consisting of two 4" diameter concrete encased PVC conduit underground from a utility pole on the north side of

Clarendon Street property across the Clarendon Street right-of-way onto the 25 Clarendon Street property.

This work is proposed to provide electrical and telecommunication services to Comcast's facility at 25 Clarendon Street. We are submitting the following recommendations and conditions for consideration by the City Council should the Grant of Location be approved for this application. A photo of the location of the proposed work is presented attached to this document.

Standard Conditions

1. During construction, uninterrupted pedestrian access (or temporary pedestrian facilities) shall be provided at all times or an appropriate alternative path provided.
2. Please be aware that there may be utility infrastructure that is not shown on the plan and may be encountered in the field. If a conflict occurs between the proposed installation and existing City-Owned and/or private utility infrastructure, The City Engineer shall be contacted directly to discuss an appropriate resolution.
3. It is the sole responsibility of the Applicant, and their Contractor, to ensure that and City-Owned and or private utilities, if located within the limits of work should be properly marked and protected during construction activities.
The City of Watertown is not a member of Dig Safe and must be notified separately.
4. The proposed scope of work requires a DPW Street Opening Permit through the Watertown DPW prior to the start of construction.
5. All disturbances to curbing, grass strips, sidewalks, walkways, and roadway surfaces shall be repaired in kind to the satisfaction of the City of Watertown DPW. If any existing sidewalk is proposed to be removed and replaced in full width, the restoration must be completed in accordance with all current ADA, MAAB and City of Watertown standards.
6. All work within the Right of Way shall require the Contractor to schedule and coordinate a police traffic detail. Traffic control and safety measures shall be implemented in adherence to all applicable OSHA requirements, Massachusetts DOT Work Zone Safety Guidelines and Part VI of the Manual of Uniform Traffic Control Devices.
7. All material stockpiled on roadways and/or roadway shoulders shall be protected with erosion control devices such as silt fence or straw wattles. It will be the sole responsibility of the Contractor to remove any sediment that enters the City drainage system as a result of the proposed work.
8. Equipment, staging, and stockpiles shall not be located in a manner so as to interfere with intersection sightlines and shall be kept in a neat and orderly fashion.
9. Public shade trees within and adjacent to the proposed work zone must be protected. The Contractor shall install individual tree protection on any public shade tree that may be impacted and the Contractor shall not stockpile material or equipment within the drip zone of a public shade tree.
10. Contractor shall coordinate with City Health Department on rodent control requirements.
11. An as-built survey shall be performed upon completion of the work and provided to the Department of Public Works.

Your participation is not necessary if you choose not to object to the above petition.

Sincerely,

Watertown City Council

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
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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

Location Photos



View looking North on Arlington St



View looking South on Arlington St



View looking West on Clarendon St



View looking East on Clarendon St

Abutters to Comcast Cable Communication Mgmt, LLC Proposed Fiber Conduit Paths

49 CLARENDON ST - Property - X

watertownma.mapgeo.io/datasets/properties?abuttersDistance=&latlng=42.36512%2C-71.154225&panel=abutters&previewId=1510_5A_0&share=553ff350-b4c1-4274-9403-345f90ab9e12&zoom=19

Zoom To Share Print Property Quick Search

Search Selection Themes Markup Abutters

Abutters (17)

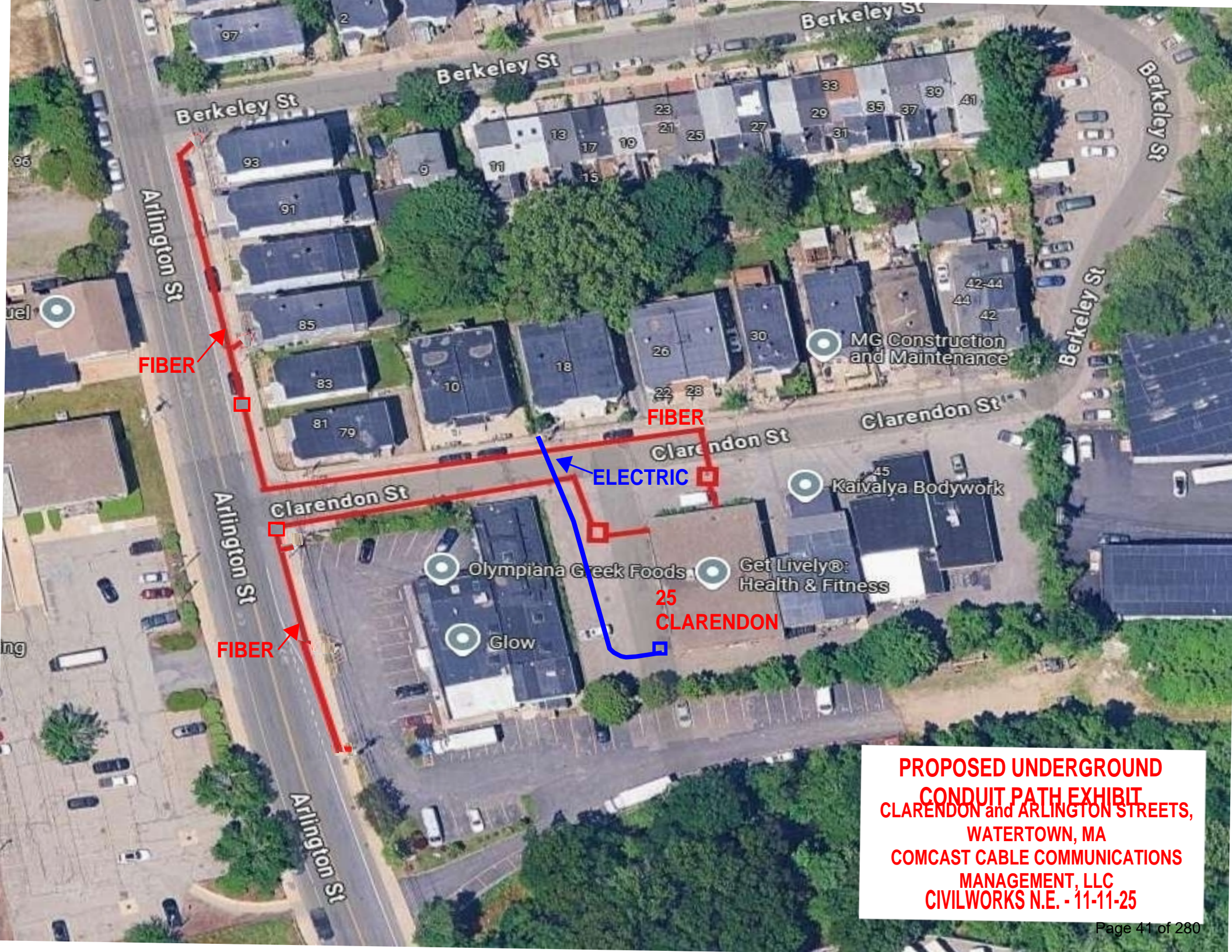
- 93 ARLINGTON ST 1511 33A 0
- 96 ARLINGTON ST 1237 29D 0
- 88 ARLINGTON ST 1237 2A 65
- 76 ARLINGTON ST 1237 2B C
- 71 ARLINGTON ST 1510 3 0
- ARLINGTON ST 1510 1 0
- 22 CLARENDON ST 1511 21 42
- 14 CLARENDON ST 1511 23 40
- 10 CLARENDON ST 1511 25 37
- 79 ARLINGTON ST 1511 27 36
- 83 ARLINGTON ST #1 1511 28 35U1
- 83 ARLINGTON ST #2 1511 28 35U2
- 85 ARLINGTON ST 1511 29 34
- 87 ARLINGTON ST 1511 31 32

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42.364303, -71.153141

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11:30 AM 11/6/2025



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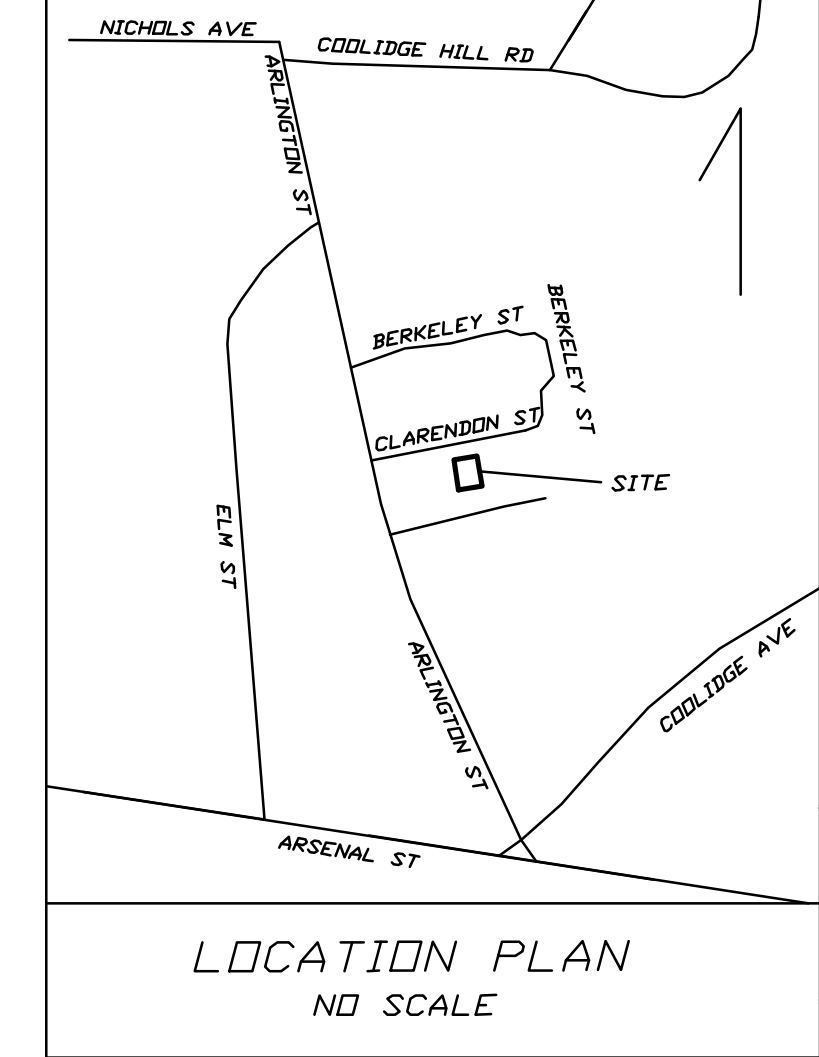
25
CLARENDON

**PROPOSED UNDERGROUND
CONDUIT PATH EXHIBIT
CLARENDON and ARLINGTON STREETS,
WATERTOWN, MA
COMCAST CABLE COMMUNICATIONS
MANAGEMENT, LLC
CIVILWORKS N.E. - 11-11-25**

BERKELEY STREET

LEGEND

- x 21.68' - SPOT GRADE ELEVATION
- CCB - ASPHALT CAPE COD BERM
- VGC - VERTICAL GRANITE CURB
- SMH - SEWER MANHOLE
- CB - CATCH BASIN
- OHU - OVERHEAD UTILITIES
- W - WATER GATE VALVE
- M - MANHOLE
- G - GAS VALVE
- W - WATER SHUTOFF VALVE
- TBM - TEMPORARY BENCHMARK
- S.F. - SQUARE FEET
- Ac - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- Ø - DIAMETER
- M.S.C.R.D. - MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS
- UP #3-1 - UTILITY POLE W/ I.D. Nos.
- - DECIDUOUS TREE
- SWL - SINGLE WHITE LINE
- PE - PROPOSED ELECTRICAL CONDUIT
- PF - PROPOSED FIBER CONDUIT



NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE
CIVILWORKS NEW ENGLAND
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	DATE
1	RESPONSE TO CITY COMMENTS	12-2-25
2	4 x 4 FIBER MANHOLE ADDITION	11-11-25
	APPROVED BY: MEB	DATE
	PROJECT NO: 25128	NO.
	FILE: SITE.dwg	

REFERENCE PLANS:

- PLAN OF LAND IN WATERTOWN, MASS BELONGING TO THE EAST WATERTOWN REALTY Co. SCALE: 1" = 80'; DATED: AUGUST 6, 1943; BY W.DOLBIER SURV.; RECORDED M.S.C.R.D. 404 OF 1943.
- EXISTING CONDITIONS PLAN, BY LAND SURVEYOR: DAVID A. DWYER; AS PAGE 1 OF 5 IN PLAN SET: PROPOSED SITE PLAN ARLINGTON STREET & COOLIDGE AVENUE WATERTOWN, MASSACHUSETTS PROJECT# 09-27801 DATED: AUGUST 5, 2022; SCALE: 1" = 40'; BY: ENGINEERING ALLIANCE, INC; PREPARED FOR MAXIMOS HATZILIADIS; STAMPED BY RICHARD A. SALVO; LICENSE#: 41851.
- PROPOSED SITE PLAN, ARLINGTON STREET & COOLIDGE AVENUE WATERTOWN, MASSACHUSETTS, PROJECT #: 09-27801, DATED AUGUST 5, 2022, LAST REVISED 2/22/23; SCALE 1" = 40". PREPARED BY ENGINEERING ALLIANCE INC, CIVIL ENGINEERING & LAND PLANNING CONSULTANTS, 194 CENTRAL STREET, SAUGUS MA, 01906, 1950 LAFAYETTE ROAD, PORTSMOUTH NH, 03801.
- REFER TO SITE PLAN BY CNE TITLED, "CNE 25128-25 CLARENDON ST, WATERTOWN NOI-SITE PLAN-091725" FOR PROPOSED SITE IMPROVEMENTS RELATIVE TO RESOURCE AREAS.

NOTES:

- THIS PLAN SHOWS LIMITED EXISTING CONDITIONS ON THE 25 CLARENDON STREET SITE AS OF AUGUST 21, 2025 AND THE CLARENDON STREET AND ARLINGTON STREET CONDITIONS AS OF SEPTEMBER 30, 2025 (DATE OF SURVEY) IN THE AREA OF THE PROPOSED CONDUIT RUNS. BOUNDARY AND RIGHT OF WAY LINES SHOWN ARE FOR REFERENCE ONLY AND HAVE BEEN COMPILED FROM PLANS OF RECORD AS SITED.
- BASIS OF BEARING IS MA-MAINLAND STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED AUGUST 21, 2025. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED AUGUST 21, 2025.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
- THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
- CLARENDON STREET PAVEMENT TO BE MILLED AND OVERLAID FROM EXISTING DRAIN MANHOLE (PER WATERTOWN GIS) TO EDGE OF ARLINGTON STREET. AFTER UTILITY INSTALLATION.
- CONDUIT TRENCHES ON ARLINGTON STREET TO RECEIVE PERMANENT PAVEMENT PATCH.
- ALL WORK TO BE IN ACCORDANCE WITH CITY OF WATERTOWN DPW STANDARD SPECIFICATIONS AND CONDITIONS OF GRANT OF LOCATION PERMITTING.
- ALL CONDUITS TO BE LOCATED A MINIMUM OF 18 INCHES FROM EXISTING CONDUITS/ UTILITIES.
- DRAIN MANHOLE AND ATTACHED CATCH BASIN WAS FOUND TO BE FULL OF DEBRIS. NO FURTHER INVERTS WERE IDENTIFIED.

(SEE REVISIONS)

DATE: 10-24-25
SCALE: 1"=20'
DRAWN BY: WEJ
DESIGN BY: MEB
APPROVED BY: MEB
PROJECT NO: 25128
FILE: SITE.dwg

MARK E. BEAUDRY
CIVIL
No. 38189
REGISTERED
12-03-25

CONDUIT SITE PLAN

PREPARED FOR: COMCAST
NEW ENGLAND REGION
5 OMNI WAY
CHELMSFORD MA

SITE LOCATION:
25 CLARENDON STREET
WATERTOWN, MA

1

SANITARY STRUCTURE SCHEDULE:

SMH #1
RIM ELEV. = 21.94'
(A) 6" CLAY = 16.91' INVERT IN
(B) 6" CLAY = 16.89' INVERT OUT
SHELF = 4.70

DRAINAGE STRUCTURE SCHEDULE:

CB #1
RIM ELEV. = 21.13'
(A) 6" PVC = 19.18' INVERT OUT
SUMP = 2.55

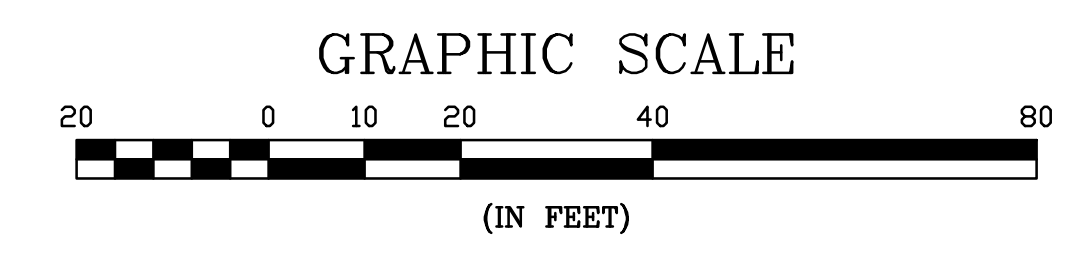
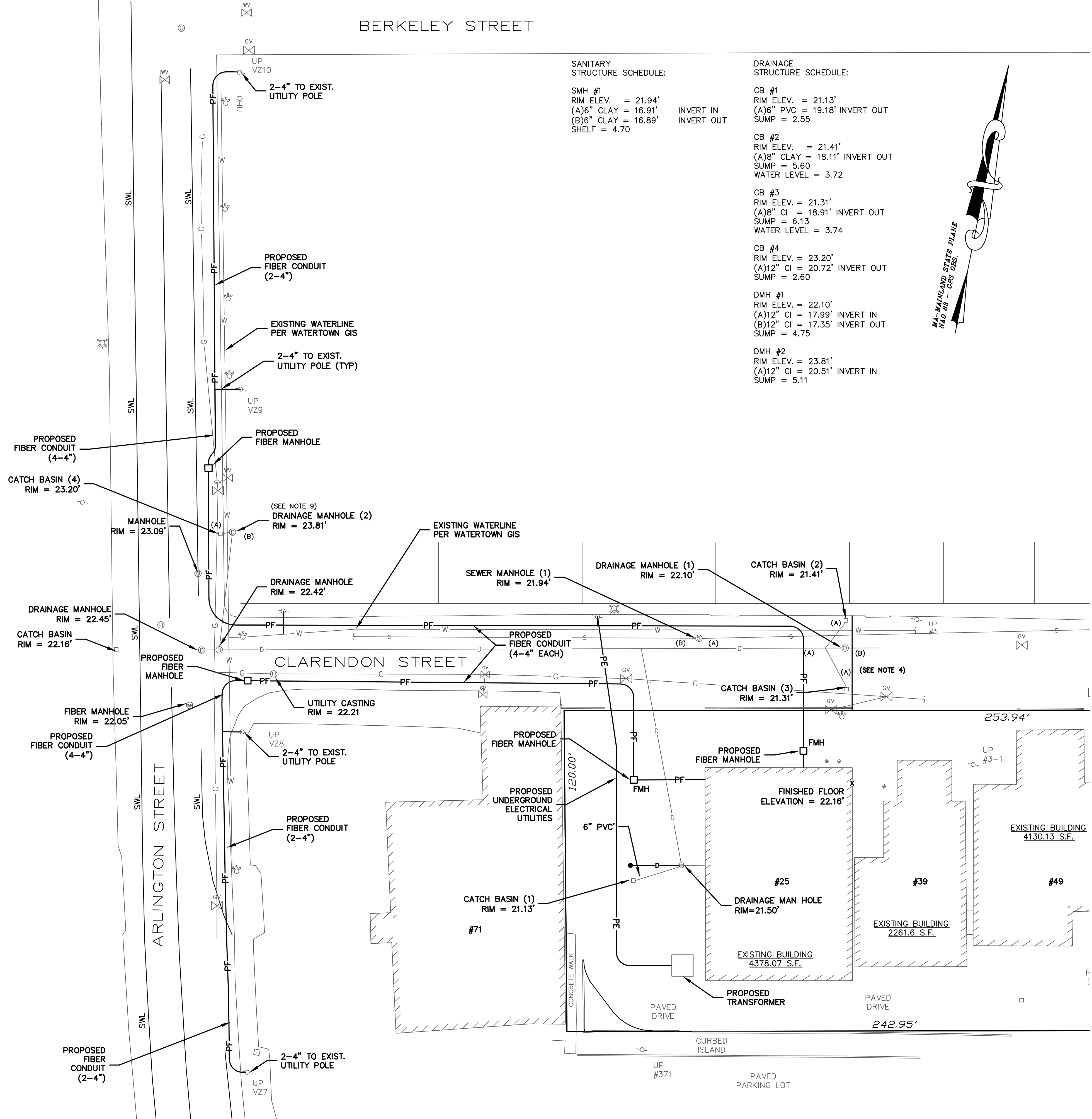
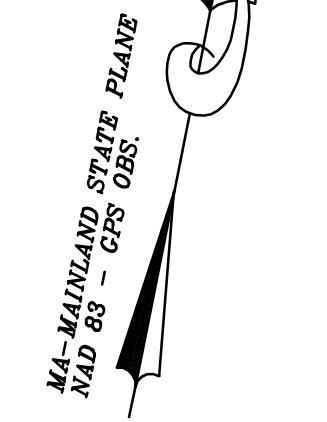
CB #2
RIM ELEV. = 21.41'
(A) 8" CLAY = 18.11' INVERT OUT
SUMP = 5.60
WATER LEVEL = 3.72

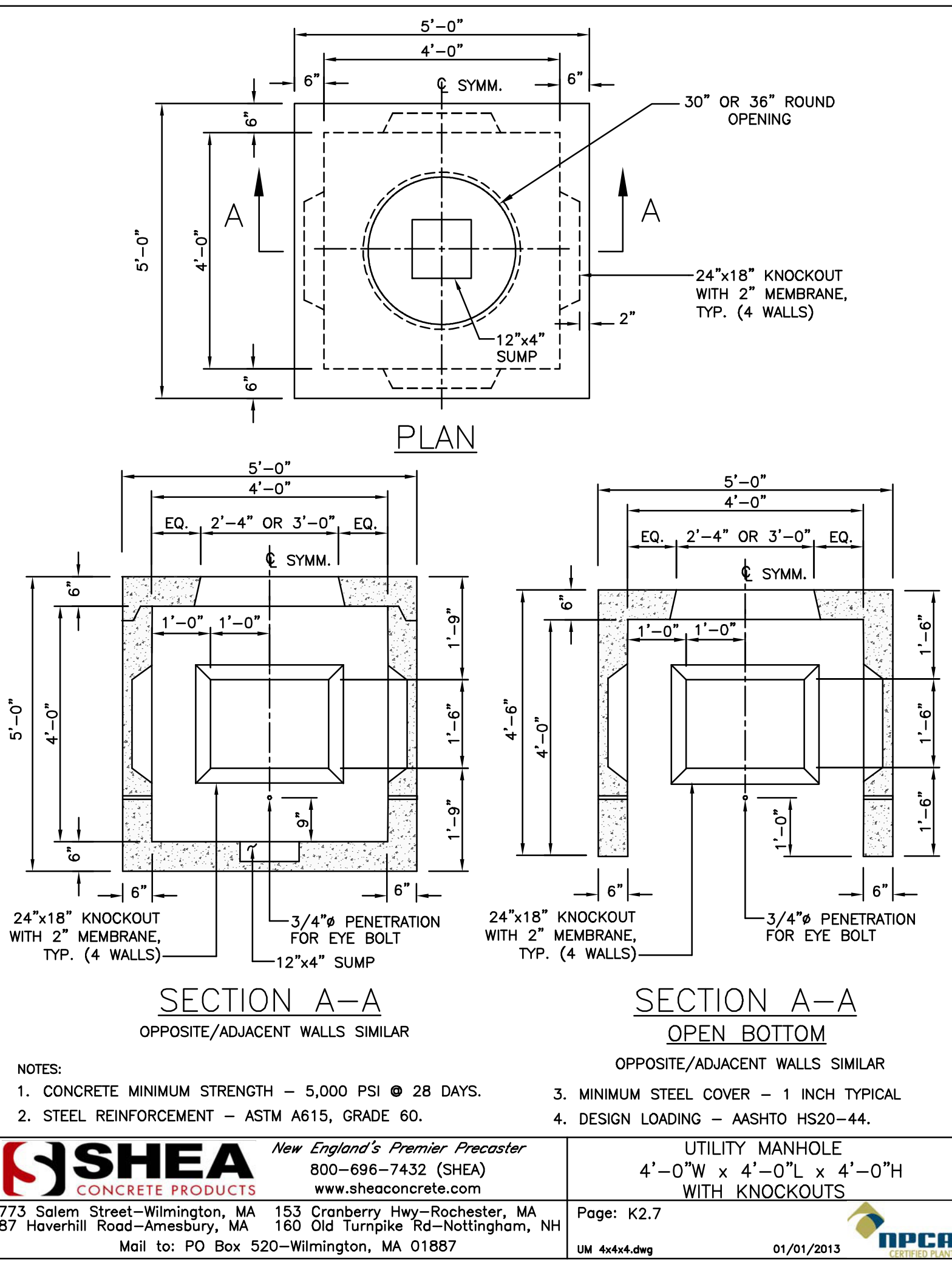
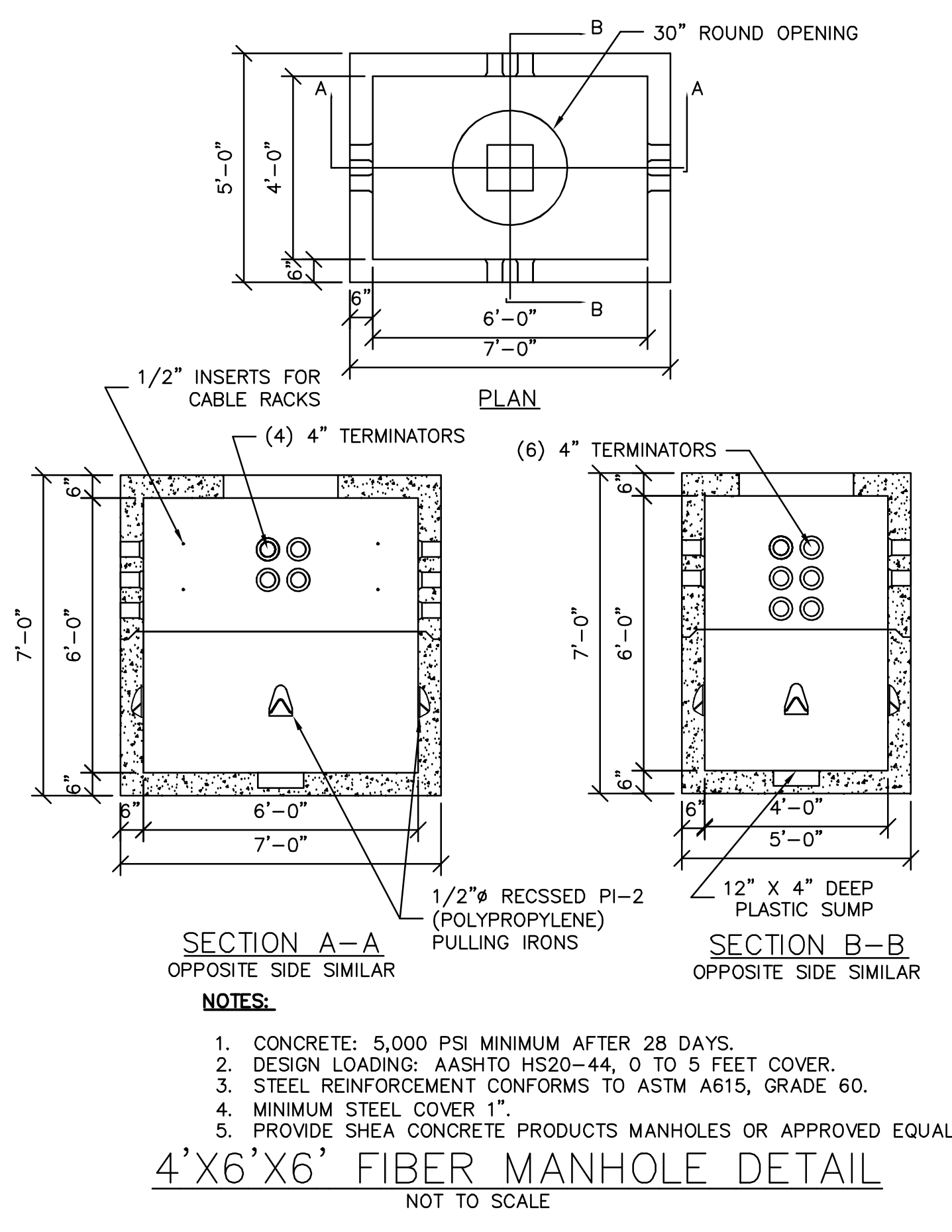
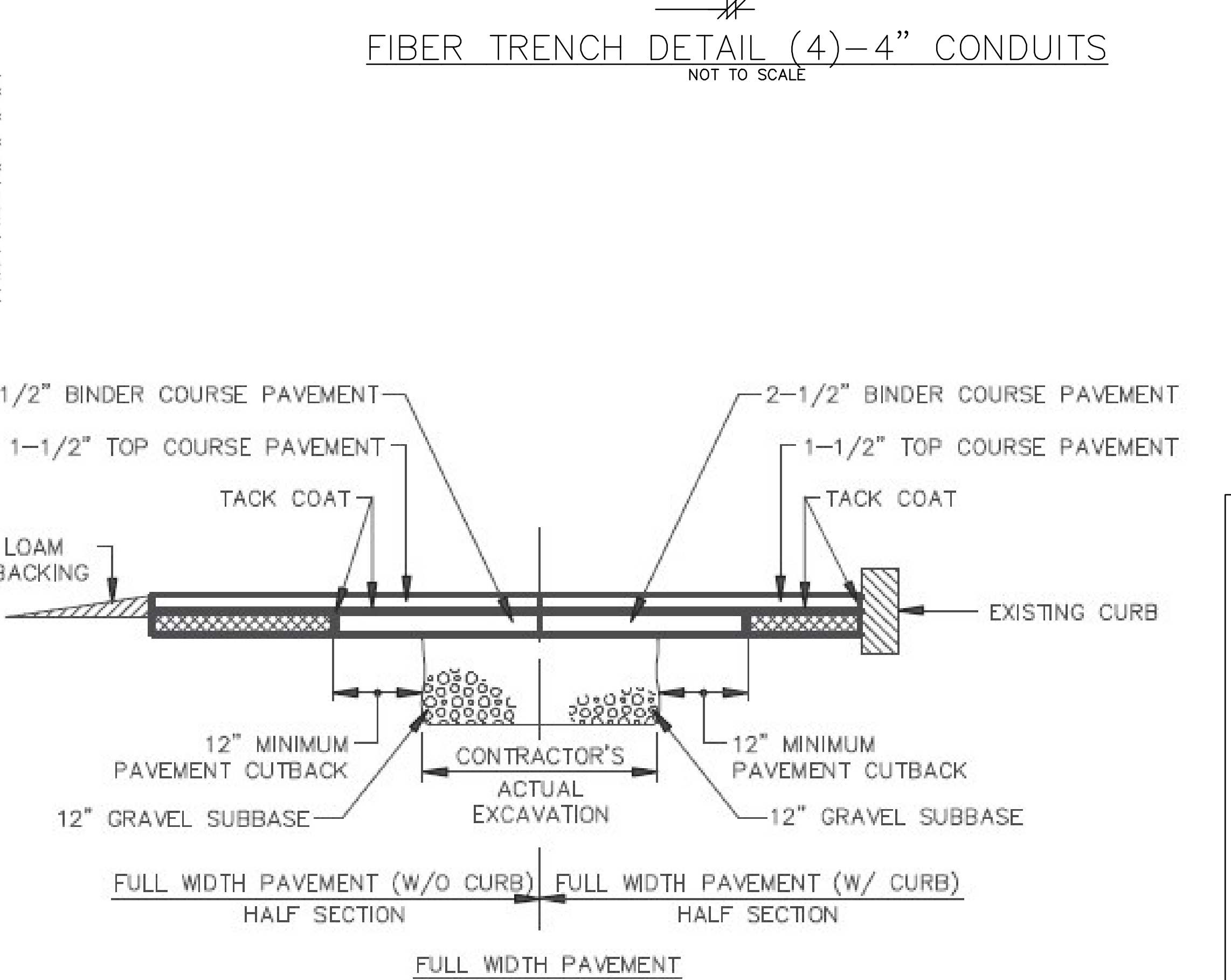
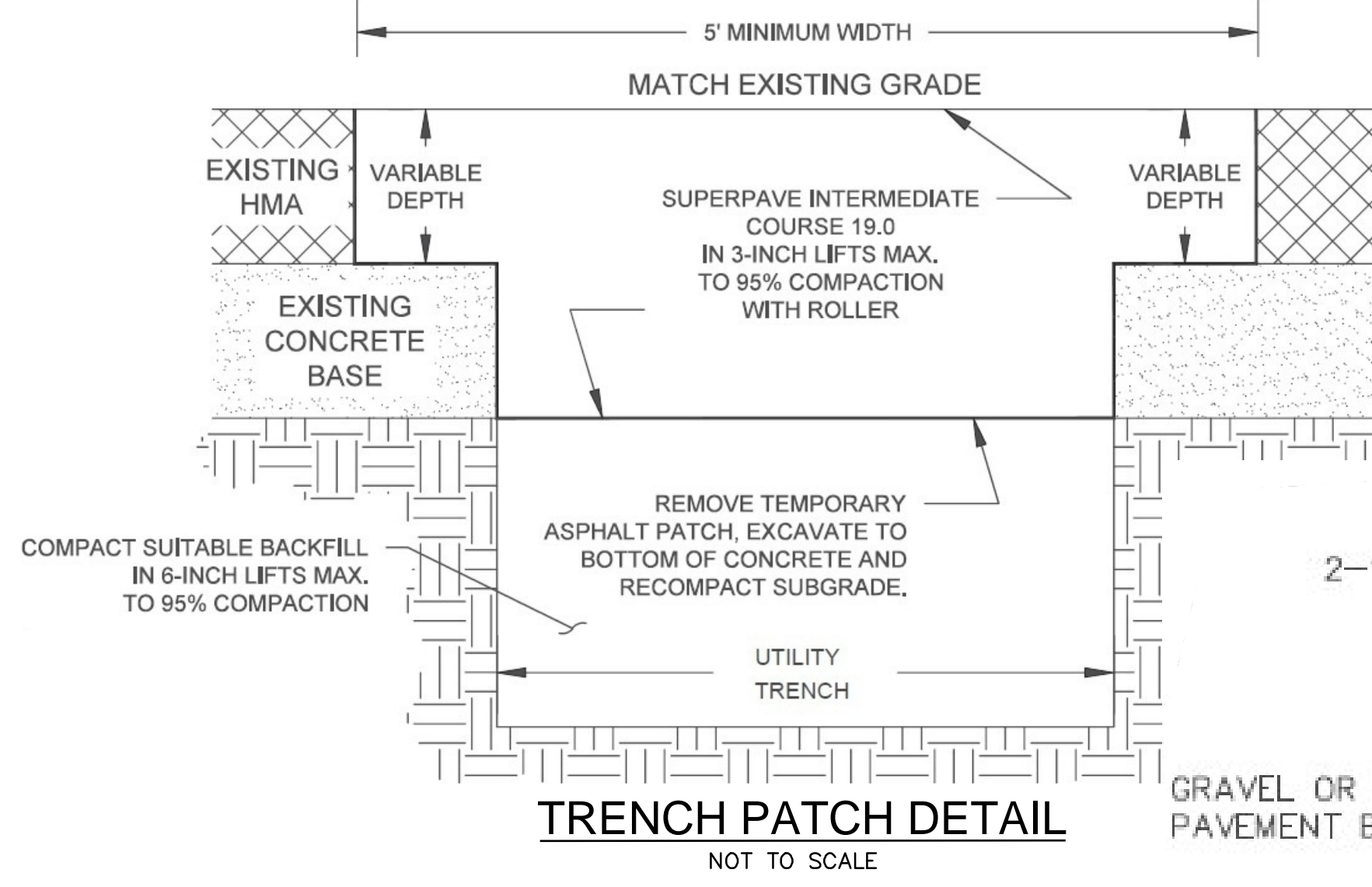
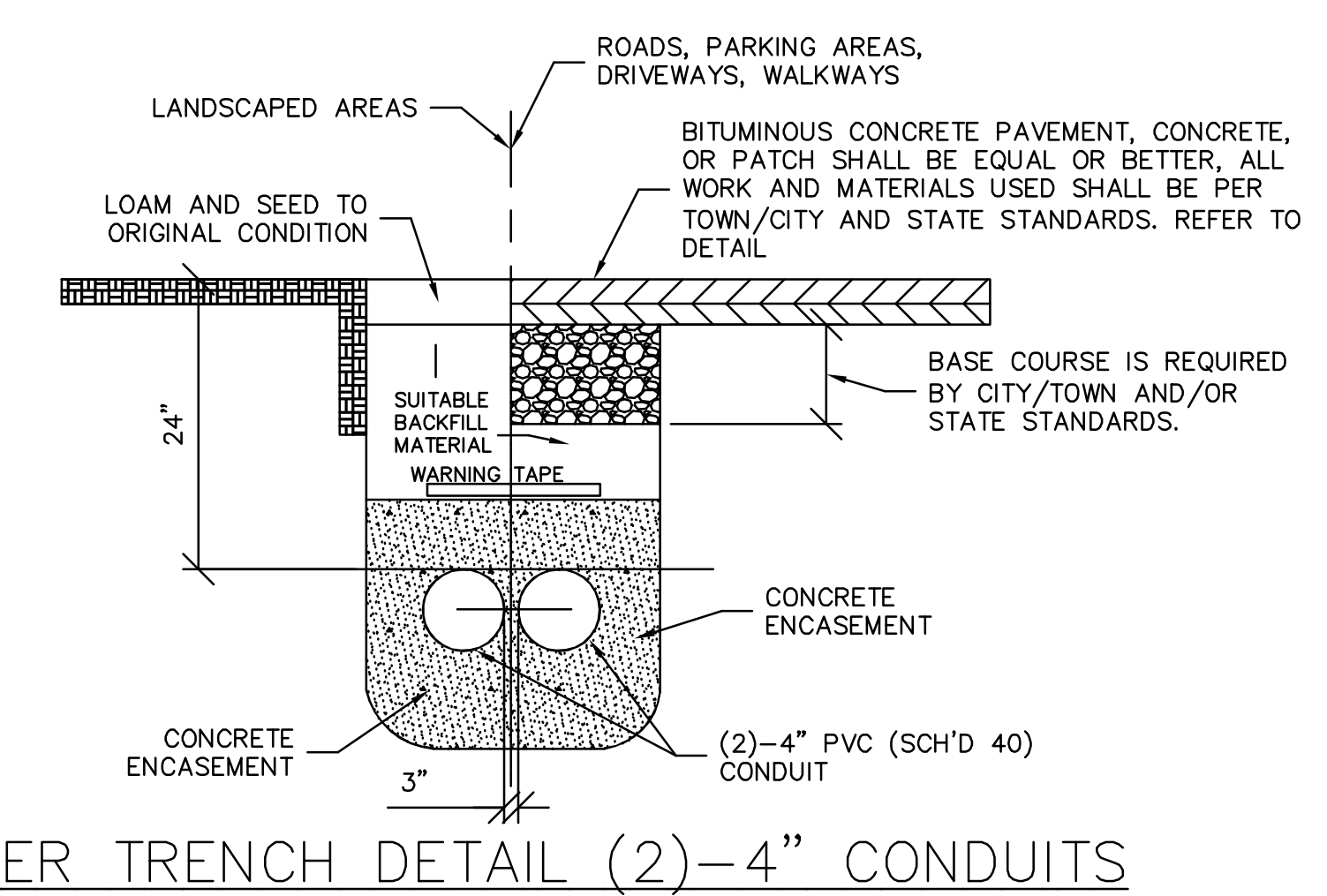
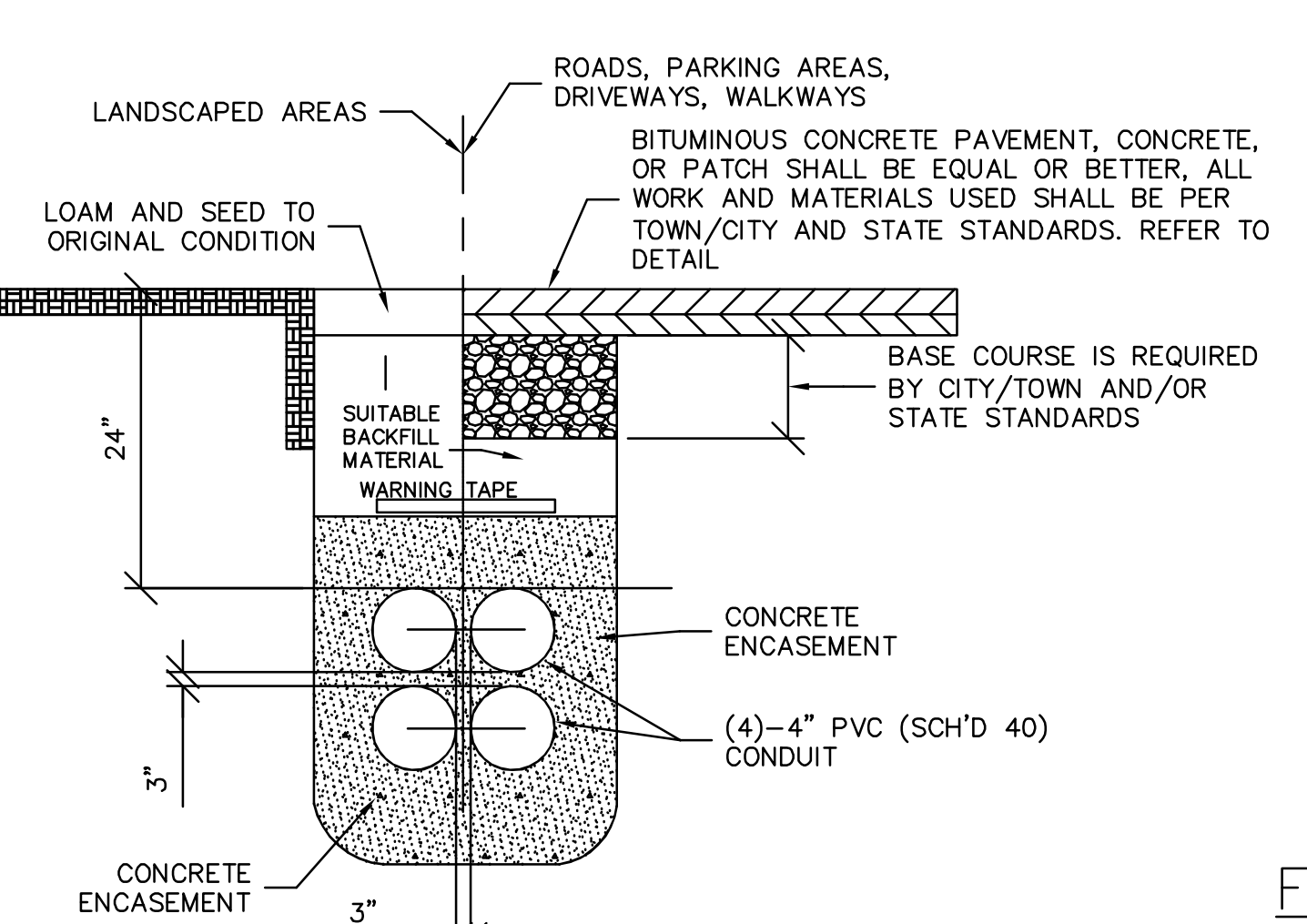
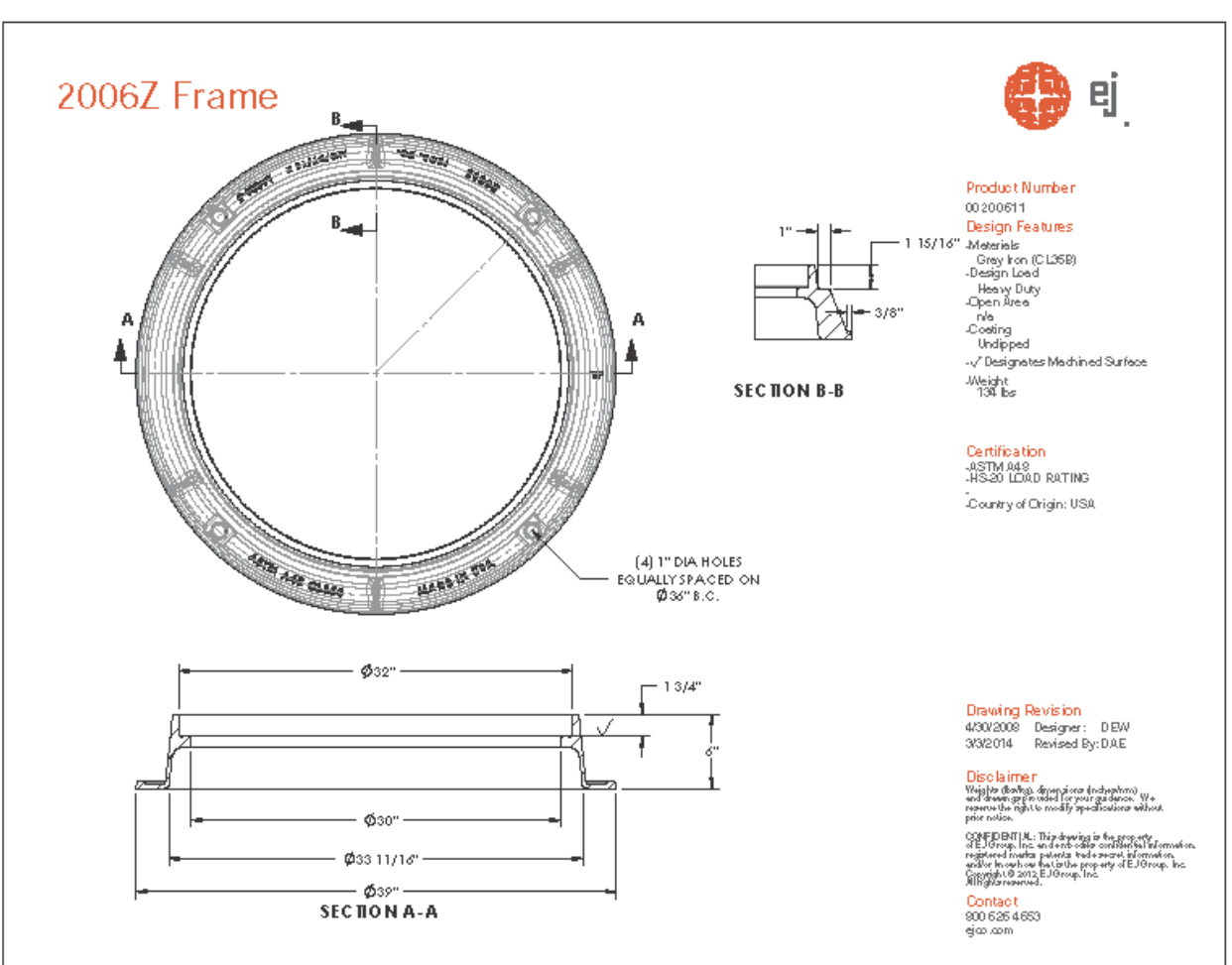
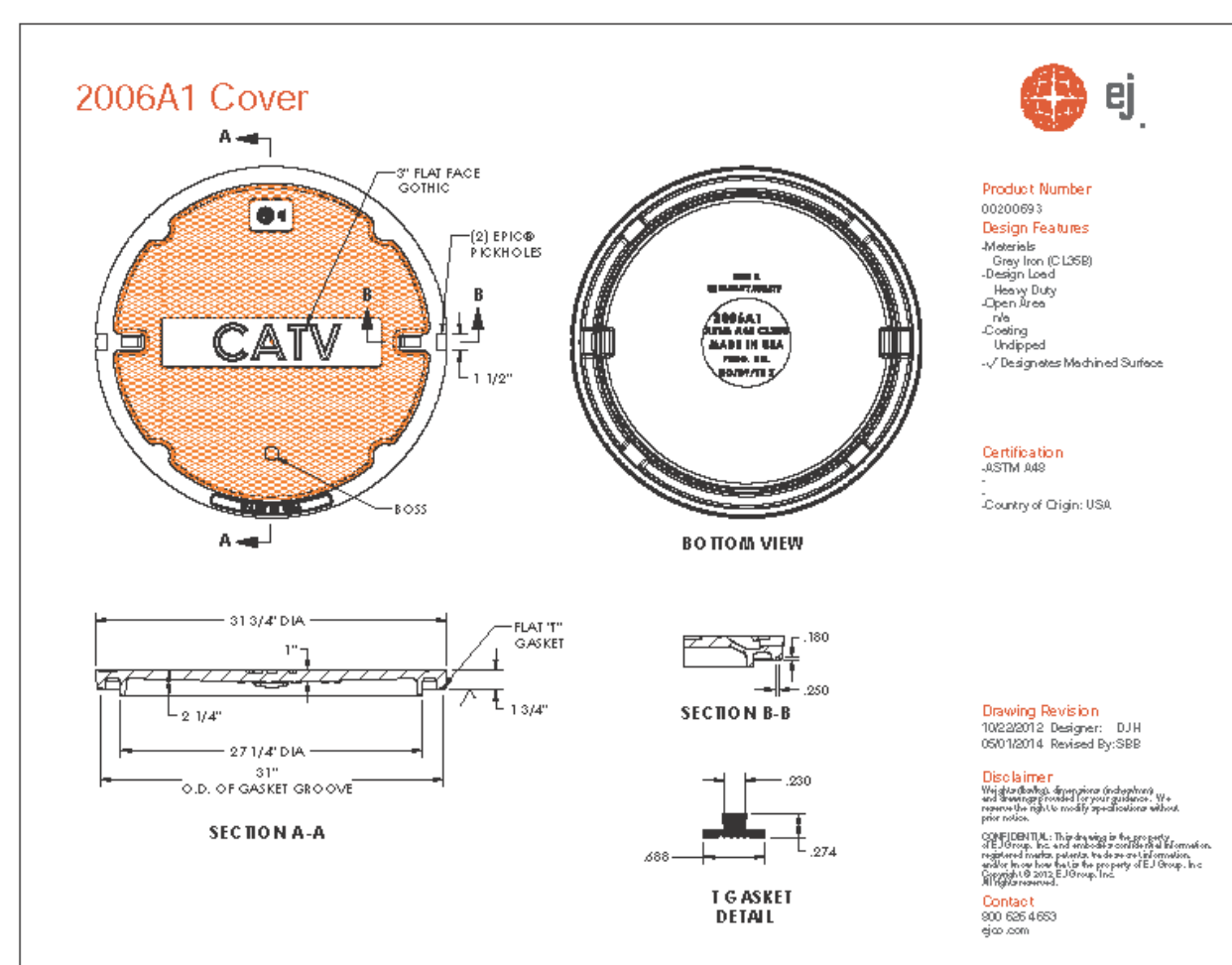
CB #3
RIM ELEV. = 21.31'
(A) 8" CI = 18.91' INVERT OUT
SUMP = 6.13
WATER LEVEL = 3.74

CB #4
RIM ELEV. = 23.20'
(A) 12" CI = 20.72' INVERT OUT
SUMP = 2.60

DMH #1
RIM ELEV. = 22.10'
(A) 12" CI = 17.99' INVERT IN
(B) 12" CI = 17.35' INVERT OUT
SUMP = 4.75

DMH #2
RIM ELEV. = 23.81'
(A) 12" CI = 20.51' INVERT IN
SUMP = 5.11





NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821

NO.	REVISION	DATE
1	RESPONSE TO CITY COMMENTS	12-3-25
2	4 x 4 FIBER MANHOLE ADDITION	11-11-25

(SEE REVISIONS)
DATE: 10-24-25
SCALE: 1"=20'
DRAWN BY: WEJ
DESIGN BY: MEB
APPROVED BY: MEB
PROJECT NO: 25128
FILE: SITE.dwg

MARK E. BEAUDRY
CIVIL
REGISTERED PROFESSIONAL ENGINEER
12-03-25

CONDUIT SITE DETAILS

PREPARED FOR: COMCAST
NEW ENGLAND REGION
5 OMNI WAY
CHELMSFORD MA

SITE LOCATION:
25 CLARENDON STREET
WATERTOWN, MA

2

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	__X__	_____	_____
LISA J. FELTNER	__X__	_____	_____
JOHN G. GANNON	__X__	_____	_____
NICOLE GARDNER	__X__	_____	_____
EMILY IZZO	__X__	_____	_____
THEOPHILUS OFFEI	__X__	_____	_____
ANTHONY PALOMBA	__X__	_____	_____
VINCENT J. PICCIRILLI JR.	__X__	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	__X__	_____	_____

Motion to approve a loan order of \$1,156,000 for the Parker Building



Watertown City Council

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

ORDER # 2

2026 - 0 - 2

ORDER TO APPROVE THE BORROWING OF FUNDS FOR UPGRADES TO THE PARKER BUILDING

ORDERED: That the sum of \$1,156,000 is appropriated to pay costs of envelope and mechanical/energy system upgrades to Parker Building, including all costs incidental and related thereto:

Description	Amount
New building management system/HY AC controls	\$121,000
Insulation of top floor roof deck/attic space and adjacent walls	\$90,000
Acoustic ceiling tile replacement on third floor suites	\$120,000
Replacement of existing gas-fired roof top units with all electric air source heat pumps	\$740,000
Removal of gas lines and new electrical service for rooftop units	\$85,000

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 13, 2026


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

John G. Gannon,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor
Theophilus Offei
Councilor At Large
Lisa J. Feltner
District B Councilor

Caroline Bays,
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 3, 2025
RE: Agenda Item – Proposed Loan Order

Attached is a request from the Department of Public Buildings for approval of up to \$1,156,000 in supplemental capital funds to advance critical upgrades at the Parker Building during current construction, avoiding higher costs and delays if deferred to FY27–FY28. Early investment will deliver improved comfort, energy efficiency, and sustainability while maximizing cost-effectiveness.

Proposed Scope of Work:

- New Building Management System (HVAC controls): \$121,000
- Roof deck/attic and wall insulation: \$90,000
- Acoustic ceiling tile replacement (3rd floor suites): \$120,000
- Replacement of gas-fired RTUs with all-electric air source heat pumps: \$740,000
- Removal of gas lines and new electrical service for RTUs: \$85,000

Approval of this funding will enable the Department to complete these upgrades efficiently while the building is open, ensuring improved performance, sustainability, and cost avoidance.

I respectfully request that the attached Loan Order be placed on the December 9, 2025 City Council Agenda for 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 2, 2025

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

RE: Draft Loan Order – Parker Building Project Bonds

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of funds to pay costs of envelope and mechanical/energy system upgrades to the Parker Building:

ORDERED: That the sum of \$1,156,000 is appropriated to pay costs of envelope and mechanical/energy system upgrades to Parker Building, including all costs incidental and related thereto:

Description	Amount
New building management system/HVAC controls	\$121,000
Insulation of top floor roof deck/attic space and adjacent walls	90,000
Acoustic ceiling tile replacement on third floor suites	120,000
Replacement of existing gas-fired roof top units with all electric air source heat pumps	740,000
Removal of gas lines and new electrical service for roof top units	85,000

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.

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

WATERTOWN

MASSACHUSETTS



Watertown City Hall
149 Main Street, Watertown, MA 02472

December 1, 2025

George Proakis
City Manager
City of Watertown
149 Main Street
Watertown, MA 02472

Dear Mr. Proakis

The Department of Public Buildings is requesting approval for up to \$1,156,000 in capital funds per the below write-up provided by Chris Nixon, Assistant Director for Construction and Capital Projects:

To better and more effectively provide for envelope and mechanical/energy system upgrades while the Parker Building is opened up during construction (rather than FY27-FY28), the Department of Public Buildings is recommending supplemental funding in the amount of \$1,156,000 to fund four key elements:

- New BMS (building management system/HVAC controls): \$121,000
- Insulation of top floor roof deck/attic space and adjacent walls: \$90,000
- Acoustic ceiling tile replacement in 3rd floor suites: \$120,000
- Replacement of existing gas-fired RTUs (roof top units) with new all-electric air source heat pumps: \$740,000
- Removal of gas lines and new electrical service for RTUs: \$85,000
- Total supplemental request: \$1,156,000

Funding this work now will provide for a more comfortable and energy efficient Parker Building sooner, in lieu of subsequent demolition/construction with higher costs.

If you could please support this request and forward it to City Council for approval at the December 9, 2025 meeting.

Thank you,

Denise Moroney

Director of Public Buildings
617-686-3184



94 Reservoir Park Drive
Rockland, MA 02370
(617)-544-3200

12/01/2025

Solution: Parker Building Roof & Wall Insulation

Site: CITY OF WATERTOWN

Presented To:

Silas Fyler
CITY OF WATERTOWN
silas.fyler@watertown.k12.ma.us

Prepared By:

Tony Castro
Solutions Consultant
tcastro@inovisenergy.com

Inovis Energy, Inc, is a turn-key implementer of energy efficiency measures. We provide our clients with a streamlined approach to energy conservation projects that makes the process efficient, clear, and successful.

We have included the necessary information for review of the above-mentioned project in this report. We hope you find our analysis clear and concise. If there are any specific questions, or additional information requested, please let us know.

Tony Castro

Tony Castro
Solutions Consultant
Inovis Energy, Inc.



94 Reservoir Park Drive
Rockland, MA 02370
(617)-544-3200

Solution: Parker Building Roof & Wall Insulation

Proposed Scope of Work:

Currently, no insulation in the roof or walls.

Proposal is to install insulation in roof and walls for older building section.

A general description of work is as follows:

Install 3" Closed-Cell Foam Insulation - R-21 closed cell foam insulation.

Roof: 7,590 SF

Masonry Walls: 6,000 SF

No insulating paint included.

Clarifications, Omissions, and Assumptions:

Customer is required to ensure no one is at least 50 feet away from where we are spraying so most of that top floor will need to be vacant.

GENERAL:

Unimpeded access to the worksite needed.
All work is to be performed during normal working hours, Monday through Friday.
Inovis cannot be held responsible for any delays caused by weather, federal, state, or local officials, or any other circumstances beyond our control.
Inovis will not be responsible for any existing code violations that are present prior to the start of work.
Inovis can rectify any violations or code non-compliance, if you choose, on a time and materials basis separate from this quote.

Financials:

Location / EEM Description	Total	MassSave Rebate *	Total Less Rebates	kWh Savings	Electric Savings **	Therm Savings	Natural Gas Savings ***
EEM #1 - Install Attic & Wall Insulation	\$88,492	\$24,462	\$64,030	521	\$188	2,270	\$3,973
Totals	\$88,492	\$24,462	\$64,030	521	\$188	2,270	\$3,973
	* PRESCRIPTIVE REBATE						
	** ELECTRIC COST BASED ON \$.36/kWh						
	*** NATURAL GAS SAVINGS BASED ON \$1.75/Therm						

Order Confirmation

Brendan McCarthy
 Watertown City Council
 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	760928	Order Price	\$985.83
Sales Rep.	Jackson Kocak	PO No.	
Account	3028420	Payment Type	
Publication	Boston Globe	Number of dates	1
First Run Date	12/18/2025	Last Run Date	12/18/2025
Payment Type			

AD PREVIEW:

Legal Notice

The City Council of Watertown hereby gives notice of a public hearing and vote to be held on Tuesday, January 13, 2026 at 7:00 PM in the Richard Mastrangelo Chamber Administration Building, 149 Main Street, Watertown, MA and online at the following link: <https://watertown-ma.zoom.us/j/92991331344> which may be found on the City of Watertown's website, on a proposed Loan Order as follows:

ORDERED: That the sum of \$1,156,000 is appropriated to pay costs of envelope and mechanical/energy system upgrades to Parker Building, including all costs incidental and related thereto:

- New building management system/HVAC controls -\$121,000
- Insulation of top floor roof deck/attic space and adjacent walls -\$90,000
- Acoustic ceiling tile replacement on third floor suites -\$120,000
- Replacement of existing gas-fired roof top units with all electric air source heat pumps -\$740,000
- Removal of gas lines and new electrical service for roof top units -\$85,000

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.

Interested parties are encouraged to participate in this public hearing. A copy of the proposed Loan Order is available for inspection at the Administration Building, 149 Main Street, Watertown, MA 02472 in the City Clerk's Office Monday through Thursday 8:30 a.m. through 5:00 p.m., on Tuesday evening up to 7:00 p.m., and Friday 8:30 a.m. through 12:30 p.m., and on the City's website page: www.watertown-ma.gov.

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	__X__	_____	_____
LISA J. FELTNER	__X__	_____	_____
JOHN G. GANNON	__X__	_____	_____
NICOLE GARDNER	__X__	_____	_____
EMILY IZZO	__X__	_____	_____
THEOPHILUS OFFEI	__X__	_____	_____
ANTHONY PALOMBA	__X__	_____	_____
VINCENT J. PICCIRILLI JR.	__X__	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	__X__	_____	_____

Motion to approve a loan order of \$95,000 for the Phillips School



Watertown City Council

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

ORDER # 3

2026 - O - 3

ORDER TO APPROVE THE BORROWING OF FUNDS FOR THE PHILLIPS SCHOOL SECURITY SYSTEM ENHANCEMENTS & GENERATOR

ORDERED: That the sum of \$95,000 is appropriated to pay costs of the security system enhancements, including the installation of a standby generator and associated equipment, at the Phillips School, as more fully described in the City's Fiscal Year 2026 through 2030 Capital Improvement Plan, 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.

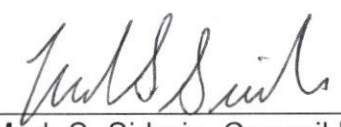


Council Member

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 13, 2026



Brendan T. McCarthy, Council Clerk



Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

John G. Gannon,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor
Theophilus Offei
Councilor At Large
Lisa J. Feltner
District B Councilor

Caroline Bays,
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 3, 2025
RE: Agenda Item – Proposed Loan Order

Attached is a request from the Department of Public Buildings for approval of up to \$95,000 in capital funds, identified in line 238 of the FY2026–2030 School CIP under Security System Enhancements. This item has been included in prior CIP documents and reaffirmed by the City Council as noted in Conceptual Recommendation #9 of the FY2026-2030 CIP, confirming alignment with established priorities.

The funds will support installation of a standby generator and related equipment at Phillips School to provide emergency backup power for the Watertown Public Schools network server. This project will safeguard critical systems and ensure continuity of educational services during outages.

I respectfully request that the attached Loan Order be placed on the December 9, 2025 City Council Agenda for 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 2, 2025

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

RE: Draft Loan Order – Security System Enhancements (Phillips School) Bonds

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of funds to pay costs of security system enhancements for the Phillips School:

ORDERED: That the sum of \$95,000 is appropriated to pay costs of the security system enhancements, including the installation of a standby generator and associated equipment, at the Phillips School, as more fully described in the City's Fiscal Year 2026 through 2030 Capital Improvement Plan, 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.

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

WATERTOWN

MASSACHUSETTS



Watertown City Hall
149 Main Street, Watertown, MA 02472

November 21, 2025

George Proakis
City Manager
City of Watertown
149 Main Street
Watertown, MA 02472

Dear Mr. Proakis

The Department of Public Buildings staff is requesting approval for up to \$95,000 in capital funds as shown in line 238 of the School FY26 to FY30 CIP as "Security System Enhancements" for the installation costs of a standby generator and associated equipment at the Phillips School.

JC Lentine has provided the attached proposal dated November 7, 2025 which is for the installation of a standby generator to serve as an emergency power backup to protect the Watertown Public Schools network server against the effects of any loss of building power. The installation of a standby generator at Phillips will enable WPS to provide continual educational services to the school community in the event of a power outage.

If you could please support this request and forward it to City Council for approval at the December 9, 2025 meeting.

Thank you,

Denise Moroney
Director of Public Buildings
617-686-3184

JC LENTINE ELECTRIC SERVICE, INC.

ELECTRICAL AND FIRE ALARM CONTRACTORS
COMMERCIAL – INDUSTRIAL – MUNICIPAL – INSTALLATIONS
MASTER ELECTRICIAN LIC. A-16522

PHONE (617) 361-1500
FAX (617) 364-2006

54R WALTER STREET #6
HYDE PARK, MA 02136

November 7, 2025

Mr. Christian Nixon
Assistant Director
Construction and Capital Projects
Department of Public Buildings
124 Watertown Street, Suite 3F
Watertown MA 02472

PROPOSAL FOR INSTALLATION OF STANDBY GENERATOR and ASSOCIATED EQUIPMENT – PHILLIPS SCHOOL

Dear Chris:

We are pleased to provide the following proposal for your consideration:

Provide labor, equipment, and materials to install the pre-purchased standby diesel generator for the Phillips School as discussed and in accordance with the drawings prepared by Fitzemeyer and Tocci Associates for subject project.

The work will generally follow the provided drawings. Any deviation from the project drawings will result in a better quality of installation than specified, not a lesser quality.

Install all wiring in the building interior in EMT conduit with steel set screw fittings.

Mr. Christian Nixon
Proposal – Page Two
November 7, 2025

Install all underground wiring in schedule 40 PVC conduit. Emerge out of the ground or through concrete pads with galvanized rigid steel conduit and sweeps.

Install warning ribbon over underground conduits in trenches as required by code.

All wiring on the exterior of the building to be run in galvanized rigid steel conduit.

All wiring to be copper. All underground wiring to be type XHHW insulation. All interior wiring to be type THHN or XHHW insulation.

Install a 100 amp 3 phase, 4 wire feeder with equipment ground from the generator to the new automatic transfer switch. Install a 100 amp 3 phase, 4 wire feeder with equipment ground from existing panel MDP to the new automatic transfer switch. Install a 100 amp 3 phase, 4 wire feeder with equipment ground from the new automatic transfer switch to new panel OX-P1. Minimum wire size for these feeders to be #3 copper with #8 copper equipment ground.

Install and connect pre-purchased automatic transfer switch.

Provide and install (1) Siemens factory assembled panelboard for panel OX-P1 as specified. Panel to be 42 circuit, surface mount, top feed, 10,000 AIC, tin plated copper bus rated at 250 amps, 100 amp main breaker, door-in-door construction, with the following bolt-on breakers: (2) 2 pole 20 amp, (1) 2 pole 30 amp, (24) 1 pole 20 amp, and (12) bussed spaces.

Provide conduits from building to generator for remote annunciator, data, engine start circuit, and 120 volt power for block heater, battery charger, and louvers (if needed). 120 volt power circuits for the generator support circuits to be derived from future panel PP-X1.

Mr. Christian Nixon
Proposal – Page Three
November 7, 2025

Reconfigure existing circuits in existing panel MDP as needed to provide space for the normal power feed to panel OX-P1. Provide (1) 3 pole, 100 amp GE type TEY circuit breaker for this feed.

Provide (1) 2 pole, 100 amp breaker in existing panel MDP to refeed the existing circuit being moved to allow for the installation of the aforementioned 3 pole, 100 amp TEY breaker. It is assumed this breaker to be a GE type THQD22100. This proposal assumes the existing position specified to install the THQD22100 has the necessary bus extensions/hardware to accommodate the breaker. This proposal does not include breaker mounting hardware or bus kits.

Install pre-purchased generator remote annunciator in the ground floor lobby by the elevator as discussed.

Provide and install generator remote monitoring system with one year subscription service by Power Telematics as specified.

Receive, unload, uncrate, and provide crane and rigging services to install the pre-purchased generator on the concrete pad by others.

Provide UL listed liquid-tight flexible metal conduit connections from the underground conduits to the generator as needed.

Install external emergency stop button on the generator as required.

Install 4/0 copper ground ring with Cadweld connections and 3/4" x 10' copper clad ground rods around the generator pad as specified.

Provide a full tank of diesel fuel for the generator.

Coordinate with generator supplier for start-up, testing, and training.

Mr. Christian Nixon
Proposal – Page Four
November 7, 2025

Coordinate and work with the City of Watertown Department of Public Works as needed to perform the work.

Provide any necessary core drilling to complete the work.

Patch/fire-stop all holes through rated walls, ceilings, or floors created by this work.

Trace specified existing circuits per the project drawings to determine their current source. Reroute these circuits as specified from panel OX-P1. It is assumed that these circuits can be intercepted within the main electric room, removed from the panel(s) currently serving them, and connect them to the new circuits in junction boxes or wireways – NOT within the existing panels.

This proposal does not include supplying the generator, remote annunciator, or automatic transfer switch as those items have been pre-purchased.

This proposal does not include any cutting or patching of bituminous asphalt pavement, excavation, sand bedding, back-filling, compaction, reinforcing steel, concrete forms, concrete, or concrete placement and finishing.

This proposal is based on all work being performed during normal (non-holiday) work hours of Monday – Friday, 7:00 AM to 3:30 PM (or 6:00 AM – 2:30 PM), with Prevailing Wage Labor Rates based on our current contract with the City of Watertown being paid to all employees working on this project. All work will be performed by Massachusetts licensed electricians and/or state registered apprentices. All employees have completed the 10-Hour OSHA mandated training class.

Mr. Christian Nixon
Proposal – Page Five
November 7, 2025

This proposal includes a City of Watertown electrical permit with permit fee waived.

This proposal does NOT include the cost of any Surety Bonds if required. If a 50% payment bond is required, please **ADD: \$2,715.00** to the proposal amount below.

COST TO PERFORM THIS WORK: \$90,500.00

If you have any questions, require any additional information or would like to schedule the above work, please do not hesitate to contact me.

Very truly yours,

John C. Lentine

JCL

Order Confirmation

Brendan McCarthy
 Watertown City Council
 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	760929	Order Price	\$783.99
Sales Rep.	Jackson Kocak	PO No.	
Account	3028420	Payment Type	
Publication	Boston Globe	Number of dates	1
First Run Date	12/18/2025	Last Run Date	12/18/2025
Payment Type			

AD PREVIEW:

Legal Notice

The City Council of Watertown hereby gives notice of a public hearing and vote to be held on Tuesday, January 13, 2026 at 7:00 PM in the Richard Mastrangelo Chamber Administration Building, 149 Main Street, Watertown, MA and online at the following link: <https://watertown-ma.zoom.us/j/92991331344> which may be found on the City of Watertown's website, on a proposed Loan Order as follows:

ORDERED: That the sum of \$95,000 is appropriated to pay costs of the security system enhancements, including the installation of a standby generator and associated equipment, at the Phillips School, as more fully described in the City's Fiscal Year 2026 through 2030 Capital Improvement Plan, 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 thereof.

Interested parties are encouraged to participate in this public hearing. A copy of the proposed Loan Order is available for inspection at the Administration Building, 149 Main Street, Watertown, MA 02472 in the City Clerk's Office Monday through Thursday 8:30 a.m. through 5:00 p.m., on Tuesday evening up to 7:00 p.m., and Friday 8:30 a.m. through 12:30 p.m.; and on the City's website page: www.watertown-ma.gov.

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	__X__	_____	_____
LISA J. FELTNER	__X__	_____	_____
JOHN G. GANNON	__X__	_____	_____
NICOLE GARDNER	__X__	_____	_____
EMILY IZZO	__X__	_____	_____
THEOPHILUS OFFEI	__X__	_____	_____
ANTHONY PALOMBA	__X__	_____	_____
VINCENT J. PICCIRILLI JR.	__X__	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	__X__	_____	_____

Motion to approve the City Manager's salary of \$244,658 effective July 1, 2025



Watertown City Council

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

ORDINANCE # 4

2026 - O-4

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 that the City Council of the City of Watertown hereby established the City Manager's annual salary as \$244,658 effective July 1, 2025 (Fiscal Year 2026).




Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above ordinance was adopted by a vote of 9 for, 0 against, and 0 present on January 13, 2026.



Brendan T. McCarthy, Council Clerk



Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

John G. Gannon,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor
Theophilus Offei
Councilor At Large
Lisa J. Feltner
District B Councilor

Caroline Bays,
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 #

2026 - O

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 that the City Council of the City of Watertown hereby established the City Manager’s annual salary as \$244,658 effective July 1, 2025 (Fiscal Year 2026).

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above ordinance was adopted by a vote of ___ for, ___ against, and ___ present on January 13, 2026.

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	Caroline Bays, Councilor At Large
John G. Gannon, Councilor At Large	Theophilus Offei Councilor At Large	Anthony Palomba, Councilor At Large
Nicole Gardner, District A Councilor	Lisa J. Feltner District B Councilor	Emily Izzo, District D Councilor

Order Confirmation

Brendan McCarthy
 Watertown City Council
 149 Main Street
 Watertown, MA 02472

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

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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@lobe.com

Order Number	761113	Order Price	\$657.86
Sales Rep.	Jackson Kocak	PO No.	
Account	3028420	Payment Type	
Publication	Boston Globe	Number of dates	1
First Run Date	12/20/2025	Last Run Date	12/20/2025
Payment Type			

AD PREVIEW:

LEGAL NOTICE

The City Council of Watertown hereby gives notice of a public hearing and vote to be held on Tuesday, January 13, 2026 at 7:00 PM in the Richard Mastrangelo Chamber Administration Building, 149 Main Street, Watertown, MA and online at the following link: <https://watertown-ma.zoom.us/j/92991331344> which may be found on the City of Watertown's website, on a proposed ordinance to adjust the City Manager's 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, that the City Council of the City of Watertown hereby establishes the City Manager's annual salary as \$244,658 effective July 1, 2025 (Fiscal Year 2026).

Interested parties are encouraged to participate in this public hearing. A copy of the proposed ordinance is available for inspection at the Administration Building, 149 Main Street, Watertown, MA 02472 in the City Clerk's Office Monday through Thursday 8:30 a.m. through 5:00 p.m., on Tuesday evening up to 7:00 p.m., and Friday 8:30 a.m. through 12:30 p.m., and on the City's website page: www.watertown-ma.gov.

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	__X__	_____	_____
LISA J. FELTNER	__X__	_____	_____
JOHN G. GANNON	__X__	_____	_____
NICOLE GARDNER	__X__	_____	_____
EMILY IZZO	__X__	_____	_____
THEOPHILUS OFFEI	__X__	_____	_____
ANTHONY PALOMBA	__X__	_____	_____
VINCENT J. PICCIRILLI JR.	__X__	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	__X__	_____	_____

Motion to authorize the City Manager to extend the WeDriveU contract



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, 2026

RE: Agenda Item – Authorization to Sign a Contract Extension Term

Please find attached correspondence from Steve Magoon, Assistant City Manager for Community Development and Planning, requesting approval of a contract extension for the Pleasant Street shuttle service with WeDriveU. This extension would continue the existing arrangement beyond the original contract term to allow sufficient time to secure a new vendor, which may or may not be the current provider.

I respectfully request that this item be placed on the City Council agenda for January 13, 2026, for favorable consideration.

Thank you for your attention to this matter.

Hand, JoAnna

From: Magoon, Steve
Sent: Monday, January 5, 2026 3:49 PM
To: Proakis, George
Cc: Mermell, Zeke; Knight, Julie; Hand, JoAnna
Subject: Fw: Pleasant St Shuttle Contract Date
Attachments: 2025-12-10 - MSA - Pleasant St and WeDriveU - Amend Rev.pdf

George, the attached is a contract extension for the Pleasant street shuttle service with We Drive U. This extends the existing arrangement beyond the original contract to allow enough time for us to secure a new vendor, which may be the same, TBD. This has been run thorough Julie as well. Let me know if you have any questions. Thanks

Steve Magoon

Assistant City Manager for Community Development and Planning
City of Watertown, Massachusetts

149 Main St, Watertown, MA 02472
(617) 715-8661
smagoon@watertown-ma.gov
Watertown-ma.gov

From: Mermell, Zeke <zmermell@watertown-ma.gov>
Sent: Monday, January 5, 2026 9:47 AM
To: Magoon, Steve <smagoon@watertown-ma.gov>
Subject: RE: Pleasant St Shuttle Contract Date

Hi Steve,

I think the contract extension (see attached) is ready for George to sign, pending your review. As we intended, the contract extension now includes this on page 2:

“3. **Termination for Convenience.** Either party may elect to terminate this Agreement in its entirety sooner than April 13 or 10, 2026, with a (thirty) 30-day written notice to the other party.”

Once signed, I'll be sure to get it back to WeDriveU.

Best,
Zeke

Zeke Mermell, AICP, LEED AP (he/him)

Senior Transportation Planner
City of Watertown, Massachusetts

124 Watertown St, Suite 2A, Watertown, MA 02472
617-972-6417 ext 15125
zmermell@watertown-ma.gov
watertown-ma.gov

**FIRST AMENDMENT TO EXTEND PLEASANT STREET SHUTTLE SERVICE
AND PROGRAM DEVELOPMENT AGREEMENT**

This Contract Extension Amendment (“Amendment”) is entered into as of the last date of signature below (“Effective Date”) by and between **the City of Watertown (“Client”)** and **WeDriveU, Inc. (“Contractor”)**.

RECITALS

WHEREAS, Client and Contractor are parties to a Shuttle Services Agreement governing operation of the Pleasant St Shuttle Program “the Project”, dated June 25, 2021. (“Agreement”);

WHEREAS, the parties acknowledge that the current Agreement term ends on February 13, 2026 ;

WHEREAS, Client has requested an extension of services for approximately 60 days beyond the February 13, 2026 end date, due to additional time required to complete the RFP process for future service procurement;

WHEREAS, Contractor has confirmed flexibility to extend the Agreement and has provided Year Four pricing applicable after January 2026 ;

WHEREAS, Client has expressly requested that the Agreement be amended herewithin;

WHEREAS, Client has expressly requested that Contractor prepare this Amendment to memorialize the extension ;

NOW, THEREFORE, in consideration of the mutual covenants herein, the parties agree as follows:

1. Extension of Term

The Term of the Agreement is hereby extended beginning **February 14, 2026** and continuing through **April 13, 2026** (a 60-day extension).

If Client elects to align the ending to the prior Friday consistent with email discussions, the Term may alternatively end **April 10, 2026** upon mutual written confirmation.

2. Pricing

Beginning February 1, 2026 and for the duration of this extension period, the Agreement shall be billed according to the Year Four pricing schedule provided by Contractor on December 5, 2025, see **Exhibit A** .

All fees shall continue to be invoiced and paid in accordance with the Agreement.

3. Termination for Convenience. Either party may elect to terminate this Agreement in its entirety sooner than April 13 or 10, 2026, with a (thirty) 30-day written notice to the other party.

4. No Other Changes

Except as expressly modified herein, all other terms, conditions, service levels, and obligations of the Agreement remain unchanged and in full force and effect.

5. Counterparts

This Amendment may be executed electronically and in multiple counterparts, each of which shall be deemed an original, but all of which together constitute one instrument.

CLIENT:

City of Watertown

By: _____

Name: _____

Title: _____

CONTRACTOR:

WeDrive U, Inc.

By: _____

Name: Erick Van Wagenen

Title: CEO

Exhibit A

Greenpower


Annual Cost Summary	Year 4
Vehicle cost / Month	\$ 6,655.15
Backup Vehicle Cost / Month	\$ 1,032.57
GPS / Month	\$ 900.00
Insurance / Month	\$ 485.43
Washing & Cleaning / Month	\$ 1,420.55
Preventative Maintenance / Month	\$ 665.23
Vehicle Storage / Month	\$ -
Registration / Month	\$ 26.69
Corporate Support Services	
Project Management / Month	\$ 1,921.78
Total Fixed / Month*	\$ 13,107.39
Maintenance / Hour	\$ 2.32
Labor / Hour	\$ 50.12
Gross Profit / Hour	\$ 15.42
Total Variable / Hour**	\$ 67.85
Estimated Wifi Usage / Month	\$ -
Tolls / Month	\$ -
Estimated Fuel / Month	\$ -
Total Estimated Pass Through / Month***	\$ -
Estimated Hourly Cost	\$ 102.81
Annual Hours for Service	4,500.00
Estimated Annual Cost for Service	\$ 462,632



George J. Proakis
City Manager

CITY OF
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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, 2026
RE: Agenda Item – Proposed Loan Order

The Department of Public Works (DPW) requests approval to purchase essential vehicles and equipment needed to maintain and improve the City's infrastructure. These investments will enhance operational capacity across divisions and ensure efficient use of staff and resources.

The total request of \$1,417,000 reflects two previously identified conceptual recommendations, updated following a comprehensive fleet review and consultation with Division Heads. A full list of vehicles and equipment is detailed in the attached DPW memo.

1. Conceptual Recommendation #37 – FY26 Loan Order (\$1,000,000)

Original recommendation included five vehicle purchases. After reassessing fleet needs, DPW proposes replacing the previously requested Forestry Chipper Body with a Small Urban Forestry Bucket Truck, which better meets current operational demands.

2. Conceptual Recommendation #23 – FY25 Loan Order (\$417,000)

The original recommendation included the purchase of a Tree Chipper. Based on updated operational needs, DPW proposes substituting this item with a Skid Steer for the Parks Division.

Approval of these bond authorizations will allow DPW to replace aging equipment with modern, reliable assets, improving efficiency, strengthening response to weather and roadway conditions, and supporting forestry and cemetery operations. These investments are essential to sustaining City infrastructure, supporting public safety, and delivering high-quality municipal services.

I respectfully request that the enclosed Loan Orders be placed on the January 13, 2026 City Council Agenda for 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

January 8, 2026

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

RE: Draft Loan Order – DPW Equipment Bonds

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of funds to pay costs of purchasing various items of departmental equipment for the Department of Public Works:

ORDERED: That the sum of \$1,417,000 is appropriated to pay costs of purchasing the following items of departmental equipment for the Department of Public Works, including all costs incidental and related thereto:

<u>Description</u>	<u>Amount</u>
Highway Skid Steer	\$65,000
Snow and Ice Loader ¾ yard	107,000
Two (2) Cemetery Off-Road Utility Vehicles	30,000
Cemetery Backhoe	140,000
Park Division Skid Steer	75,000
Traffic Supervisor Vehicle #C10	80,000
Highway Hot Box #49	300,000
Snow and Ice 4x4 Sander #37	320,000
Cemetery Dump Truck #202	100,000
Small Urban Forestry Bucket Truck	200,000

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.

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.



CITY OF WATERTOWN

DEPARTMENT OF PUBLIC WORKS
124 ORCHARD STREET
WATERTOWN MA 02472

Thomas D. Brady
Director of Public Works

(P) 617-972-6420
(F) 617-972-6402

TO: Mr. George Proakis, City Manager
FROM: Mr. Thomas Brady, Director of Public Works
DATE: January 7, 2026
RE: Vehicle Purchases for DPW Operations

This memo is to request approval for the purchase of vehicles to enhance the Department of Public Works' ability to maintain and repair critical City infrastructure.

This request includes the following vehicles for a total of \$1,417,000:

Conceptual Recommendation #37 "Proceed with the FY26 \$1,000,000 proposed loan order for the Public Works Department, consisting of:

- Traffic Control Division Traffic Supervisor Vehicle #C10 at \$80,000
- Highway Division Hot Box #49 at \$300,000
- Snow & Ice 4X4 Sander #37 at \$320,000
- Cemetery Division Dump Truck #202 at \$100,000
- Forestry Chipper Body #74 at \$200,000

Upon review of the existing fleet and discussions with Division Heads, the immediate priority is to purchase a Small Urban Forestry Bucket Truck rather than the Forestry Chipper Body Truck as requested by the previous Superintendent of Public Works. Therefore, the Department of Public Works requests the following appropriation of funds:

- Traffic Control Division Traffic Supervisor Vehicle #C10 at \$80,000
- Highway Division Hot Box #49 at \$300,000
- Snow & Ice 4X4 Sander #37 at \$320,000
- Cemetery Division Dump Truck #202 at \$100,000
- Small Urban Forestry Bucket Truck \$200,000.

Conceptual Recommendation # 23 "Confirm the prior recommendation to proceed with the FY25 \$417,000 proposed loan order for the Public Works Department, consisting of:

- Highway Skid Steer at \$65,000
- Snow and Ice ¾ Yard Loader at \$107,000
- Cemetery 2 – Off Road Utility Vehicles totaling \$30,000
- Cemetery Backhoe at \$140,000

- Tree Chipper at \$75,000

Upon review of the existing fleet and discussions with Division Heads, the immediate priority is to purchase a Skid Steer for the Parks Division rather than the Chipper as requested by the previous Superintendent of Public Works. Therefore, the Department of Public Works requests the following appropriation of funds:

- Highway Skid Steer at \$65,000
- Snow and Ice ¾ Yard Loader at \$107,000
- Cemetery 2 – Off Road Utility Vehicles totaling \$30,000
- Cemetery Backhoe at \$140,000
- Park Division Skid Steer at \$75,000

If approved, these Bond authorizations will support the Departments' fleet maintenance and allow for the most effective use of our personnel and equipment to meet the needs of our community.




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, 2026

RE: Agenda Item – Proposed Loan Order

The Department of Public Works requests City Council approval for loan orders totaling \$510,000 to purchase essential Sewer Division vehicles that will strengthen the Division's capacity to maintain and repair critical City infrastructure. These acquisitions align with the City's long-term capital plan and support Conceptual Recommendation #48 and #51, which reaffirms proceeding with the FY25 Sewer Enterprise Fund loan orders.

The \$750,000 in sewer system improvements referenced in Conceptual Recommendation #51 will be presented at a future City Council meeting.

I respectfully request that the enclosed Loan Order be placed on the January 13, 2026 City Council Agenda for 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

January 8, 2026

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

RE: Draft Loan Order – DPW Equipment Bonds

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of funds to pay costs of purchasing various items of departmental equipment for the Department of Public Works:

ORDERED: That the sum of \$510,000 is appropriated to pay costs of purchasing the following items of departmental equipment for the Department of Public Works, including all costs incidental and related thereto:

<u>Description</u>	<u>Amount</u>
35 GVW Service Truck	\$170,000
Sewer Pump/Trailer	150,000
Service Response Truck #60	190,000

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.

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 WORKS
124 ORCHARD STREET
WATERTOWN MA 02472

Thomas D. Brady
Director of Public Works

(P) 617-972-6420
(F) 617-972-6402

TO: Mr. George Proakis, City Manager
FROM: Mr. Thomas Brady, Director of Public Works
DATE: January 7, 2026
RE: Vehicle Purchases for DPW Sewer Enterprise Operations

This memo is to request approval for the purchase of vehicles to enhance the Department of Public Works Water Division's ability to maintain and repair critical City infrastructure.

This request includes the following vehicles for a total of \$510,000:

Conceptual Recommendation #48 "Confirm the prior recommendation to proceed with the FY25 Sewer Enterprise Fund proposed loan order for \$320,000 consisting of:

- 35K GWV Service Truck at \$170,000
- Sewer Pump Trailer at \$150,000."

Conceptual Recommendation #51 "Proceed with the FY26 Sewer Enterprise Fund proposed loan order for \$940,000 consisting of:

- Sewer System Improvements at \$750,000
- Service Response Truck #60 at \$190,000."

Sewer system improvements at \$750,000 will be requested in a separate memo. This request covers the following:


- Service Response Truck #60 at \$190,000."



George J. Proakis
City Manager

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Office of the City Manager

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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, 2026
RE: Agenda Item – Proposed Loan Order

The Department of Public Works requests City Council approval for loan orders totaling \$80,000 to purchase essential Water Division vehicles that will strengthen the Division's capacity to maintain and repair critical City infrastructure. These acquisitions align with the City's long-term capital plan and support Conceptual Recommendation #49, which reaffirms proceeding with the FY25 Water Enterprise Fund loan order for a utility truck.

I respectfully request that the enclosed Loan Order be placed on the January 13, 2026 City Council Agenda for 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

January 8, 2026

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

RE: Draft Loan Order – Utility Truck

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of funds to pay costs of purchasing a utility truck for the Department of Public Works:

ORDERED: That the sum of \$80,000 is appropriated to pay costs of purchasing a utility truck for the Department of Public Works, as more fully described in line 49 of the Annual Budget for fiscal year 2026, 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.

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 WORKS
124 ORCHARD STREET
WATERTOWN MA 02472

Thomas D. Brady
Director of Public Works

(P) 617-972-6420
(F) 617-972-6402

TO: Mr. George Proakis, City Manager
FROM: Mr. Thomas Brady, Director of Public Works
DATE: January 7, 2026
RE: Vehicle Purchases for DPW Water Enterprise Operations

This memo is to request approval for the purchase of vehicles to enhance the Department of Public Works Water Division's ability to maintain and repair critical City infrastructure.

This request includes the following vehicles for a total of \$80,000:

Conceptual Recommendation #49 "Confirm the prior recommendation to proceed with the FY25 Water Enterprise Fund proposed loan order for \$80,000 for Utility Truck."

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	_X_	_____	_____
LISA J. FELTNER	_X_	_____	_____
JOHN G. GANNON	_X_	_____	_____
NICOLE GARDNER	_X_	_____	_____
EMILY IZZO	_X_	_____	_____
THEOPHILUS OFFEI	_X_	_____	_____
ANTHONY PALOMBA	_X_	_____	_____
VINCENT J. PICCIRILLI JR.	_X_	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	_X_	_____	_____

Motion to accept the report of the Committee on Climate and Energy from its meeting on December 1, 2025



Climate and Energy Committee

December 1, 2025

Metrics Report Presentation.

On December 1, 2025, the Climate and Energy committee met in the City Council Chambers at 5:30PM. The purpose of the meeting was to hear a presentation on updated Metrics regarding the Climate Action Plan. Present were Councilor Palomba; chair, Councilor Bays; vice chair and Councilor Airasian; secretary. Also attending in Person were Sylas Fyler; Assistant Director for Energy Management, Katie Swan; Environmental Planner, Mia Kania; Sustainability Planner, Ernesta Krackiewicz, Carol, Jean Trubek, Debra Peterson, Councilor Gardner. Present on Zoom were Brian Heibeison, Eamon Dawes, Pat Rathbone, Susan Ladue, Nancy Hammett

Tony opened meeting stating that Laurel and her team have come up with new metrics for some of the action items. Since there has been several years since this was implemented, her team has looked at the metrics and with this new data, some goals could be adjusted accordingly.

These meetings have been happening every 6 months to provide consistent updates to the committee. And the presentation with all information is attached, however, some highlights are listed here.

- Watertown has secured a grant for \$900k rooftop solar on the DPW building.
- There are no more oil burners in city buildings and electrification at library is complete.
- 30 small businesses signed up for an energy assessment as well as 191 households.
- Berdo will be in front of Council sometime in January.
- City fleet is 12% electrified, on street charging study expected to wrap up early 2026.
- There have been 2 community meetings regarding Walker Pond. A third will be held in January for final conceptual review.
- A meeting held on Nov. 19th by DCR to get input on the current GSA site along Greenough Blvd.
- As a result of the trash strike, 100 additional residents signed up for the compost program.

Tony brought up the health and climate report and was hopeful that the proper department would implement some of the recommendations in that report.

As the presentation continued, discussion turned to the metrics of the 2022 plan and if they are still relevant. The Climate Action Plan is made up of 5 key metrics; each metric has overarching goals and actions to achieve that goal. Metrics are helpful to quantify how much progress has been made. A question the team asked was “Are the metrics in 2022 still appropriate for where we are today?”. They found that several tracking sources or data has changed on the metrics they were following. Because of this, a new metric would need to be created. Some of the original data was missing certain aspects they wanted to incorporate. The data they have now is more insightful, detailed and focused than what was previously published.

The question was raised, how are we going to integrate the information into the existing 5 years because we have new data?

Councilor Gardner suggested to keep the data source consistent. Especially if we change the source. If we do change the data source, we should go back 5 years to that specific source and plug it into the metric from the beginning. And could, in turn change the goal.

These comments were received favorably between committee members to allow the CAP to adjust and form more realistic goals dependent on more detailed data that has been found. A higher lever report was discussed once we get the 5-year plan. The thought was to have each goal highlighted (for example using colors green, yellow, red or a grading system A, B, F...) to show where we are in relation to each goal. Green meaning we are on or ahead of target, yellow meaning we are close but need to continue, red meaning we must do more. This will illustrate where our shortfalls are and where people can do more or where more resources can be allocated.

Meeting adjourned at 6:58pm

Anthony Palomba Chair	Caroline Bays Vice Chair	John M. Airasian Secretary
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Resilient Watertown Climate & Energy Plan: Metrics Report Presentation

Watertown City Council Subcommittee on Climate and Energy
December 1, 2025

Silas Fyler

Asst. Director for Energy Management

Mia Kania

Sustainability Planner

Katie Swan

Environmental Planner & Conservation Agent





Agenda

Climate Plan Action Updates

Metrics Report

Purpose of Review

Report Overview

Section Overviews

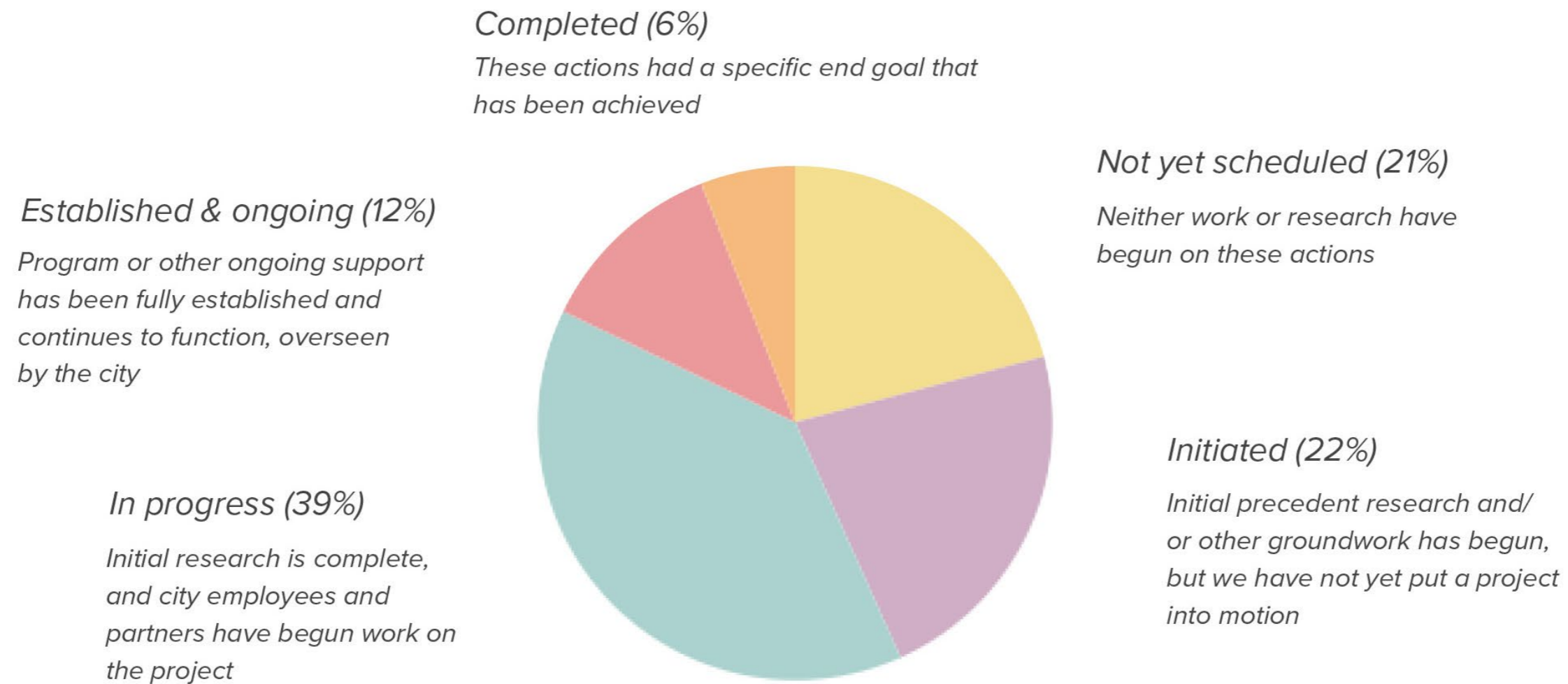


Climate Plan Action Updates



Overall Plan Progress

Implementation progress of 67 actions in the Climate and Energy Plan





Buildings & Energy Updates

Municipal Buildings & Operations:

- \$900K+ grant secured for rooftop solar on DPW building
- Last remaining oil burner removed from City building (cemetery)
- Electrification upgrades to Library (complete) and DPW (forthcoming)

Mass Save & Policy Work:

- 30 small businesses signed up for Small Business Energy Assessments (SBEA) upgrades this fall
- In 2025: 191 home energy assessments completed, 103 weatherization projects completed
- BERDO ordinance: staff received input from large building/development community and expert consultants; new draft submission to Council by end of year

mass save
Save through energy efficiency

Watertown Small Business Owners
MAIN STREETS
is Coming to You **September 15 - 19**

What to Expect:

- Energy experts from AECOM will assess your business' energy use and provide a list of recommended solutions
- They will talk to you about available incentives to implement the solutions

Benefits:

- Reduce energy usage
- Boost the safety and comfort of your customers and employees
- Help you reach your sustainability goals

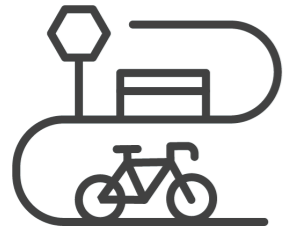
For a limited time Eversource and National Grid will cover
UP TO 90%
on select efficiency solutions

The City of Watertown is a Mass Save® Community First Partner, increasing participation in energy efficiency programs.

In Partnership with **AECOM**

WE ARE MASS SAVE®:
EVERSOURCE **nationalgrid**

Postcards were sent to all qualifying Watertown small businesses to advertise the Main Streets program, summer/fall 2025



Transportation & Mobility Updates

Electric Vehicles:

- City fleet now 12% electrified. Most recent additions include school, library, DPW, and police vehicles.
- On-street charging study and multifamily charging study expected to wrap up late 2025/early 2026 (provided by Leidos Consulting and MAPC, respectively; both were at no cost to the City)

Multi Modal Transit & Mobility:

- *Study to Improve City-Supported Mobility* completed October 2025-[final report here](#)
- Safe Streets for All grant awarded and work initiated



Local and state officials tour new bicycle infrastructure in Watertown and Cambridge, July 2025



Natural Resources Updates

Walker Pond:

- Community Meeting # 1 (August) was held to discuss existing conditions, gather feedback from residents, and ideation.
- Community Meeting # 2 (November) was held to discuss two conceptual designs, gather feedback from residents, and online surveys.
- Community Meeting 3 will be held in January (date TBD) for final conceptual design review.

GSA site updates:

- A public meeting led by the Department of Conservation and Recreation was held online on November 19, 2025, to discuss the proposed conceptual design for use of the former GSA site (located along the intersection of Greenough Blvd and Arsenal St).

WCG greenway maintenance/ invasive species grant received:

- The Watertown Community Gardens was awarded a MassTrail Grant from the State for a total of \$35,000 to bring in professionals for poison ivy removal and the creation of a comprehensive invasive species management plan (ISMP) for the years ahead.



One option presented to meeting participants for a renovated and reimagined future Walker Pond park





Infrastructure & Waste Updates

Waste Management:

- During the trash strike, an additional 100 residents signed up for the City's compost program
- The Swap Shop pilot program had three successful openings where we accepted donations and allowed folks to "shop", helping get good condition items out of the trash

Infrastructure:

- MA Department of Conservation & Recreation held a third public meeting to discuss dam removal alternatives for the Watertown Dam (including potential remodeling or removal) on November 20th, 2025.

UPDATE

Swap Shop Open

Saturday, October 4, 2025
10AM to 2PM

at the Watertown Recycle Center, 76 Stanley Ave.

Watertown Public Works Department of
Proud to serve our community.

Swap Shop as advertised on City of Watertown social media



Public Health & Community Preparedness Updates

Preparedness:

The *Climate and Health Vulnerability Assessment* completed October 2025 in collaboration with MAPC. Sustainability Team and Live Well Watertown will begin coordinating implementation in the coming months.

Food Access:

The Farmers' Market SNAP-HIP CSA program, in its 5th year, continues to grow and is now being offered year-round. The program is helping to address some of the identified barriers to accessing HIP including transportation (primarily an issue with seniors).



Fresh produce available at the farmers' market



Climate and Energy Plan Metrics Report



CEP Plan Metrics

How the metrics relate to the Plan



5 sections

Each with a set of designated Climate Goals

Action items

Steps to take to achieve plan goals

	Action ID	Action
GOAL 1: By 2050, Watertown has achieved a net zero waste community status		
Strategy 1: Transition community attitudes and actions around consumption and disposal practices	IW 1.1	Create a bulk purchasing network for compostable and environmentally friendly goods among the commercial and industrial sectors
	IW 1.2	Design and implement an education and outreach campaign focused on reducing waste sent to the incinerator and the climate impacts of our current consumption patterns, including topics such as single use plastics and meat consumption
	IW 1.3	Create a convenient and free or affordable organics recycling program, setting annual goals for enrollment and engaging residents in education and outreach on the topic
	IW 1.4	Establish an Environmentally Preferable Purchasing policy (EPP) that focuses on reducing consumption, particularly of single use items within municipal government
	IW 1.5	Investigate opportunities to pursue a circular economy in Watertown or within the Metro Boston region (e.g., plastic item bans, grey water recycling, pay-per-bag program, additions to recyclable items)
GOAL 2: By 2050, Watertown's infrastructure is well maintained and resilient to the impacts of climate change		
Strategy 2: Systematically integrate climate change projections into the design of all new and upgraded infrastructure projects	IW 2.1	Require that all major new infrastructure and upgrades incorporate resilient design guidelines, such as Envision™, that take climate impacts into account over the lifespan of the infrastructure
	IW 2.2	Review and enhance current infrastructure maintenance systems and protocols to align with the needs of a changing climate
	IW 2.3	Advocate with partners for the safe removal of the Watertown Dam
	IW 2.4	Investigate local back-up power, microgrid, and battery options in coordination with utilities

Metrics

The best quantitative approximation of tracking how we are making progress in a given section

Metric (unit)	Baseline Data	Baseline Year	2030 Target	2050 Target	Source
Tons of trash sent to incineration (tons)	2019	9,836	7,500	0	Mass DEP 2019 Municipal Solid Waste and Recycling Survey + Estimates
Household Waste Generation Rate (lbs / household / year)	2019	1,552	1,226	900	Mass DEP 2019 Municipal Solid Waste and Recycling Survey
Diversion rate (tons recycled/total tons waste generated)	2019	23.3% diversion	50%	100%	Mass DEP 2019 Municipal Solid Waste and Recycling Survey
Number of households signed up for food waste pick-up	2021	400 households (Black Earth compost)	2,500	10,000	Conversation with Greg St. Louis
Critical infrastructure in hazardous areas (e.g., flood plains)	2019	3 critical facilities in flood area			Watertown Hazard Mitigation Plan 2019 Update



CEP Plan Metrics

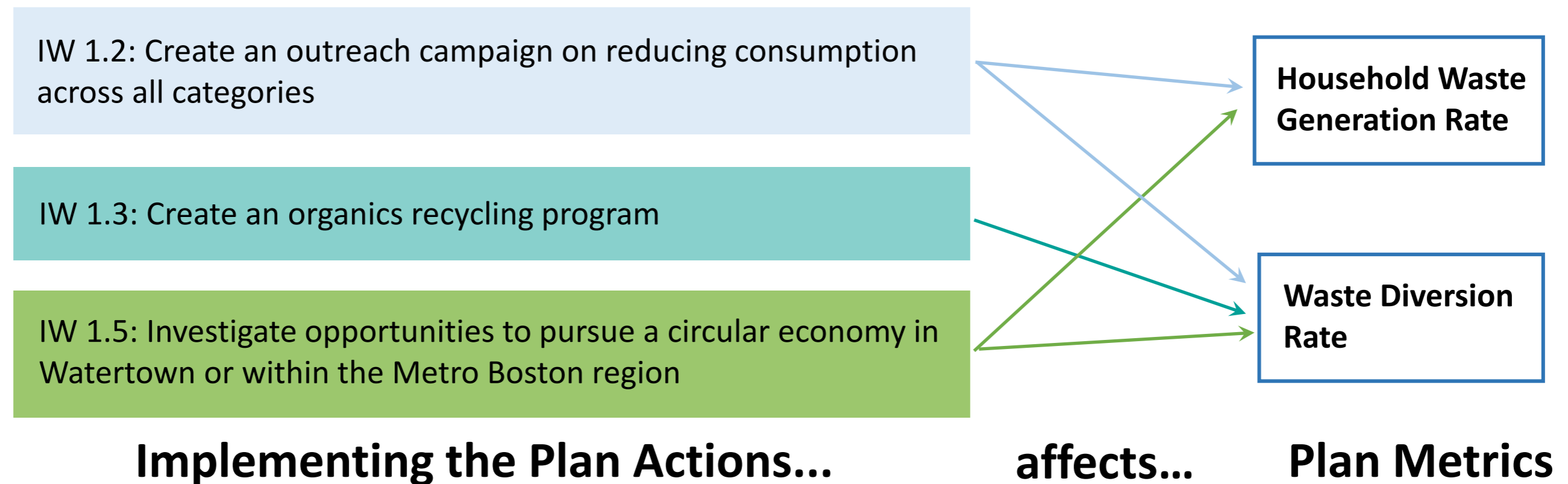
How the metrics relate to the Plan

To measure our progress, the 2022 Climate and Energy plan includes a set of metrics for each section (Buildings & Energy; Transportation & Mobility; Natural Resources; Infrastructure & Waste Management; and Public Health & Preparedness.)

These metrics are meant to help quantitatively measure progress toward our goals, strategies, and actions.

Multiple actions may be related to a single metric target and vice versa.

Example:





Purpose of the Review

Driving question: Are the metrics proposed in the 2022 plan still appropriate?

- Is each metric still useful for tracking long term progress and goals?
- Are the proposed data source is still viable and/or active?
 - If the original source is not viable, are we able to revise or find a different source?

Metric (unit)	Baseline Data	Baseline Year	2030 Target	2050 Target	Source
Tons of trash sent to incineration (tons)	2019	9,836	7,500	0	Mass DEP 2019 Municipal Solid Waste and Recycling Survey + Estimates
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Report Overview

Key Takeaways

Some of the initially-proposed metrics were incorrect and/or outdated

While some metrics were trackable, they did not relate directly to the proposed actions in the Plan Element

Some metrics we were unable to report, because...

- The source changed/data is **no longer available** or not being gathered;
- The plan established a **new metric** that needs to be tracked;
- The data came from one of the City's plans (e.g., the Bike and Pedestrian Plan) and **has not been updated** in the intervening years since plan adoption.



Report Overview

Key Takeaways

We are making progress:

- Meeting goals for increasing open space and community garden plots
- Increased enrollment under the Black Earth composting program
- Adding more public EV charging stations across the City
- Increased enrollment for residents for emergency alert services

These are just a few examples!



Report Overview

What you will find in the report

Metrics Tables	Data	Analysis & Takeaways
----------------	------	----------------------

One for each plan section

How to read the tables in each section:

Original chart pulled from the 2022 Climate & Energy Report

Additional columns generated for this report

Metric (unit)	Baseline Data	Baseline Year	2030 Target	2050 Target	Original Proposed Source	Most Recent Data	Updated Source	Proposed Update Frequency
Potential solar capacity (# of rooftops)	3,209 rooftops	2019	4,256	6,700	Google Project Sunroof	7,400 (2024)	Google Solar Roof Project and Massachusetts Technical Potential of Solar	1 year
Installed solar capacity (kW)	4,521	2021	33,600	112,000*	MassCEC Production Tracking System Reports	811,902 (2024)	Solar Massachusetts Renewable Target (SMART) program	1 year
Estimated total solar electricity produced (MWh)	5,360	2021	38,400	128,000*	MassCEC Production Tracking System Reports		n/a	5 year
Number of gas/oil heated residential properties	9,625	2019	5,775	0	Watertown Assessor Database	9701 (2023)	Unchanged	1 year

Grayed-out rows in this section indicate metrics we have determined to review on a 5-year basis and are thus not discussed in this report.

N/A in these tables means "not applicable"

**Excerpted metrics table for Buildings & Energy*

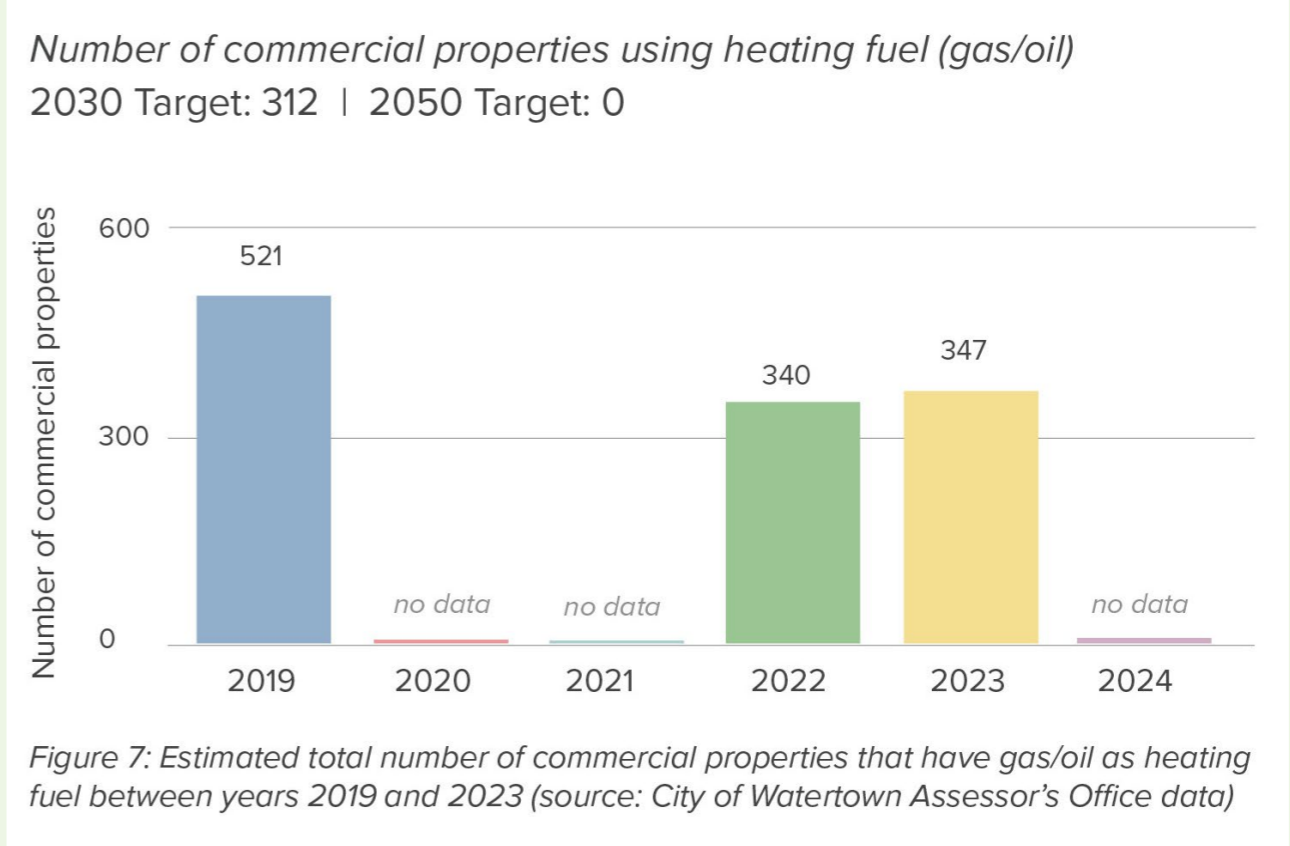
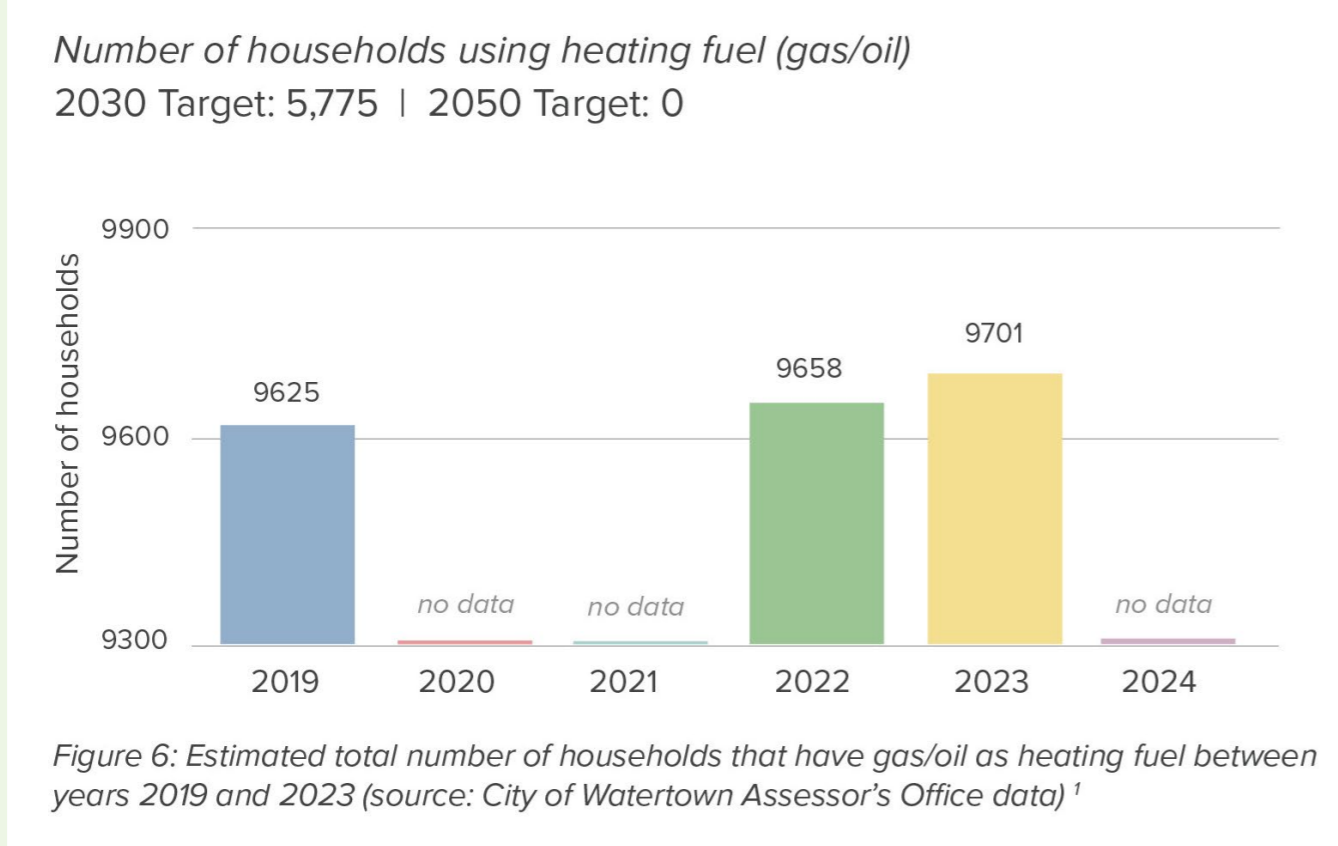


Report Overview

What you will find in the report

Metrics Tables	Data	Analysis & Takeaways
----------------	------	----------------------

One graph generated for each individual metric (excluding those that have been designated as 5-year metrics)





Report Overview

What you will find in the report

Metrics Tables

Data

Analysis & Takeaways

As appropriate; usually a group of key takeaways has been generated from a group of 1-3 related graphs:

Solar Capacity

- The data for both estimated solar capacity and installed solar capacity show a strong trend in year-to-year increases that surpass our 2030 and 2050 goals in both categories.

Note: For the purposes of this presentation, we will focus on key takeaways from the data analysis performed and presented in this report



Buildings & Energy

Metrics At-A-Glance

Metric (unit)	Baseline Data	Baseline Year	2030 Target	2050 Target	Original Proposed Source	Most Recent Data	Updated Source	Proposed Update Frequency
Percent of income spent on energy for households within 0% to 30% of AMI	16% of income on energy (2% for those earning higher than AMI)	2018	8%	2%	US DOE Low Income Energy Affordability Database		n/a	5 year
Enrollment in Watertown Electricity Choice (%), enrollment in 100% renewable option (%)	>82% enrollment, 3% of users with 100% renewable option	2019	Increasing 100% Opt Up Participation		Watertown Electricity Choice	75% (total enrollment), 2% (100% renewable) 2024	MassPowerChoice	1 year
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Commercial energy use intensity (EUI) For buildings >5,000 square feet (MMBtu/sq. ft.)	New Metric		To develop from disclosure reporting, with considerations for building use type.				n/a	n/a
Number of gas/oil heated residential properties	9,625	2019	5,775	0	Watertown Assessor Database	9701 (2023 data)	Same	1 year
Number of gas/oil heated commercial properties	521	2019	312	0	Watertown Assessor Database	347 (2023 data)	Same	1 year

*Maximum potential if all roof space utilized.

☐☐☐ New columns added for this report



Buildings & Energy

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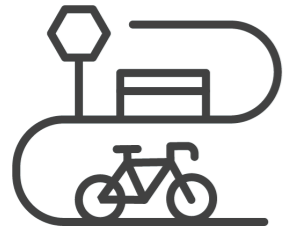
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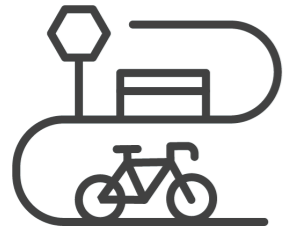


Transportation & Mobility

Metrics At-A-Glance

Metric (unit)	Baseline Data	Baseline Year(s)	2030 Target	2050 Target	Original Proposed Source	Most Recent Data	Updated Source	Proposed Update Frequency
Residents who use sustainable mode (bike, walk, transit) to travel to work (%)	1 in 4 residents / 25%	2013-2017 ACS	50%	60%	US Census American Community Survey	See next page (2024)	<i>Unchanged</i>	1 year
Roads rated at a 4 or 5 stress level (# of miles)	6.9 Miles	2018	3.5 Miles	0	Bicycle and Pedestrian Plan		N/A	5 year
Total electric vehicles (%)	0.7%	2020	54%	100%	Watertown Excise Tax Records	4.7% (2024)	MassDOT Geo Vehicle Census data	1 year
Population within a ½ mile radius of a public EV charging station (%)	23%	2021	100%	100%	DOE Alternative Fuel Data Center	33% (2023)	US Census American Community Survey (US ACS) and US Department of Energy (DOE) Alternative Fuels Data Center)	1 year
Number of publicly accessible EV charging stations	17	2021	575	1,050	DOE Alternative Fuel Data Center	39 (2024)	<i>Unchanged</i>	1 year

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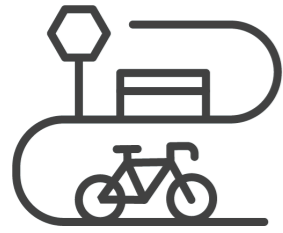


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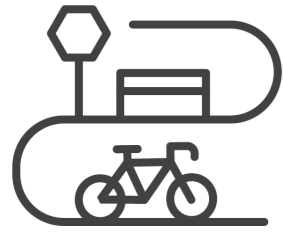


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☐☐☐ New columns added for this report



Natural Resources

Metrics At-A-Glance

Metric (unit)	Baseline Data	Baseline Year	2030 Target	2050 Target	Original Proposed Source	Most Recent Data	Updated Source	Proposed Update Frequency
Open space per person (acres/1,000 people)	3.25 acres per 1,000 people	2020	5	10	Community Preservation Act Plan	15.3 acres (2023)	ACS data and Watertown Open Space and Recreation Plan	1 year
Tree Canopy Coverage (%)	20.89%	2016	23%	27%	MassGIS Land Use Land Cover data layer		n/a	5 year
Impervious Surfaces (%)	57%	2016	55%	50%	MassGIS Land Use Land Cover data layer		n/a	5 year
Public Trees in Good Health (%)	84%	2018	90%	100%	Trees for Watertown		n/a	5 year
Public Tree Sites Occupied (%)	49%	2018	75%	100%	Trees for Watertown		n/a	5 year
Area (sf) of school gardens and community gardens	20,350	2021	24,000	30,000	Field calculations	22,925 square feet (2024)	ACS data and Watertown Open Space and Recreation Plan	1 year

 New columns added for this report



Natural Resources

Metrics At-A-Glance

Metric (unit)	Baseline Data	Baseline Year	2030 Target	2050 Target	Original Proposed Source	Most Recent Data	Updated Source	Proposed Update Frequency
Open space per person (acres/1,000 people)	3.25 acres per 1,000 people	2020	5	10	Community Preservation Act Plan	15.3 acres (2023)	ACS data and Watertown Open Space and Recreation Plan	1 year
Tree Canopy Coverage (%)	20.89%	2016	23%	27%	MassGIS Land Use Land Cover data layer		n/a	5 year
Impervious Surfaces (%)	57%	2016	55%	50%	MassGIS Land Use Land Cover data layer		n/a	5 year
Public Trees in Good Health (%)	84%	2018	90%	100%	Trees for Watertown		n/a	5 year
Public Tree Sites Occupied (%)	49%	2018	75%	100%	Trees for Watertown		n/a	5 year
Area (sf) of school gardens and community gardens	20,350	2021	24,000	30,000	Field calculations	22,925 square feet (2024)	ACS data and Watertown Open Space and Recreation Plan	1 year

☐☐☐ New columns added for this report



Infrastructure & Waste

Metrics At-A-Glance

Metric (unit)	Baseline Data	Baseline Year	2030 Target	2050 Target	Originally Proposed Source	Most Recent Data	Updated Source	Proposed Update Frequency
Tons of trash sent to incineration (tons)	2019	9,836	7,500	0	Mass DEP 2019 Municipal Solid Waste and Recycling Survey + Estimates	8,403 (2024)	Watertown Recycling Coordinator	1 year
Household Waste Generation Rate (lbs / household / year)	2019	1,552	1,226	900	Mass DEP 2019 Municipal Solid Waste and Recycling Survey	1600.7 (2024)	Watertown Recycling Coordinator	1 year
Diversion rate (tons recycled/total tons waste generated)	2019	23.3% diversion	50%	100%	Mass DEP 2019 Municipal Solid Waste and Recycling Survey	30% (2024)	Watertown Recycling Coordinator	1 year
Number of households signed up for food waste pick-up	2021	400 households (Black Earth compost)	2,500	10,000	Conversation with Greg St. Louis	3,016 (2024)	Watertown Recycling Coordinator	1 year
Critical infrastructure in hazardous areas (e.g., flood plains)	2019	3 critical facilities in flood area			Watertown Hazard Mitigation Plan 2019 Update		n/a	5 year

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Infrastructure & Waste

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--- New columns added for this report



Public Health & Community Preparedness

Metrics At-A-Glance

Metric (unit)	Baseline Data	Baseline Year	2030 Target	2050 Target	Originally-Proposed Source	Most Recent Data	Updated Source	Proposed Update Frequency
Number of census tracts with moderate or higher heat vulnerability score	2 of 6	2019	0	0	MAPC		n/a	5 year
Community members signed up for emergency alerts and communications (%)	34% (12,068)	2021	80%	100%	Watertown Police	48.3%	<i>Unchanged</i>	1 year
Businesses signed up for emergency alerts and communications (# of businesses)	2,749 (need to ID total # of businesses)	2021	80%	100%	Watertown Police		n/a	5 year
Customer-hours of weather-related power outages	28,965	Average 2018-2020	14,000	0	Eversource Outage Accident Reports to DPU	5,199	<i>Unchanged</i>	1 year
Number of residents served by resilience hubs annually	New Metric						n/a	n/a

☐☐☐ New columns added for this report



Public Health & Community Preparedness

Metrics At-A-Glance

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☐☐☐ New columns added for this report



Public Health & Community Preparedness

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Number of residents served by resilience hubs annually	New Metric						n/a	n/a

☐☐☐ New columns added for this report



Questions?

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	__X__	_____	_____
LISA J. FELTNER	__X__	_____	_____
JOHN G. GANNON	__X__	_____	_____
NICOLE GARDNER	__X__	_____	_____
EMILY IZZO	__X__	_____	_____
THEOPHILUS OFFEI	__X__	_____	_____
ANTHONY PALOMBA	__X__	_____	_____
VINCENT J. PICCIRILLI JR.	__X__	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	__X__	_____	_____

Motion to accept the report of the Committee on Public Works from its meeting on December 15, 2025

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	__X__	_____	_____
LISA J. FELTNER	__X__	_____	_____
JOHN G. GANNON	__X__	_____	_____
NICOLE GARDNER	__X__	_____	_____
EMILY IZZO	__X__	_____	_____
THEOPHILUS OFFEI	__X__	_____	_____
ANTHONY PALOMBA	__X__	_____	_____
VINCENT J. PICCIRILLI JR.	__X__	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	__X__	_____	_____

Motion to approve the action item from the report of the Committee on Public Works from its meeting on December 15, 2025



Watertown City Council Committee on Public Works

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

Committee Report of December 15, 2025 Meeting Presented to the City Council on January 13, 2026

Meeting of the Committee on Public Works on Monday, December 15, 2025 at 6:00 PM in the City Council Chambers with zoom capacity. Public comments could be submitted to apalomba@watertown-ma.gov.

Purpose of the meeting was to review and make recommendations on the Hazard Mitigation Action Plan (Plan).

Present: Councilors Vincent Piccirilli, Lisa Feltner, and Anthony Palomba, Committee on Public Works, Fire Chief Ryan Nicholson, Watertown Fire Department, Martin Pillsbury, Senior Environmental Planner and Jennifer Mallitsch, Emergency Preparedness Specialist, Metropolitan Area Planning Council (MAPC), and Eugenie Johnston and Libby Shaw from Trees for Watertown. Also, on zoom were residents Donald MacDonald, E.B. Dussan, Fritz Smith, and Maria Pia Sanchez. Councilor Palomba reported that there were no emails submitted to the Committee prior to the meeting.

Chief Nicholson introduced Mr. Pillsbury and Ms. Mallitsch from the Metropolitan Area Planning Council (MAPC), who reviewed a slide show presentation, **“Watertown Hazard Mitigation Plan Update – Public Meeting #1” (Presentation)**. The Presentation is attached.

Highlights from the Presentation

- The Federal Mitigation Act administrated by the Federal Emergency Management Agency (FEMA)) provides guidelines for local Plans that are to address resilience before a disaster. Watertown’s Plan is updated every 5 years with revised data and community priorities. Approved Plans are required for a city or town to be eligible for FEMA mitigation grants.
- The focus of the Plan is to reduce “impacts of natural hazards through strategies including policy, projects and programs”. The Plan answers the questions: What preventative actions are being taken now to reduce risks and damages? and What additional actions can be taken in the future to increase resilience? A Plan would address some or all of the following: flooding, wind events, winter hazards, geologic hazards, wild fires, and extreme temperatures and drought.
- One of the goals of a Plan is to break the cycle of “Disaster, Rebuild, Disaster, Rebuild”. In doing this it is important to use well established techniques for hazard mitigation including prevention, property protection, public education, protection of natural resources, structural projects, and emergency services protection.
- It is important to recognize that a form of hazard mitigation is “adapting to the expected impacts of climate change”.
- MAPC has created a public survey to elicit information from the Watertown residents which will be publicized via the City’s local media platforms and the City’s weekly “What’s Up Watertown” newsletter. The survey is attached. They have also created a Hazard Identification and Mapping tool and conducted an Assessment of Risks & Vulnerabilities.

- This meeting in front of the Committee on Public Works is the first public meeting where initial information was presented. MAPC will prepare a Draft Plan and present it for feedback at meetings of Watertown's Local Team which includes representatives from the following City Departments – Planning, Health, Fire, Police, and Public Works.
- The Presentation included information that will be used in preparing the draft Plan such as a review of City facilities, the City's infrastructure, and community facilities, examples of local hazard areas in the City, and examples of existing mitigation measures.
- The Presentation also listed Next Steps which included: a final meeting with the Local Team in January, a second public meeting which would be a City Council meeting most likely in March at which time the members of the Council and the public can comment on the draft Plan, a Finalized Plan that will be available on-line for additional public comment, submission of the Finalized Plan to the Massachusetts Emergency Management Agency (MEMA) and FEMA in April, and eventual adoption of the Final Plan by the City.

Following the presentation members of the Committee had a few clarifying questions and residents spoke about the value of trees as a source of heat mitigation and the relationship between avian influenza and flooding.

Councilor Feltner made the following motion:

The Committee Public Works requests that the City Council President schedule an informational presentation allowing public comment of the draft MAPC plan at a future City Council meeting.

The motion was seconded by Councilor Palomba and passed 3 – 0. The meeting adjourned at 6:57 PM and the minutes were prepared by Councilor Palomba

Watertown Hazard Mitigation Plan Update

Public Meeting #1

December 15, 2025

Watertown Public Works Committee

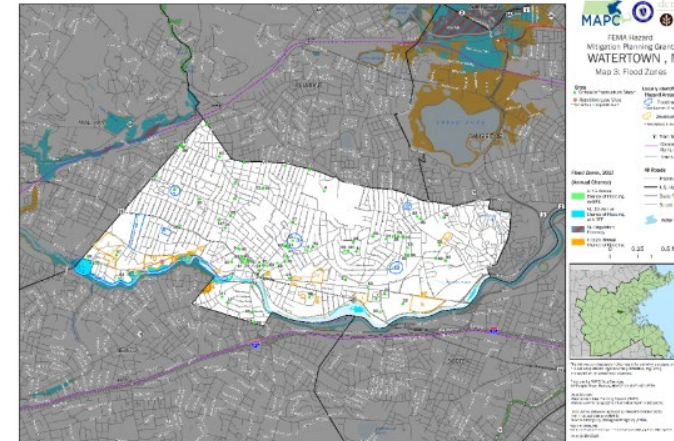
Martin Pillsbury and Jenifer Wallitsch
Metropolitan Area Planning Council

Background: Hazard Mitigation

Overview of Hazard Mitigation Planning

- **Disaster Mitigation Act:**
FEMA guidelines for local Hazard Mitigation Plans
- **Pre-Disaster Mitigation:** plan for resilience before disaster
- **5-year plan update cycle:**
Update plan data and community priorities
- **FEMA grant eligibility:**
Approved plan required for FEMA mitigation grants

TOWN OF WATERTOWN HAZARD MITIGATION PLAN 2019 UPDATE



MAPC 50 YEARS
METROPOLITAN AREA PLANNING COUNCIL
SMART GROWTH AND REGIONAL COLLABORATION

FINAL PLAN
Approved by FEMA
May 8, 2019

Overview of Hazard Mitigation Planning

Reducing impacts of natural hazards through strategies including policy, projects, and programs.

1. What preventative actions are being taken **now** to reduce risks and damages?
2. What **additional** actions can be taken in the future to increase resilience?

A plan for Multiple Natural Hazards



Flooding (coastal and inland)



Wind events (thunderstorms, hurricanes, tornadoes)



Winter hazards (blizzards, nor'easters)



Geologic hazards (earthquakes, landslides)



Wild Fires



Extreme temperatures and drought

Breaking the Cycle of Disaster & Rebuilding



Techniques for Hazard Mitigation

Prevention (*planning and zoning*)

Property Protection (*building elevation*)

Public Education (*public outreach*)

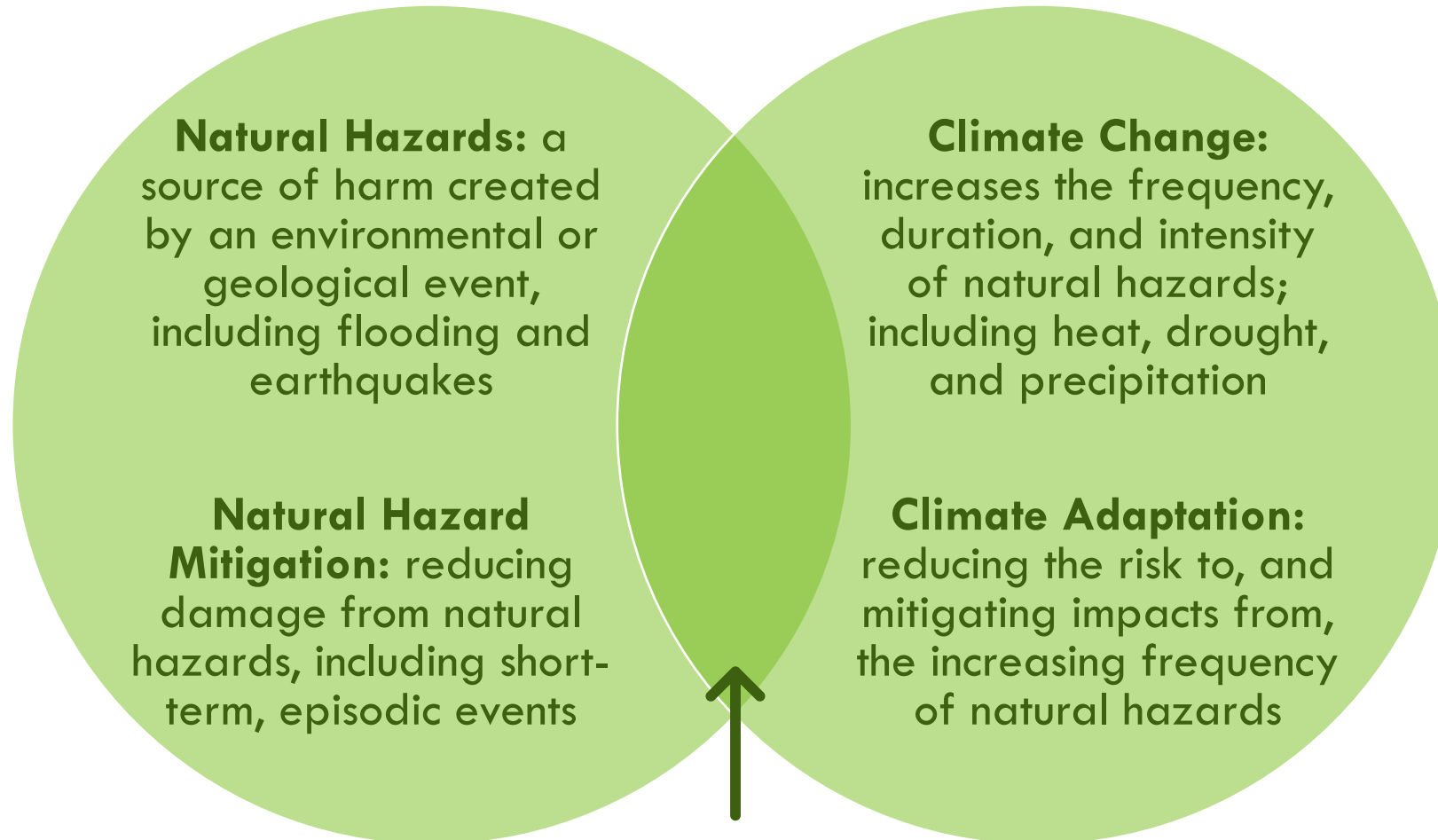
Protect Natural Resources (*wetlands, floodplains*)

Structural Projects (*culverts, pumps, dams*)

Emergency Services Protection
(*protection of emergency facilities & infrastructure*)



Natural Hazards and Climate Change



Adapting to the expected impacts of climate change is a form of hazard mitigation

The Planning Process

Plan Development Process



Process Guided by the Local Hazard Mitigation Team

Local Team Role:

- Participate in four meetings
- Establish and endorse project goals
- Provide updated data and local expertise
- Finalize mitigation actions for the final plan

Representatives from:

- Planning Department
- Health Department
- Fire Department
- Police Department
- Public Works Department

What We've Heard

What We've Heard: Examples of Critical Facilities & Infrastructure

Municipal Facilities

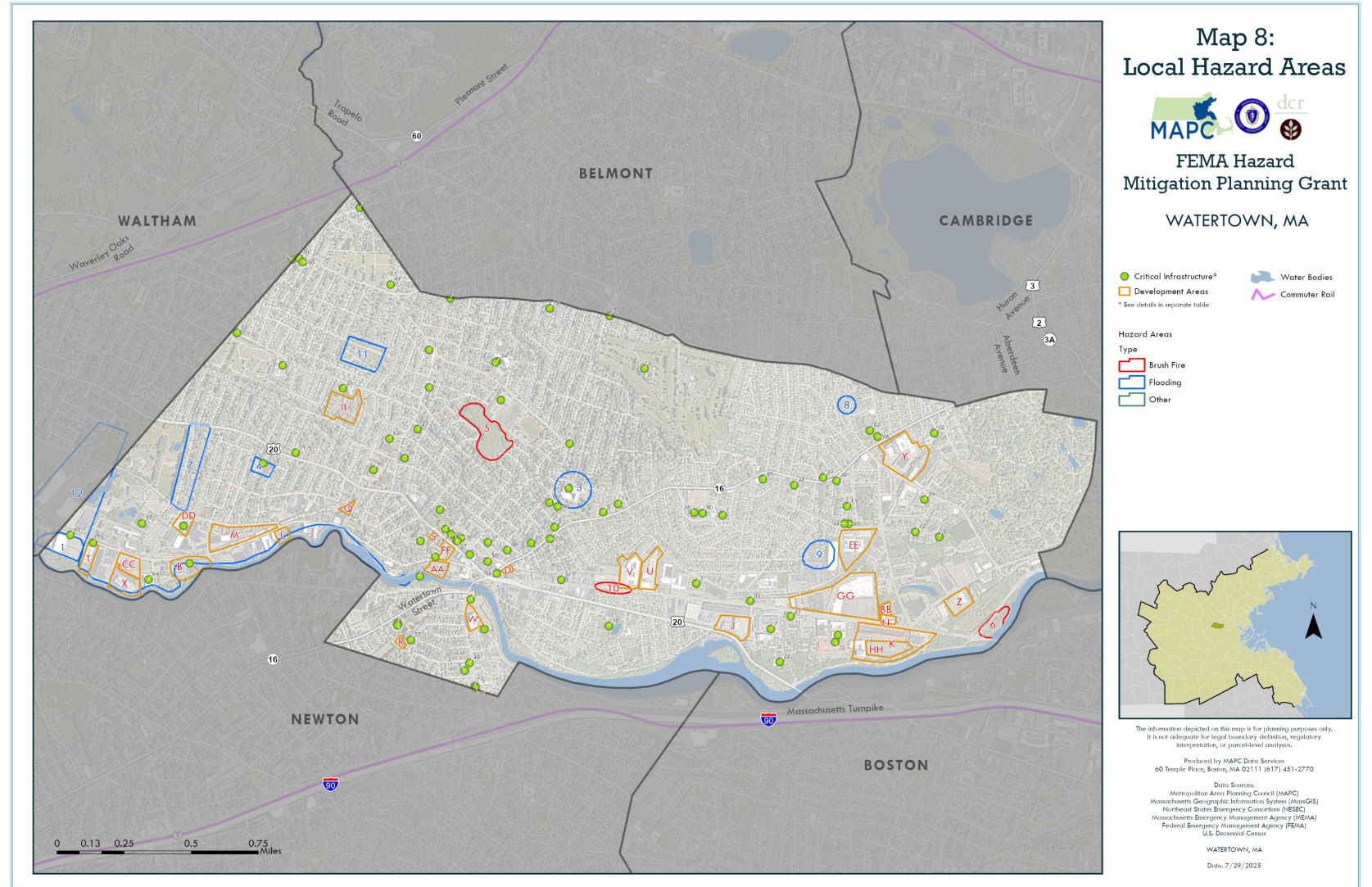
- City Hall
- Fire Station
- Police Station

Infrastructure

- Power Stations
- Watertown Dam

Community Facilities

- Watertown Schools
- Places of Worship
- Medical Facilities
- Places of Assembly



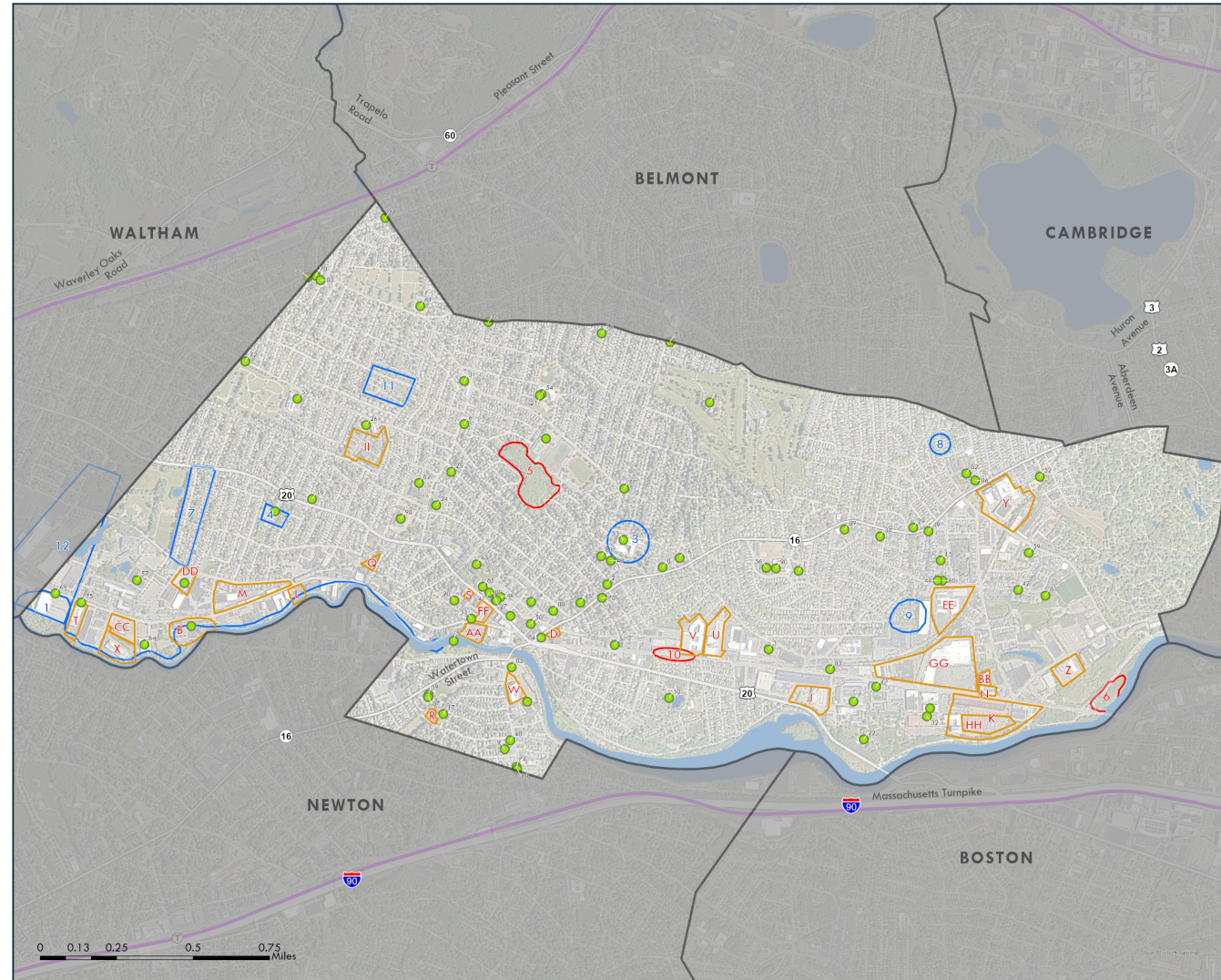
What We've Heard: Examples of Local Hazard Areas

Flooding areas:

- Rutland St
- New Police Headquarters
- Arlington St and Keith St
- Lauren St, Melendy Ave, and Oak St
- Charles River Banks

Other Hazards:

- **Brushfire hazard** at Whitney Hill, Wooded area off of Greenough Blvd, and Bike Path along Arsenal St and Pleasant St



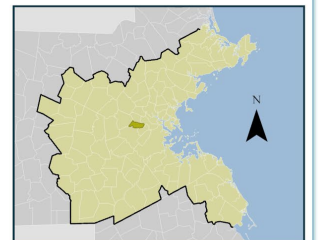
Map 8:
Local Hazard Areas



FEMA Hazard
Mitigation Planning Grant
WATERTOWN, MA

● Critical Infrastructure* Water Bodies
■ Development Areas Commuter Rail
* See details in separate table

Hazard Areas
Type
■ Brush Fire
■ Flooding
■ Other



The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.

Produced by MAPC Data Services
60 Temple Place, Boston, MA 02111 (617) 451-2770

Data Sources:
Metropolitan Area Planning Council (MAPC)
Massachusetts Geographic Information System (MassGIS)
Northeast States Emergency Consortium (NSEC)
Massachusetts Emergency Management Agency (MEMA)
Federal Emergency Management Agency (FEMA)
U.S. Decennial Census

WATERTOWN, MA

Date: 7/29/2025

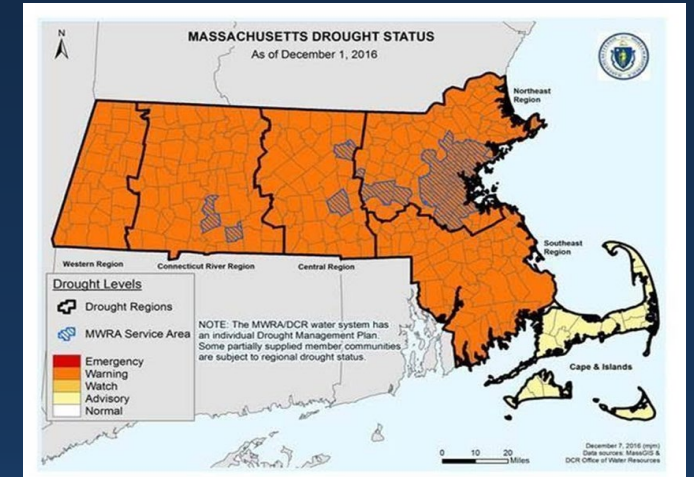
Other Natural Hazards

Extreme Heat

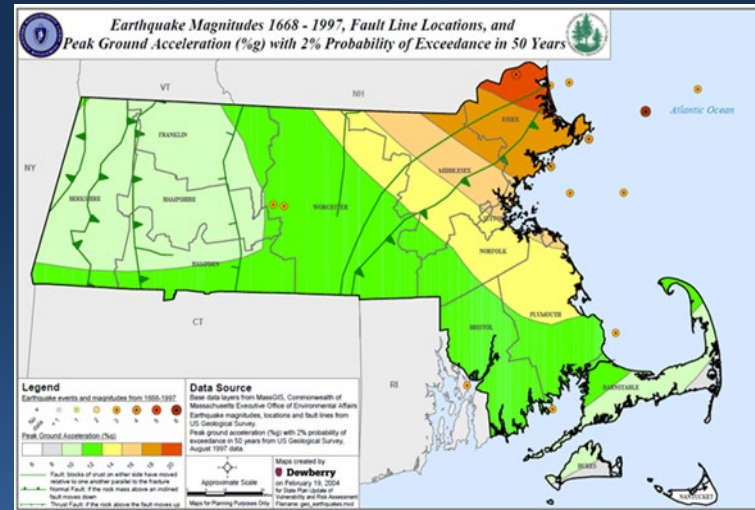
		Temperature (°F)															
		80	82	84	86	88	90	92	94	96	98	100	102	104	106	108	110
Relative Humidity (%)	40	80	81	83	85	88	91	94	97	101	105	109	114	119	124	130	136
	45	80	82	84	87	89	93	96	100	104	109	114	119	124	130	137	
	50	81	83	85	88	91	95	99	103	108	113	118	124	131	137		
	55	81	84	86	89	93	97	101	106	112	117	124	130	137			
	60	82	84	88	91	95	100	105	110	116	123	129	137				
	65	82	85	89	93	98	103	108	114	121	128	136					
	70	83	86	90	95	100	105	112	119	126	134						
	75	84	88	92	97	103	109	116	124	132							
	80	84	89	94	100	106	113	121	129								
	85	85	90	96	102	110	117	125	135								
90	86	91	98	105	113	122	131										
95	86	93	100	108	117	127											
100	87	95	103	112	121	132											

Category	Heat Index	Health Hazards
Extreme Danger	130 °F – Higher	Heat Stroke or Sunstroke is likely with continued exposure.
Danger	105 °F – 129 °F	Sunstroke, muscle cramps, and/or heat exhaustion possible with prolonged exposure and/or physical activity.
Extreme Caution	90 °F – 105 °F	Sunstroke, muscle cramps, and/or heat exhaustions possible with prolonged exposure and/or physical activity.
Caution	80 °F – 90 °F	Fatigue possible with prolonged exposure and/or physical activity.

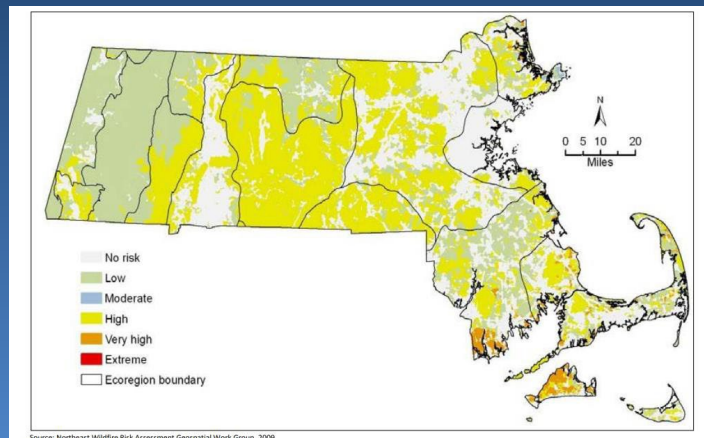
Drought



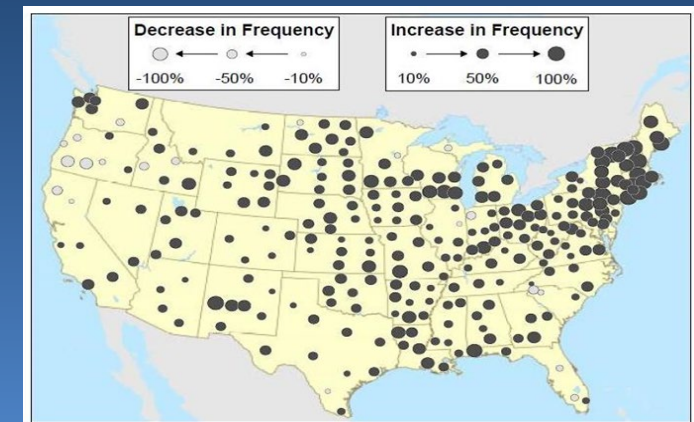
Earthquakes



Wildfires



Extreme Precipitation



Wind & Winter Hazards: Nor'easters/Blizzards

Storm Event	Date
Severe Winter Storm and Snowstorm	March 2018
Severe Winter Storm, Snowstorm, Flooding	January 2015
Severe Winter Storm, Snowstorm, Flooding	February 2013
Hurricane Sandy	October/November 2012



What We've Heard: Examples of Existing Mitigation Measures

Multiple Hazard Mitigation:

Comp. Emergency Management Plan (CEMP)

Flood Mitigation:

- Catch Basin Cleaning
- Participation in the National Flood Insurance Program (NFIP)
- Drainage system maintenance
- Wetlands Protection
- Open Space Residential Design (OSRD)
- Street Sweeping

Brush Fire Mitigation:

- Outdoor burning prohibited

Winter Hazard Mitigation:

- DPW conducts standard snow operations.

Wind Mitigation:

- Tree Maintenance Program
- MA State Building Code

Next Steps

Next Steps for Developing the Plan

1. 4th Local Team Meeting – Finalize Mitigation Strategy (January)
2. 2nd Public Meeting – Present Draft Plan, public comments (March)
3. Finalize Plan – submit it to MEMA & FEMA (April)
4. City Adoption of Final Plan

After FEMA approval of the plan, Watertown will be eligible for FEMA grants for hazard mitigation projects

We want to hear from you: please take our brief survey!

We are interested in:

- 1. What hazards you are most concerned about***
- 2. How hazards have impacted you***
- 3. What mitigation you would like to see the City consider***

Scan the survey QR code here:



Thank You!

Questions and Comments may be sent to:

Martin Pillsbury and Jenifer Wallitsch

MAPC

WatertownResilience@mapc.org

Survey:



City of Watertown Hazard Mitigation Plan (HMP) Update Public Survey

The City of Watertown experiences natural hazard impacts including flooding and increasingly frequent and severe storms. To prepare for these hazards, the Town was awarded funding from the Federal Emergency Management Agency (FEMA) to update the 2019 Hazard Mitigation Plan (HMP). By completing this project, the City will be eligible to apply for federal FEMA grants to support the implementation of hazard mitigation projects

We want to hear from you! This survey will take approximately 10 minutes to complete, and will close on January 31st, 2026.

Thank you for your participation.

What is your connection to the City? Please select all that apply.

- I own a home in Watertown
- I rent an apartment in Watertown
- I work in Watertown
- I own a business in Watertown
- I often visit Watertown
- Other (please specify below)

What brought you to this survey?

I heard about the survey during the public meeting in December

I read about the survey on the City website.

I learned about the survey in an email.

Other (please specify below)

What natural hazards are you most concerned about? Please rank the following options from most concerning (top of the list) to least concerning (bottom of the list).

Flooding	⋮
Drought	⋮
Extreme heat	⋮
Extreme wind events	⋮
Winter weather	⋮
Fire	⋮

How have these hazards impacted you? Stories might include flooding near your home or wind events that downed trees.

Which hazard mitigation strategies are most important to you? Please select your top three priorities.

- Modeling and data analysis to project future conditions in Watertown
- Public outreach, education, and engagement related to natural hazards
- Updating bylaws and regulations to incorporate resiliency considerations
- Designing resilient infrastructure such as roads, bridges, and buildings
- Designing resilient green infrastructure, nature-based solutions, and public open space
- Strategies that promote community resilience and support the City's most vulnerable residents
- Other (please specify below)

Is there anything else you want to share to help inform the Hazard Mitigation Plan update?

Thank you for contributing to the HMP update! Stay tuned for future updates!

Demographic Information (Optional)

We're collecting demographic information to ensure we are getting input from a representative cross section of the community. All of the questions below are optional and will not be identified to you.

What is your age?

18 or under

19 - 34

35 - 49

50 - 64

65 - 74

75 or older

What race or ethnicity do you identify as?

Black or African American

Asian

Hispanic or Latino

Native American or Alaska Native

Native Hawaiian or Other Pacific Islander

Middle Eastern, Arab, or North African

White

Other

What is your household income?

- Under \$15,000
- \$15,000 - \$34,999
- \$35,000 - \$74,999
- \$75,000 - \$99,999
- \$100,000 - \$149,999
- \$150,000 or more

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	__X__	_____	_____
LISA J. FELTNER	__X__	_____	_____
JOHN G. GANNON	__X__	_____	_____
NICOLE GARDNER	__X__	_____	_____
EMILY IZZO	__X__	_____	_____
THEOPHILUS OFFEI	__X__	_____	_____
ANTHONY PALOMBA	__X__	_____	_____
VINCENT J. PICCIRILLI JR.	__X__	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	__X__	_____	_____

Motion to accept the report of the Committee on Economic Development and Planning from its meeting on December 16, 2025



Watertown City Council

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

**ELECTED
OFFICIALS:**

Mark S. Sideris,
Council President

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

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor

Report of the Committee on Economic Development and Planning Meeting Date: December 16, 2025

The Committee convened on Tuesday December 16, 2025, at 5:30 pm in the Richard E. Mastrangelo Council Chamber, as a hybrid meeting with remote participation by zoom. Present were Lisa Feltner, chair; John Gannon, vice chair; and Vincent Piccirilli, secretary. Staff present were Deputy City Manager Emily Monea, City Manager George Proakis (by zoom), and Council Analyst Doug Newton. Also present were President Mark Sideris, Councilors Anthony Palomba, and residents Jamie Gordon, Sam Ghilardi, Deborah Peterson, Jacky van Leeuwen, and by zoom Lise Paul, Adam Schultz, and Jeremy Mendelson.

The purpose of the meeting was to discuss qualifications and qualities for the Assistant City Manager for Community Development and Planning, per Charter Article 3 Section 3A.

Mr. Proakis began by stating the job was already posted, and he has been getting resumes to begin interviews in January. He is not looking to change either the job description or the organizational structure. There are four key elements that he is looking for:

1. Manager of staff of 25.
2. Making a compelling presentation of the city's vision.
3. Understand the walkable community design vision.
4. Address public/private partnerships.

He also noted that Mr. Magoon agreed to participate in the first round of interviews, and will have a role in the transition process.

Councilor Gannon listed his priorities:

1. Experience in affordable housing and implementing the Watertown Square plan.
2. Familiarity with tools of the trade.
3. Experience with public policy.

Councilor Piccirilli listed his priorities, in the two parts of the job:

As Planning Director, someone with the demonstrated ability to do the following:

1. Affordable Housing - experience in incentives for more affordable housing.
2. Commercial Development - For big business, skills in negotiating the post-biotech boom for new growth. For small business, skills in creating a vibrant street scene by attracting restaurants and other experience businesses.
3. Historic Preservation and Open Space – ability to balance the demands of redevelopment with the need to preserve the desirable nature of Watertown by preserving historic buildings and open green space.
4. Transportation – skills to meet our public transit goals, and balance the shared use of our public roads.

As Assistant City Manager, someone with the demonstrated ability to do the following:

1. For the Watertown Square plan – being able to execute the vision approved by the City Council.
2. A great communicator who makes sure all voices are heard when seeking public input.
3. An effective manager, making sure projects are completed efficiently and timely.

Councilor Feltner noted constituent requests for a focus on our climate action plan, and listed more priorities:

1. Strong management skills, with coordination across departments and implementation of approved plans.
2. Commitment to ongoing training of staff.

3. Demonstrated ability to build community from diverse input, and a commitment to strong neighborhoods.
4. Determine how the new structure of our events team fits into our overall strategic plan and support of the Commander's Mansion.

Councilor Palomba spoke about two priorities:

1. Experience of managing people to provide effective services to the community, seeking public ideas and feelings.
2. Keeping an eye on what areas need more support and resources.

President Sideris spoke about how this is a complicated position. Teamwork is important, but it also requires a good working relationship with the public. They also need to understand the role of the City Council in setting policy and how that affects our visioning and implementation of plans.

Councilor Gannon added that it is important that they have a background in city, state, or regional government, particularly Massachusetts, and have experience in developing regional solutions for public transit and affordable housing.

Next, the Committee took public comments:

- Jacky van Leeuwen read a Watertown Housing for All letter, emphasizing housing affordability. She also believes the city needs more staff for housing.
- Sam Ghilardi said the candidate should continue the city's commitment to new growth, as aligned with our plans, and should also have creative thinking about our neighborhoods.
- Deborah Peterson read a letter from Watertown Faces Climate Change, emphasizing commitment to public input and process, leadership on transportation, and the walkability study for Watertown Square economic growth.
- Lise Paul reiterated how important transit is for Watertown, with last mile options, how to share the streets, and implementing the mobility study recommendations.
- Jeremy Mendelson spoke about the need to focus on transportation and housing.
- Jamie Gordon spoke about how Steve Magoon worked with the public and was always available to talk to the public, and was open to new ideas, and the new candidate should have the same characteristics. Steve also was a county planner in his previous job, which she thinks was helpful.

Manager Proakis will take all comments into consideration when screening applications and conducting interviews for this position. He noted it requires a strong role as an assistant city manager as discussed and posted in the job description. The letters that were read, as well as all email correspondence received, are attached.

The meeting adjourned at 6:24 pm.

Report prepared by Vincent Piccirilli

To: Committee on Economic Development and Planning

Cc: City Council

Re: Qualifications and Qualities for the Assistant City Manager for Community Development and Planning

From: Deborah Peterson

Date: Dec 14, 2025

Thank you for the opportunity to speak about qualities to look for in a new Assistant City Manager for Community Development and Planning. I would like to recommend :

- Experience and commitment to public input and engagement. Demonstrated ability to generate public input and used it constructively.
- Ability to bring leadership to transportation initiatives with a focus on mobility shift.

I find myself feeling wistful that Steve Magoon should be leaving us. I've been involved in many initiatives over many years that have been enabled, boosted and hosted by Steve at DCDP. These include the path between Grove Street and School, the Community Path Plan, and its evolution into a reality, the roll-out to businesses of the plastic bag ban, three beautiful and lasting murals, and the creation of the Public Arts and Culture Committee. I sigh when I count the years and think back at how each unfolded. Steve was there; would always take a minute to talk when we passed by his office with a question or concern, would lend space and resources, use his influence with the community or DPW and help grease the wheels of these projects. These projects all started with the vision of a cadre of local residents. It is an important part of planning.

The other perspective I bring to this search is as an advocate for our climate goal of reducing car miles. Addressing this goal lies squarely in DCDP and needs leadership from the top. It requires a paradigm shift in approaching new development, with an emphasis on transit and walkability, and density, and shared spaces and energetic engagement and high level advocacy with the MBTA and other regional entities. Outside DCDP and inside, it requires a hard look at established practices and resources throughout the City. And it will require working across departments. The recently released Mobility Study is welcome and fulfilling its potential will require leadership, guidance, and exertion from the top.

Reducing car miles is more than a climate goal. It is in fact what many people yearn for in a community –resources, schools, stores, recreational facilities, services, restaurants, institutions and neighborhoods accessible without a car. It enhances community connections and identity. It improves the quality of life. It is a way of life that many young people embrace and a way of life for many who live without a car because of disability, age, or finances. We CAN make a way of life for all of us.



Public Comment for 12/16 Committee on Economic Development and Planning

From Kevin Ryan <ryan.kev43@gmail.com>
Date Tue 12/16/2025 9:08 AM
To Piccirilli, Vincent J <vpiccirilli@watertown-ma.gov>

Hi Vinny,

I live at 80 Edgecliff Rd and I would like for the following comment to be read into the public record at the 12/16 Committee on Economic Development and Planning concerning Discuss Qualifications and Qualities for the Assistant City Manager for Community Development and Planning:

As last year's Health and Human Services study laid out, housing affordability and security is our City's most pressing need. Since updating our City's housing related policies and encouraging housing development is a priority, the new Assistant City Manager for Community Development and Planning should have extensive expertise in housing policy and housing development and affordability should be his top priority.

Thank you,
Kevin

--

Kevin Ryan
(413) 626-8759
Ryan.Kev43@gmail.com



Qualifications/Qualities for New Asst City Manager

From Jacob Smith <jrsmith@uwalumni.com>

Date Tue 12/16/2025 10:58 AM

To Piccirilli, Vincent J <vpiccirilli@watertown-ma.gov>

Please read into the public record:

My name is Jacob Smith and I live on Hosmer St. in District A. I would encourage the council to prioritize assistant city manager candidates with housing expertise, especially in regards to affordable housing. Housing affordability is already a concern for many in Watertown and given the long lead times necessary for adding additional units, this is an issue the city needs to address sooner rather than later. Thank you.



Assistant City Manager for Community Development and Planning

From Brian Ho <anhbrian@gmail.com>

Date Tue 12/16/2025 12:52 PM

To Piccirilli, Vincent J <vpiccirilli@watertown-ma.gov>

Hello!

My name is Brian Ho and I live on 31 Elton Ave. I wanted to express how important it is for our new Assistant City Manager for Community Development and Planning to be an expert in creating more affordable housing in our city. Housing insecurity is a top concern for me and people within my circle.

Not only do we need a greater supply of housing units in general, it's really important that new units are considered "social housing." Whether it be a mission-driven nonprofit or Watertown Housing Authority, it's important that we are focusing on units that are not subject to market forces. We need more housing that is below-market rate and managed by entities that prioritize affordability in our community.

Thank you!



Outlook

New Asst City Manager Search

From Stephanie Morgan <steff.morgan@gmail.com>

Date Tue 12/16/2025 1:17 PM

To Piccirilli, Vincent J <vpiccirilli@watertown-ma.gov>

I would like the following to be read into the public record:

I am a Watertown resident (Hosmer St. in District A) writing to encourage the city council to focus their search for a New Asst City Manager on candidates with strong experience/expertise in affordable housing. Housing is a critical topic for our city and our leadership should reflect this.

Thank you
Stephanie



Asst City manager qualifications

From Adam Schultz <aeschultz22@gmail.com>

Date Tue 12/16/2025 5:12 PM

To Piccirilli, Vincent J <vpiccirilli@watertown-ma.gov>

Please read into the public record.

I am writing to urge this body that the incoming assistant city manager prioritize and pursue affordable housing solutions that make our city the vibrant and inclusive place we want and need it to be. Whoever they are, they must care about housing the people who live and work in Watertown and have the expertise to implement strategies with city, regional, and state actors. We have been doing a great job in recent years building more and increasingly prioritizing the affordability of the city, but there is more work to do.

Thank you,
Adam Schultz
32 Whites Avenue Apt E552
Watertown, MA 02472

Housing For All Watertown's Steering Committee would like to share our view on the qualifications and qualities we hope to see in the next Assistant City Manager/Director of Community Development and Planning:

- 1) A recognition that housing is the thing that makes our community vibrant and a commitment to addressing the housing shortage in Watertown.
- 2) A commitment to the city's leadership role building housing as part of the MBTA communities act, but also committing to making the city a leader in affordable housing construction.
- 3) A willingness to try new ideas and work to improve inefficient or outdated rules and processes that slow down our ability to build housing and prevent residents from making changes to their homes so they can stay in town.
- 4) Experience leading teams to continue developing DCDP's capacity to handle planning work in-house, without having to hire consultants.
- 5) An understanding that conserving our neighborhoods means finding ways for our friends and family and neighbors to stay in town, even if buildings have to change.
- 6) A openness to out-of-the box thinking to expand the City's financial commitment to the AHT.




George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472

To: Honorable City Council

From: George J. Proakis, City Manager 

Date: January 6, 2026

RE: Request for Confirmation – Appointments to the Environment & Energy Efficiency Committee

In accordance with the provisions of the 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 appointments to the Environment & Energy Efficiency Committee which requires Council confirmation.

- Susan LaDue - Appointment as a member of the Environment & Energy Efficiency Committee to a term expiring November 15, 2028
- Laurel Schaider - Appointment as a member of the Environment & Energy Efficiency Committee to a term expiring November 15, 2028

Thank you for your anticipated cooperation in this matter.



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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

To: Honorable City Council

From: George J. Proakis, City Manager

Date: January 7, 2026

RE: Notification to Commence Successor Contract Negotiations

Pursuant to Section 2A of the City Manager's contract, I am formally providing notification that I would like to commence negotiations for a successor agreement.

It has been my honor to serve as Watertown's City Manager since August 2022, and I remain committed to supporting the Council's goals, advancing the community's priorities, and continuing the important work we have undertaken together. I look forward to engaging in a constructive and collaborative negotiation process at the Council's convenience.

Congratulation City Councilors and President Sideris on your elections and wishing you well in this new term.

Given the climate goals we've set and the metrics in tonight's report, the following actions are crucial if we are to meet our goals:

1. The BERDO. Many of you said that you wished to wait to see the results of our state mandated reporting for big buildings before addressing the BERDO. Watertown's reporting rate was about 15%, while the cities around us with BERDOs had about a 98% reporting rate. And of our 15%, about half of those buildings are our public buildings, with Silas sending in the data. This means Watertown had about 7-8% reporting rate. The Climate and Energy metrics make clear, but so do these figures, that we need a BERDO.
2. We will not reach our Natural Resources goal, which includes our urban forest goal if we do not have a tree ordinance. One was submitted years ago by WE3C. It is that version that needs to come before you. Most of our carbon sequestering green space is privately held and completely unprotected. In fact, a great example is 45 Maple Street. It had the only tree—a magnificent oak—in an area formed by Maplewood, Templeton and Edgecliff. This tree was chopped down to make room for a building that covers the entire lot—a building that doesn't fit in with the neighborhood. This area will most likely be a heat island. Such behavior is making it harder, not easier, to meet our climate goals, our urban forest goals, and our green space goals.
3. Our solar goals could be more easily reached if we passed an expanded solar ordinance, which has been languishing for over a year. Not only should the size of the coverage of a roof be increased, but no building should be permitted without requiring solar installations. This expansion includes residential buildings such as single families, small multi-family buildings, and small commercial buildings. Recently, I was watching a documentary on the fires in California. To meet fire-proof standards and qualify for insurance, all new buildings must have metal roofs—roofs that cannot be vented. And yes, metal, non-vented roofs can be covered with solar arrays. There's no excuse for not requiring all our roofs to be covered to the maximum—and built to take advantage of the energy the sun provides.
4. I don't know if there's an ordinance banning the use of gas driven lawn care equipment in Watertown, but if there isn't, there should be.

There are other actions to be taken, but these will help our metrics if we wish to meet the goals of the Climate and Energy Action plan. We're in a tough political climate right now, which includes invading other countries and kidnapping their leaders to increase our fossil fuel use. These are steps of resilience and hope that we can take.

Thank you.

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	_X_	_____	_____
LISA J. FELTNER	_X_	_____	_____
JOHN G. GANNON	_X_	_____	_____
NICOLE GARDNER	_X_	_____	_____
EMILY IZZO	_X_	_____	_____
THEOPHILUS OFFEI	_X_	_____	_____
ANTHONY PALOMBA	_X_	_____	_____
VINCENT J. PICCIRILLI JR.	_X_	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	_X_	_____	_____


Motion to adjourn



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, 2026
RE: Agenda Item – Proposed Loan Order

The Department of Public Works (DPW) requests approval to purchase essential vehicles and equipment needed to maintain and improve the City's infrastructure. These investments will enhance operational capacity across divisions and ensure efficient use of staff and resources.

The total request of \$1,417,000 reflects two previously identified conceptual recommendations, updated following a comprehensive fleet review and consultation with Division Heads. A full list of vehicles and equipment is detailed in the attached DPW memo.

1. Conceptual Recommendation #37 – FY26 Loan Order (\$1,000,000)

Original recommendation included five vehicle purchases. After reassessing fleet needs, DPW proposes replacing the previously requested Forestry Chipper Body with a Small Urban Forestry Bucket Truck, which better meets current operational demands.

2. Conceptual Recommendation #23 – FY25 Loan Order (\$417,000)

The original recommendation included the purchase of a Tree Chipper. Based on updated operational needs, DPW proposes substituting this item with a Skid Steer for the Parks Division.

Approval of these bond authorizations will allow DPW to replace aging equipment with modern, reliable assets, improving efficiency, strengthening response to weather and roadway conditions, and supporting forestry and cemetery operations. These investments are essential to sustaining City infrastructure, supporting public safety, and delivering high-quality municipal services.

I respectfully request that the enclosed Loan Orders be placed on the January 13, 2026 City Council Agenda for 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

January 8, 2026

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

RE: Draft Loan Order – DPW Equipment Bonds

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of funds to pay costs of purchasing various items of departmental equipment for the Department of Public Works:

ORDERED: That the sum of \$1,417,000 is appropriated to pay costs of purchasing the following items of departmental equipment for the Department of Public Works, including all costs incidental and related thereto:

<u>Description</u>	<u>Amount</u>
Highway Skid Steer	\$65,000
Snow and Ice Loader ¾ yard	107,000
Two (2) Cemetery Off-Road Utility Vehicles	30,000
Cemetery Backhoe	140,000
Park Division Skid Steer	75,000
Traffic Supervisor Vehicle #C10	80,000
Highway Hot Box #49	300,000
Snow and Ice 4x4 Sander #37	320,000
Cemetery Dump Truck #202	100,000
Small Urban Forestry Bucket Truck	200,000

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.

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.



CITY OF WATERTOWN

DEPARTMENT OF PUBLIC WORKS
124 ORCHARD STREET
WATERTOWN MA 02472

Thomas D. Brady
Director of Public Works

(P) 617-972-6420
(F) 617-972-6402

TO: Mr. George Proakis, City Manager
FROM: Mr. Thomas Brady, Director of Public Works
DATE: January 7, 2026
RE: Vehicle Purchases for DPW Operations

This memo is to request approval for the purchase of vehicles to enhance the Department of Public Works' ability to maintain and repair critical City infrastructure.

This request includes the following vehicles for a total of \$1,417,000:

Conceptual Recommendation #37 "Proceed with the FY26 \$1,000,000 proposed loan order for the Public Works Department, consisting of:

- Traffic Control Division Traffic Supervisor Vehicle #C10 at \$80,000
- Highway Division Hot Box #49 at \$300,000
- Snow & Ice 4X4 Sander #37 at \$320,000
- Cemetery Division Dump Truck #202 at \$100,000
- Forestry Chipper Body #74 at \$200,000

Upon review of the existing fleet and discussions with Division Heads, the immediate priority is to purchase a Small Urban Forestry Bucket Truck rather than the Forestry Chipper Body Truck as requested by the previous Superintendent of Public Works. Therefore, the Department of Public Works requests the following appropriation of funds:

- Traffic Control Division Traffic Supervisor Vehicle #C10 at \$80,000
- Highway Division Hot Box #49 at \$300,000
- Snow & Ice 4X4 Sander #37 at \$320,000
- Cemetery Division Dump Truck #202 at \$100,000
- Small Urban Forestry Bucket Truck \$200,000.

Conceptual Recommendation # 23 "Confirm the prior recommendation to proceed with the FY25 \$417,000 proposed loan order for the Public Works Department, consisting of:

- Highway Skid Steer at \$65,000
- Snow and Ice ¾ Yard Loader at \$107,000
- Cemetery 2 – Off Road Utility Vehicles totaling \$30,000
- Cemetery Backhoe at \$140,000

- Tree Chipper at \$75,000

Upon review of the existing fleet and discussions with Division Heads, the immediate priority is to purchase a Skid Steer for the Parks Division rather than the Chipper as requested by the previous Superintendent of Public Works. Therefore, the Department of Public Works requests the following appropriation of funds:

- Highway Skid Steer at \$65,000
- Snow and Ice ¾ Yard Loader at \$107,000
- Cemetery 2 – Off Road Utility Vehicles totaling \$30,000
- Cemetery Backhoe at \$140,000
- Park Division Skid Steer at \$75,000

If approved, these Bond authorizations will support the Departments' fleet maintenance and allow for the most effective use of our personnel and equipment to meet the needs of our community.

Order Confirmation

Brendan McCarthy
 Watertown City Council
 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

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Order Number	762026	Order Price	\$960.62
Sales Rep.	Jackson Kocak	PO No.	
Account	3028420	Payment Type	
Publication	Boston Globe	Number of dates	1
First Run Date	01/17/2026	Last Run Date	01/17/2026
Payment Type			

AD PREVIEW:

Legal Notice

The City Council of Watertown hereby gives notice of a public hearing and vote to be held on Tuesday, January 27, 2026 at 7:00 PM in the Richard Mastrangelo Chamber Administration Building, 149 Main Street, Watertown, MA and online at the following link: <https://watertown-ma.zoom.us/j/92991331344> which may be found on the City of Watertown's website, on a proposed Loan Order as follows:

ORDERED: That the sum of \$1,417,000 is appropriated to pay costs of purchasing the following items of departmental equipment for the Department of Public Works, including all costs incidental and related thereto:

- Highway Skid Steer - \$65,000
- Snow and Ice Loader 3/4 yard - \$107,000
- Two Cemetery Off-Road Utility Vehicles - \$30,000
- Cemetery Backhoe - \$140,000
- Park Division Skid Steer - \$75,000
- Traffic Supervisor Vehicle #C10 - \$80,000
- Highway Hot Box #49 - \$300,000
- Snow and Ice 4x4 Sander #37 - \$320,000
- Cemetery Dump Truck #202 - \$100,000
- Small Urban Forestry Bucket Truck - \$200,000

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.

Interested parties are encouraged to participate in this public hearing. A copy of the proposed Loan Order is available for inspection at the Administration Building, 149 Main Street, Watertown, MA 02472 in the City Clerk's Office Monday through Thursday 8:30 a.m. through 5:00 p.m., on Tuesday evening up to 7:00 p.m., and Friday 8:30 a.m. through 12:30 p.m., and on the City's website page: www.watertown-ma.gov.




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, 2026

RE: Agenda Item – Proposed Loan Order

The Department of Public Works requests City Council approval for loan orders totaling \$510,000 to purchase essential Sewer Division vehicles that will strengthen the Division's capacity to maintain and repair critical City infrastructure. These acquisitions align with the City's long-term capital plan and support Conceptual Recommendation #48 and #51, which reaffirms proceeding with the FY25 Sewer Enterprise Fund loan orders.

The \$750,000 in sewer system improvements referenced in Conceptual Recommendation #51 will be presented at a future City Council meeting.

I respectfully request that the enclosed Loan Order be placed on the January 13, 2026 City Council Agenda for 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

January 8, 2026

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

RE: Draft Loan Order – DPW Equipment Bonds

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of funds to pay costs of purchasing various items of departmental equipment for the Department of Public Works:

ORDERED: That the sum of \$510,000 is appropriated to pay costs of purchasing the following items of departmental equipment for the Department of Public Works, including all costs incidental and related thereto:

<u>Description</u>	<u>Amount</u>
35 GVW Service Truck	\$170,000
Sewer Pump/Trailer	150,000
Service Response Truck #60	190,000

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.

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 WORKS
124 ORCHARD STREET
WATERTOWN MA 02472

Thomas D. Brady
Director of Public Works

(P) 617-972-6420
(F) 617-972-6402

TO: Mr. George Proakis, City Manager
FROM: Mr. Thomas Brady, Director of Public Works
DATE: January 7, 2026
RE: Vehicle Purchases for DPW Sewer Enterprise Operations

This memo is to request approval for the purchase of vehicles to enhance the Department of Public Works Water Division's ability to maintain and repair critical City infrastructure.

This request includes the following vehicles for a total of \$510,000:

Conceptual Recommendation #48 "Confirm the prior recommendation to proceed with the FY25 Sewer Enterprise Fund proposed loan order for \$320,000 consisting of:

- 35K GWV Service Truck at \$170,000
- Sewer Pump Trailer at \$150,000."

Conceptual Recommendation #51 "Proceed with the FY26 Sewer Enterprise Fund proposed loan order for \$940,000 consisting of:

- Sewer System Improvements at \$750,000
- Service Response Truck #60 at \$190,000."

Sewer system improvements at \$750,000 will be requested in a separate memo. This request covers the following:

- Service Response Truck #60 at \$190,000."

Order Confirmation

Brendan McCarthy
 Watertown City Council
 149 Main Street
 Watertown, MA 02472

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

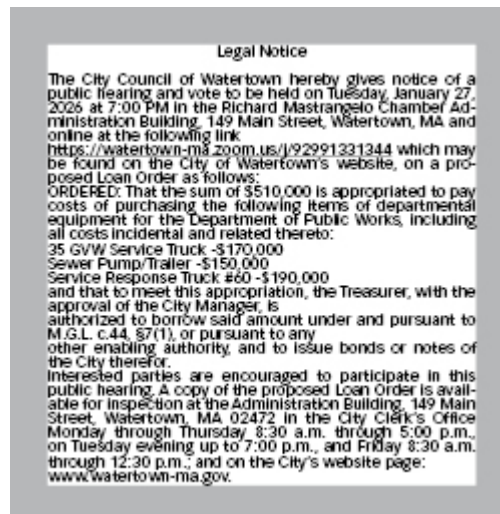
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Any and all proposed edits, revisions, and/or other changes to the notice must be communicated to us in writing prior to the deadline specified in the Advertising Specs + Deadlines page located at <https://www.bostonglobemedia.com/specs-deadlines>.

Thank you,
 Boston Globe Classified Sales

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

Order Number	762025	Order Price	\$783.99
Sales Rep.	Jackson Kocak	PO No.	
Account	3028420	Payment Type	
Publication	Boston Globe	Number of dates	1
First Run Date	01/17/2026	Last Run Date	01/17/2026
Payment Type			


AD PREVIEW:




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, 2026
RE: Agenda Item – Proposed Loan Order

The Department of Public Works requests City Council approval for loan orders totaling \$80,000 to purchase essential Water Division vehicles that will strengthen the Division's capacity to maintain and repair critical City infrastructure. These acquisitions align with the City's long-term capital plan and support Conceptual Recommendation #49, which reaffirms proceeding with the FY25 Water Enterprise Fund loan order for a utility truck.

I respectfully request that the enclosed Loan Order be placed on the January 13, 2026 City Council Agenda for 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

January 8, 2026

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

RE: Draft Loan Order – Utility Truck

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of funds to pay costs of purchasing a utility truck for the Department of Public Works:

ORDERED: That the sum of \$80,000 is appropriated to pay costs of purchasing a utility truck for the Department of Public Works, as more fully described in line 49 of the Annual Budget for fiscal year 2026, 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.

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 WORKS
124 ORCHARD STREET
WATERTOWN MA 02472

Thomas D. Brady
Director of Public Works

(P) 617-972-6420
(F) 617-972-6402

TO: Mr. George Proakis, City Manager
FROM: Mr. Thomas Brady, Director of Public Works
DATE: January 7, 2026
RE: Vehicle Purchases for DPW Water Enterprise Operations

This memo is to request approval for the purchase of vehicles to enhance the Department of Public Works Water Division's ability to maintain and repair critical City infrastructure.

This request includes the following vehicles for a total of \$80,000:

Conceptual Recommendation #49 "Confirm the prior recommendation to proceed with the FY25 Water Enterprise Fund proposed loan order for \$80,000 for Utility Truck."

Order Confirmation

Brendan McCarthy
 Watertown City Council
 149 Main Street
 Watertown, MA 02472

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

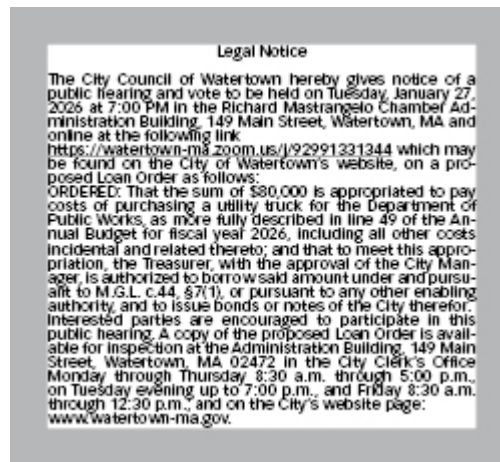
Your order information and a preview of your notice are displayed below for your review. If there are any changes or questions, please contact the Classified Department at 617-929-1314 or email legals@globe.com.

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
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legals@globe.com

Order Number	762028	Order Price	\$683.07
Sales Rep.	Jackson Kocak	PO No.	
Account	3028420	Payment Type	
Publication	Boston Globe	Number of dates	1
First Run Date	01/17/2026	Last Run Date	01/17/2026
Payment Type			

AD PREVIEW:


WHEREAS Implementing Watertown’s “Resilient Watertown” Climate Plan is a top priority of the City Council and the Community; and,

WHEREAS A part of the effort to improve the environment is to reduce trash; and,

WHEREAS Single use plastics have a significant impact on the environment through their carbon footprint and contribution to excess waste; and,

WHEREAS the reduction of single use plastics in circumstances where they are not necessary is a valid and effective waste reduction strategy; and,

WHEREAS substitution of non-recyclable single-use plastics will also reduce waste.

NOW THEREFORE BE IT ORDAINED by the City Council of Watertown that a new Title X, Chapter 117 be added to the of the Watertown Code of Ordinances, as follows:

Chapter 117

SKIP THE STUFF ORDINANCE

117.01 Purpose

This purpose of this chapter is to reduce the overall environmental impact of the City of Watertown, its residents, and its businesses. Single use plastic has a significant impact on the environment through its carbon footprint, and impact on waste systems. The provisions of this ordinance will reduce the amount of single use plastic used throughout the City.

117.02 Definitions

For the purpose of this Section 117, the following definitions apply:

- A. **Condiment:** A single-use packet containing relishes, spices, sauces, confections, or seasonings, that requires no additional preparation, and that is used on food or beverages, including, but not limited to, ketchup, mustard, mayonnaise, soy sauce, sauerkraut, salsa, syrup, jam, jelly, salad dressings, salt, sugar, sugar substitutes, pepper, and chili pepper.
- B. **Foam polystyrene:** A non-biodegradable petrochemical thermoplastic made from aerated forms of polystyrene and includes several methods of manufacture. Expanded polystyrene (EPS) or extruded polystyrene (XPS) are forms of polystyrene.
- C. **Food Establishment:** A retail establishment that stores, prepares, services, vends, or otherwise provides food for human consumption, as defined by the Watertown Zoning Ordinance, Table of Uses.
- D. **Full-Service Food Establishment:** A food establishment where customers are seated at a table either by waitstaff or themselves, and where orders are taken and served by waitstaff at the tables.

- E. **Online Food Ordering Platform:** The digital technology provided on a website or mobile application through which a consumer can place an order for pick-up or delivery of Prepared Food. Such platforms include those operated directly by Food Establishments, by companies that provide delivery of prepared meals to consumers, and by online food ordering systems that connect consumers to Food Establishments directly.
- F. **Prepared Food:** Food or beverages serviced, packaged, cooked, chopped, sliced, mixed, brewed, frozen, squeezed, poured, or otherwise prepared (collectively “prepared”) for individual customers or consumers. Prepared Food does not include raw eggs or raw, butchered meats, fish, and/or poultry sold from a butcher case, a refrigerator case, or similar retail appliance.
- G. **Single-Use:** Items designed to be used once and then discarded and not designed for repeated use and sanitizing.
- H. **Single-Use Foodware Accessory:** Single-use items provided alongside Prepared Food served in single-use plates, containers, or cups, including but not limited to utensils, tongs, chopsticks, **napkins**, straws, stirrers, splash sticks, cocktail sticks, and toothpicks, cup lids, cup sleeves, cup trays, and food trays.
- I. **Utensil:** Forks, spoons, knives, sporks, chopsticks, or other instruments used to serve food or to eat food.
- J. **Reusable Food and Beverage Serviceware:** Containers, bowls, plates, trays, cups, glasses, forks, spoons, knives, takeout containers, and other items used to contain and consume beverages and prepared food that are manufactured and designed to be washed and sanitized and used repeatedly over an extended period of time.

117.03 Prohibited use and distribution of single-use food and beverage serviceware

Food Establishments are prohibited from providing Single-use Accessories, including in takeout and delivery orders, whether orders are placed online, via phone, or in person, except as follows:

- A. Single-use Accessories may be provided specifically upon the request of the consumer:
 - 1. By asking directly;
 - 2. By selecting the items in an online food ordering platform; or,
 - 3. In response to an inquiry by the food establishment.
- B. Food Establishments may have Single-use Accessories available at self-service stations. The self-service station may include a Single Item Dispenser. These stations must comply with the Massachusetts Retail Food Code (105 CMR 590.00)

117.04 Options with Online Food Ordering Platforms

Online Food Ordering Platforms must provide Food Establishments with a method to list each Single-Use Accessory and Condiment that is offered by the Food Establishment, such that customers can specifically request the Single-Use Accessories and Condiments that they wish to have included with their order.

117.05 Restricted Packaging

- A. Single-use Accessories, including plastic forks, spoons and knives, may not be wrapped in plastic or offered as bundled sets.
- B. To ensure that single use food containers and packaging materials are recyclable, retail establishments are prohibited from selling or distributing single use food containers and packing materials made in whole or in part from:
 - 1. Foam polystyrene;
 - 2. Plastic that is completely or substantially black in color; ~~or,~~
 - 3. ~~Lined with polyethylene or other petroleum-based plastics.~~
- C. A retail or food establishment may establish if a specific item is allowable under Section 117.05B by providing written documentation to the Director of Public Health that the items is recyclable from their city-permitted waste/recycling hauler and associated MRF, or compostable from their commercial organics hauler and associated compost end site.
- D. If the Director of Public Health determines that compliance with Section 117.05B is not feasible due to industry-wide unavailability of compliant items, the Director may suspend enforcement of this provision for all food and retail establishments until the Director determines that the supply of compliant items has been sufficiently restored.

117.06 Restrictions on Full Service Food

Full Service Food Establishments must utilize only Reusable Food and Beverage Serviceware for dine-in customers.

117.07 Exemptions

A food establishment may seek an exemption from the requirements of this ordinance as follows:

- A. The food establishment must file a request for an exemption in writing with the Director of Public Health.
- B. The request must state specifically which section and products they are seeking an exemption from and state reasons why application of the specific requirement would cause undue hardship.
- C. The Director may waive any specific requirement of this ordinance for a period of not more than six months, but, upon subsequent applications, may extend exemptions for additional six-month period.
- D. The Director will issue a final decision in writing within 30 days of receipt of a request for an exemption.

117.08 Enforcement

The Director of Public Health and/or his/her designee shall have the authority to administer and enforce this ordinance.

117.09 Effective Date

This ordinance will take effect six months after passage to allow time for the City Administration to conduct an education campaign focused on food establishments and consumers

117.99 Penalty

- A. Any person who violates any provision of this chapter shall be issued a verbal warning for the first offense, then fined as follows:
 - 1. \$100 for the second offense
 - 2. \$200 for the third offense
 - 3. \$300 for the fourth offense and each subsequent offense
- B. Each day the violation continues may constitute a separate offense.
- C. Nothing in this section shall be deemed to limit the use of other lawful methods of abating violations of this section, including but not limited to application for equitable relief from a court of law.

ORDINANCE # [REDACTED]

2025 – O – [REDACTED]

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Order Confirmation

Brendan McCarthy
 Watertown City Council
 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.

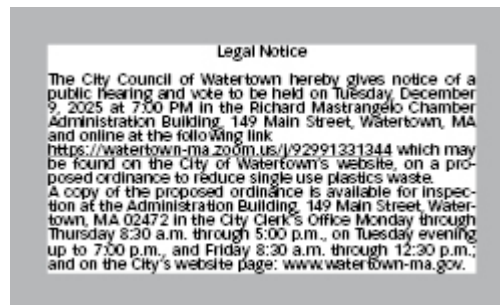
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Thank you,
 Boston Globe Classified Sales

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

Order Number	759979	Order Price	\$405.59
Sales Rep.	Jackson Kocak	PO No.	
Account	3028420	Payment Type	
Publication	Boston Globe	Number of dates	1
First Run Date	11/27/2025	Last Run Date	11/27/2025
Payment Type			

AD PREVIEW:



The Boston Globe | Classified Advertising Proof | Printed on: Nov 25 2025



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 21, 2026

RE: Agenda Item – Authorization to Enter into Net Metering Credit Purchase Agreement with ReWild Renewables LLC

The Department of Public Buildings requests approval to enter into a twenty-year agreement with ReWild Renewables LLC for the purchase of net metering credits benefiting select municipal electricity accounts.

The enclosed Net Metering Credit Sales Agreement is provided for your review and consideration. The Agreement outlines the terms under which ReWild Renewables LLC (“Seller”) will finance, construct, own, operate, and maintain a new solar energy facility in Massachusetts. The facility is expected to qualify as a Solar Net Metering Facility under state regulations, generating credits for excess electricity delivered to the grid. Under this Agreement, the City of Watertown (“Buyer”) will purchase all associated credits at the pricing and conditions detailed in the Agreement and its Exhibits.

This long-term arrangement offers stable and predictable economic benefits for the City while advancing renewable-energy infrastructure and supporting the Commonwealth’s clean-energy goals.

I respectfully request that this matter be placed on the City Council agenda for January 27, 2026, for favorable consideration.

Thank you for your attention to this matter.

WATERTOWN

MASSACHUSETTS



Watertown City Hall
149 Main Street, Watertown, MA 02472

January 20, 2026

George Proakis
City Manager
City of Watertown
149 Main Street
Watertown, MA 02472

Dear Mr. Proakis

The Department of Public Buildings respectfully submits this request for approval to enter into a twenty (20) year agreement with ReWild Renewables LLC for the purchase of net metering credits to be applied to select municipal electricity accounts.

Under the proposed agreement, the city would purchase net metering credits generated by Clem's Way Solar, LLC (c/o ReWild Renewables LLC), located at 1094 Main Street, Acushnet. These credits would be applied to electricity accounts billed by Eversource. The cost of the net metering credits will be ten percent (10%) lower than the applicable electricity charges from the Eversource for each participating meter.

While the City would not receive the associated Renewable Energy Credits (RECs), the agreement is intended as a cost-savings initiative rather than a greenhouse gas reduction program. The project nonetheless supports the continued development of solar energy in Massachusetts and contributes to the local workforce involved in the design and construction of renewable energy infrastructure.

The agreement is projected to generate approximately \$90,000 in savings during the first year of solar production at Clem's Way. The savings are expected to increase over time as electricity rates rise.

The Department of Public Buildings recommends approval of this agreement and respectfully requests your support in forwarding this matter to the City Council for consideration and approval at the January 27, 2026, Council meeting.

Thank you,

Denise Moroney
Director of Public Buildings
617-686-3184

NET METERING CREDIT SALES AGREEMENT

This Net Metering Credit Sales Agreement ("**Agreement**") is made and entered into as of in the Commonwealth of Massachusetts with a principal place of business at 525 Canton_, 2025 ("**Effective Date**") and is by and between **LOGGING SWAMP SOLAR, LLC** as seller ("**Seller**"). and the CITY OF WATERTOWN, MASSACHUSETTS, a municipality with a mailing address of 149 Main Street, Watertown, MA 02472, as buyer ("**Buyer**"). In this Agreement, Seller and Buyer are sometimes referred to individually as a ("**Party**") and collectively as the ("**Parties**").

RECITALS

WHEREAS, Seller is in the business of financing, developing, owning, operating, and maintaining, solar electric generation facilities;

WHEREAS, Seller proposes to finance, install, own, operate and maintain a Solar Energy Facility located in Rochester, Massachusetts, and described more particularly in Exhibit D (the "**Solar Energy Facility**");

WHEREAS, the Solar Energy Facility is expected to qualify as a Solar Net Metering Facility pursuant to the Net Metering Rules and will, therefore, generate Net Metering Credits for each excess kilowatt hour of electricity generated by the Solar Energy Facility;

WHEREAS, Seller desires to sell and deliver to Buyer, and Buyer desires to purchase and receive from Seller, the Net Metering Credits generated by the Solar Energy Facility during the Term, subject to the terms and conditions, and at the prices, set forth in this Agreement;

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual premises, representations, warranties, covenants, conditions herein contained, and the Exhibits attached hereto., Seller and Buyer agree as follows:

ARTICLE I DEFINITIONS

When used in this Agreement, the following terms shall have the meanings given below, unless a different meaning is expressed or clearly indicated by the context. Words defined in this Article I which are capitalized shall be given their common and ordinary meanings when they appear without capitalization in the text. Words not defined herein shall be given their common and ordinary meanings.

"Actual Annual Production" means the Actual Production recorded by the Meter during a Contract Year.

"Actual Production" means for any period, the actual net electrical production in kilowatt hours (kWh) of the Solar Energy Facility recorded by the Meter.

“Actual Solar Insolation” means the amount of solar Energy received by the Solar Energy Facility, measured in kilowatt hours per square meter of photovoltaic surface (kWh/m²).

“Applicable Legal Requirements” means any present and future law, act, rule, requirement, order, bylaw, ordinance, regulation, judgment, decree, or injunction, including any performance standards required by law, and including the Net Metering Regulations, of or by any Governmental Authority, ordinary or extraordinary, foreseen or unforeseen, and all licenses, permits, approvals and other governmental consents, which may at any time be applicable to a Party’s rights and obligations hereunder, including, without limitation, the construction, operation, and ownership of the Solar Energy Facility, as well as the selling and purchasing of Net Metering Credits therefrom.

“Business Day” means a day on which Federal Reserve member banks in Boston are open for business; and a Business Day shall open at 8:00 a.m. and close at 5:00 p.m. Eastern Prevailing Time.

“Commercial Operations Date” means the date on which the Solar Energy Facility receives permission from the EDC to operate.

“Confidential Information” means all oral and written information exchanged between the Parties that contains proprietary business or confidential information of a Party and either is clearly marked-as “confidential” by such Party or by its nature is clearly expected to be confidential, except that documents shall not be confidential if they do not fall within any of the exemptions to the definition of “Public Records” in G.L. c.4, § 7(26th).

“Contract Year” means a consecutive 12-month period beginning on the Commercial Operation Date and repeating annually thereafter.

“EDC” means the local electric distribution company.

“EDC Meter” means the local electric distribution company’s utility-grade meter serving the Solar Energy Facility.

“Energy” means the amount of electricity either used or generated over a period of time, expressed in terms of kilowatt hour (“kWh”) or megawatt hour (“MWh”).

“Environmental Attributes” means NEPOOL GIS Certificates, RECs, carbon trading credits, emissions reductions credits, emissions allowances, green tags, Green-e certifications, or other entitlements, benefits, certificates, products, or valuations attributed to the Facility and its displacement of conventional energy generation, including without limitation clean peak attributes issued under 225 CMR 17.00 to qualified facilities, or any other entitlement pursuant to any federal, state, or local program applicable to renewable energy sources, whether legislative or regulatory in origin, as amended from time to time, and excluding, for the avoidance of doubt, any Tax Attributes, and the Net Metering Credits.

“Estimated Annual Production” shall have the meaning ascribed to it in Section 4.9.

“Force Majeure” means any event or circumstance not within the reasonable control of and not resulting from the acts or omissions of the affected Party, and which such Party is unable to overcome or avoid or cause to be avoided, which precludes that Party from carrying out, in whole or in part, its obligations under this Agreement. Subject to the foregoing, such acts or circumstances may include, but are not limited to: Acts of God; natural phenomena, such as storms, hurricanes, tornados, floods, lightning, landslides, and earthquakes; explosions or fires unrelated to the acts or omissions of either Party; epidemics; strikes, lock-outs or other industrial disturbances acts of war, insurrection, sabotage, rebellion, or terrorism; and acts, failures to act, or orders of any kind of any Governmental Authority acting in its regulatory or judicial capacity. A Party may not assert an event of Force Majeure to excuse it from performing due to any act, failure to act, or order of a Governmental Authority, where the same was due, in whole or in part, to the acts or omissions of the Party, or it was reasonably within such Party’s power to prevent or mitigate the effects of such act, failure to act, or order. For avoidance of doubt, economic hardship of either Party shall not constitute an event of *Force Majeure*.

“Generation Contingent” means that Seller’s failure to deliver is excused if the Solar Energy Facility, for any reason, does not generate sufficient energy necessary to deliver Net Metering Credits hereunder. In such an event, Seller shall not be liable to Buyer for any damages.

“Governmental Authority” means any national, state, or local government, Independent System Operator (ISO), regional transmission owner or operator, any political subdivision thereof or any other governmental, judicial, regulatory, public or statutory instrumentality, authority, body, agency, department, bureau, or entity.

“Governmental Charges” means all applicable federal, state and local taxes (other than taxes based on income or net worth, and including, without limitation, sales, use, gross receipts or similar taxes), governmental charges, emission allowance costs, duties, tariffs, levies, licenses, fees, permits, assessments, adders or surcharges (including public purposes charges and low income bill payment assistance charges), imposed or authorized by a Governmental Authority, local electric distribution company (“EDC”), or other similar entity, on or with respect to the Net Metering Credits, including but not limited to backup charges and demand charges such as but not limited to a minimum reliability contribution charge.

“Guaranteed Production” has the meaning given to it in Section 4.9.

“Guaranteed Production Adjustment Causes” means an adjustment to the Actual Annual Production of the Solar Energy Facility resulting from any of the following: (a) Solar Energy Facility failure, damage or downtime attributable to the EDC, a delay in a repair, interference by a third party, or Force Majeure; (b) inverter failure or delayed repair of an inverter due to manufacturing defect covered by a warranty; (c) general utility outage or any failure of the electrical grid to which the Solar Energy Facility is interconnected not the result of any act or omission of Seller or operator of the Solar Energy Facility; (d) unauthorized or unexpected usage

of real property which impacts insolation at the Solar Energy Facility; (e) Force Majeure; (f) acts or omissions of Buyer or the EDC or (g) variations between Standard Insolation Conditions and the Actual Solar Insolation at the Solar Energy Facility in any applicable Contract Year.

“Host Customer” shall have the meaning given this term in the Net Metering Regulations.

“Interconnection Agreement” shall mean the Interconnection Service Agreement entered into with the local electric distribution company, which authorizes the interconnection of the Solar Energy Facility with the EDC

“Interest Rate” means the rates established by the Commonwealth in accordance with M.G.L. c. 29, § 29C and 815 CMR 4.00.

“Lender” means the entity or person(s) providing financing to Seller in connection with the Solar Energy Facility.

“Meter” means the local electric distribution company’s utility-grade meter serving the Solar Energy Facility.

“Net Metering Credits” shall have the meaning set forth in 220 CMR 18.00.

“Net Metering” means the process of measuring the difference between electricity delivered by a EDC and electricity generated by a net metering facility and fed back to the local electric distribution company, as set forth as of the Effective Date under M.G.L. c. 164, §§ 138 – 140 and 220 CMR. 18.00, as may be amended from time to time by a Governmental Authority.

“Net Metering Facility of a Municipality or Other Governmental Entity” shall have the meaning set forth in 220 CMR 18.00.

“Net Metering Rules” or “Net Metering Regulations” are the Massachusetts net metering statute, M.G.L. c. 164, §§ 138 – 140, the Massachusetts net metering regulations, 220 CMR 18.00, relevant orders of the Massachusetts Department of Public Utilities (“DPU”), approved relevant tariffs of the EDC, including the net metering tariff and interconnection tariff, as each may be amended from time to time.

“NEPOOL-GIS” means the registration and tracking system established in ISO-NE for the minting, transfer, and settlement of various Environmental Attributes.

“Operating Rules” means the operation rules of NEPOOL-GIS for asset registration as well and minting and transfer of Environmental Attributes, as may be amended from time to time.

“Price” is defined in Exhibit B.

“Purchase Percentage” is defined on Exhibit B.

“Renewable Energy Certificate” or **“REC”** means a certificate, credit, allowance, green tag, or other transferable indicia that is associated with the generation of a megawatt hour of generation from a facility qualified as a RPS Class I Renewable Energy Generation Unit under 225 CMR 14.02.

“Schedule Z” means that form adopted as part of the Net Metering Rules that lists the accounts to which the EDC should allocate Net Metering Credits.

“Solar Energy Facility” means the solar photovoltaic (PV) power electrical generation facility, to be constructed owned, operated and maintained by Seller or a designated affiliate, as further described in Exhibit D.

“Standard Insolation Conditions” means the expected, or typical, amount of solar radiation that the Solar Energy Facility should receive under conditions based on a typical meteorological year dataset for its location, measured in kilowatt hours per square meter of photovoltaic surface over the course of a year (kWh/m²)/year).

“Target Accounts” means those EDC accounts of Buyer to which Net Metering Credits will be allocated by the Schedule Z, which are listed in Exhibit A.

“Tax Attributes” means the investment tax credits and other tax credits (including any grants, monetization or payments in lieu thereof) and any tax deductions, accelerated and/or bonus depreciation, or other benefits under the Internal Revenue Code or applicable federal, state, or local law available as a result of the ownership and operation of the Solar Energy Facility or the output generated by the Solar Energy Facility.

“True-up Period” the ninety (90) days following each Contract Year during the Term, the first True-up Period commencing on the one year anniversary of the Commercial Operation Date.

ARTICLE II TERM; EARLY TERMINATION; CONDITIONS PRECEDENT

2.1 Term. The term of this Agreement (the **“Term”**) shall commence on the Effective Date, and shall end at the earlier of (i) 11:59 PM on the day preceding the twentieth (20th) anniversary of the Commercial Operations Date (the **“Termination Date”**), or (ii) such date as of which this Agreement may be earlier terminated pursuant to the provisions hereof. The Parties, by mutual written agreement, may exercise an option to renew this Agreement for an additional term of five (5) years.

2.2 Early Termination. The Buyer or Seller may terminate this Agreement without penalty or any liability (a) prior to the Commercial Operations Date; (b) if such Solar Energy Facility has not achieved the Commercial Operation Date within twenty-four (24) months of the Effective Date; provided, that if construction is ongoing, such termination will not be available unless the Commercial Operation Date is not achieved within thirty-six (36) months of the Effective Date;

(c) if the Estimated Annual Production is adjusted before or after the Commercial Operations Date in accordance with Section 4.9 herein and decreases by more than forty percent (40%) from the previously listed value; or (d) subject to Force Majeure events occurring after the Commercial Operations Date, if over any consecutive twelve month period, the Solar Energy Facility generates less than fifty percent (50%) of its Guaranteed Production as set forth in Exhibit E, attached hereto. In the case of termination pursuant to this Section 2.2, the terminating Party shall give the non-terminating Party thirty (30) days' prior written notice, and this Agreement shall terminate as to that Solar Energy Facility without further liability of either Party to the other Party, provided that the Buyer and Seller shall not be released from any payment or other obligations arising under this Agreement prior to such termination.

2.3 Reserved.

2.4 Conditions Precedent. The commencement of the obligations of Seller to sell and Buyer to purchase Net Metering Credits under this Agreement is subject to the fulfillment of each of the following conditions precedent except as expressly waived by the Parties in a signed writing:

a. Seller shall have obtained financing for the Solar Energy Facility, as well as all permits and approvals required for the construction and operation of the Facility;

b. the Solar Energy Facility shall have been interconnected with the EDC in accordance with the requirements of the Interconnection Service Agreement, the Net Metering Rules, and Applicable Legal Requirements; and

c. the Solar Energy Facility shall have achieved Commercial Operation.

ARTICLE III FACILITY OWNERSHIP AND OPERATION

3.1 Title. Subject to Section 4.5, Buyer shall not be entitled to any ownership interest in, and as between Buyer and Seller, Seller shall have title to, the Solar Energy Facility, along with all Environmental Attributes, generation capacity attributes and related credits, and Tax Attributes generated or associated with the Solar Energy Facility. For the purposes of complying with the Net Metering Rules, the Parties agree that during the Term of this Agreement Buyer shall not be identified as the Host Customer on the EDC "customer account" associated with the Solar Energy Facility, and shall be assigned Forty Eight Percent (48.00%) of the output of the Solar Energy Facility, as shown in Exhibit B the "Purchase Percentage"). In connection with the above, Buyer authorizes Seller to file any documentation required under the Net Metering Rules or related EDC tariff, cooperate where necessary to provide signatures, and to take all other necessary and appropriate actions under Applicable Legal Requirements to qualify the Solar Energy Facility, as a Net Metering Facility of a Municipality or Other Governmental Entity, and to receive an allocation for the Solar Energy Facility under the so-called "public cap" under the Net Metering Rules' system of assurance.

3.2 Notice of Commercial Operations Date. Subject to the provisions of this Agreement,

Seller shall promptly notify Buyer in writing when the Solar Energy Facility has achieved the Commercial Operations Date and shall include a copy of the EDC's permission to operate delivered by the EDC to Seller.

3.3 Seller's Operation of Facility. Seller shall, at its sole cost, install, operate and maintain and, as needed, repair the Solar Energy Facility with reasonable care and in ~~material~~ accordance with all Applicable Legal Requirements, all equipment manufacturers' guidelines and recommendations, and pursuant to widely accepted industry practice and shall maintain such documents and records necessary to confirm Sellers' installation, operation and maintenance of the Solar Energy Facility in material accordance with such standards.

3.4 Seller's Obligation to Maintain Facility; Insurance. In addition and without limiting the foregoing, Seller shall maintain the Solar Energy Facility and the individual components thereof in safe and good working order in accordance with Applicable Law and industry practices at all times during the Term of this Agreement, subject to reasonable time allowed for maintenance, repair and event(s) of Force Majeure. Seller shall carry insurance coverage in an amount reasonably expected to repair or replace the Solar Energy Facility if damaged, or in a greater amount as required by a Lender, at Sellers' discretion, provided that such insurance shall, in all events, meet the minimum requirements set forth in Exhibit F.

3.5 Interconnection Obligations. Seller shall be responsible for all costs, fees, charges and obligations of every kind and nature required to install and connect the Facility to the EDC System, including but not limited to fees associated with system upgrades and operation and maintenance carrying charges, the cost to install the EDC Metering Device, and the cost to insure the Facility ("**Interconnection Obligations**"). In no event will Buyer be responsible for any Interconnection Obligations.

ARTICLE IV PURCHASE AND SALE OF NET METERING CREDITS

4.1 Purchase and Sale. Commencing on the date the Solar Energy Facility achieves Commercial Operation, and continuing throughout the remainder of the Term, Seller shall make available to and sell to Buyer, and Buyer shall accept delivery of and, subject to the other provisions of this Agreement, purchase from Seller, Forty-Eight percent (48%) of all Net Metering Credits generated by the Solar Energy Facility and allocated to Buyer's Target Accounts at the Price set forth in Exhibit B.

4.2 **RESERVED.**

4.3 **RESERVED.**

4.4 Allocation. To facilitate delivery of the Net Metering Credits purchased and sold pursuant to Section 4.1, Seller shall request (through completion of Exhibit A and the applicable "Schedule Z") that the EDC allocate the quantity of Net Metering Credits corresponding to the Purchase Percentage to Buyer's Target Accounts as further set forth in Exhibit A attached hereto and incorporated herein each month during the Term of this Agreement. Buyer understands that

the Net Metering Credits received by Buyer for a particular month will be reflected on Buyer's statement from the EDC as a monetary credit amount and not as an electricity quantity, and that such credit will be reflected on Buyer's monthly invoice according to the EDC's billing cycle, which may be approximately one (1) month after the Net Metering Credits are generated by the Solar Energy Facility.

4.5 Buyer's Purchase Contingent on Allocation of Credits by EDC. The Parties acknowledge and agree that, notwithstanding the foregoing or anything to the contrary in this Agreement, Buyer's obligation to purchase Net Metering Credits from Seller is contingent upon and subject to the EDC's allocation of such Net Metering Credits to Buyer's Target Accounts as set forth in Section 4.4 herein. If, through no fault of Buyer, the EDC fails or refuses to allocate a portion or all of the Net Metering Credits to the Buyer, the Buyer's obligation to purchase such Net Metering Credits shall be suspended until the EDC resumes its allocation procedure and Buyer shall be reimbursed by Seller for any amounts paid by Buyer for unallocated Net Metering Credits.

4.6 Title to Net Metering Credits. Title to, but not risk of loss of, the Net Metering Credits will pass from Seller to Buyer upon delivery of the electricity to the EDC Meter. Risk of loss shall only pass upon allocation of the Net Metering Credits to the Target Buyer Accounts by the EDC. Seller represents and warrants that title to the Net Metering Credits shall pass to Buyer free of any liens, claims, or other encumbrances.

4.7 Non-Exclusive Agreement. Subject to Section 7.2, the Parties acknowledge and agree that Buyer's agreement to purchase Net Metering Credits from Seller is not exclusive and Buyer shall have the right and ability to enter into agreements with other parties to purchase additional Net Metering credits, subject to all Applicable Legal Requirements.

4.8 Governmental Charges.

a. Seller is responsible for any Governmental Charges attributable to the sale of Net Metering Credits to Buyer, irrespective of whether imposed before, upon, or after the allocation and delivery of Net Metering Credits to Buyer, including but not limited to backup charges and demand charges such as but not limited to a minimum reliability contribution charge.

b. The Parties shall use reasonable efforts to administer this Agreement and implement its provisions so as to minimize Governmental Charges to the extent permitted by law. In the event any of the sales of Net Metering Credits hereunder are to be exempted from or not subject to one or more Governmental Charges, the Party claiming such exemption shall, upon a Party's written request therefore, provide the requesting Party with all necessary documentation to evidence such exemption or exclusion in a timely manner.

4.9 Performance Guaranty.

a. Seller shall guarantee minimum Actual Annual Production from the Solar Energy Facility, as adjusted for Guaranteed Production Adjustment Causes, equal to eighty

percent (80%) of the estimated annual production set forth in Exhibit C, (“**Estimated Annual Production**”), (the result, “**Guaranteed Production**”). The Guaranteed Production for each Contract Year is set forth in Exhibit E. The Parties acknowledge that between the Effective Date and the Commercial Operation Date, the Estimated Annual Production may adjust based on technology, permitting and site discovery. The Estimated Annual Production listed on Exhibit C may be revised one time within thirty (30) days of the Commercial Operation Date.

b. Within ninety (90) days of the end of each Contract Year, (the “**True-up Period**”) the first True-up Period beginning on the Commercial Operation Date and repeating each year on the anniversary thereof, the Parties shall compare the Actual Annual Production from the preceding Contract Year, as adjusted for Guaranteed Production Adjustment Causes (the “**Adjusted Annual Production**”) with the Guaranteed Production for that Contract Year, as specified in Exhibit E.

c. Seller shall provide Buyer with a true-up report detailing the Adjusted Annual Production during each True-up Period. When providing the Buyer with a true-up report the Seller shall, upon the Buyer’s request, make reasonable efforts to explain the data, calculations, and the results, and shall make available the underlying data and calculations.

d. To the extent that total Adjusted Annual Production for the applicable Contract Year is less than the total Guaranteed Production for that same Contract Year, then Seller shall credit Buyer with a dollar amount (“**Shortfall Payment**”) equal to the product of (i) the average value of the per kWh charge defined in 220 CMR. 18.04(4) during such Contract Year multiplied by (ii) the difference in kWh between the Guaranteed Production for the applicable Contract Year minus the Adjusted Annual Production for such Contract Year then multiplied by the product of (x) the Purchase Percentage and (y) an amount equal to one (1) minus the Price. A sample calculation is provided in Exhibit F.—If the total Adjusted Annual Production exceeds the total Guaranteed Production for any Contract Year, any excess may be either carried forward and applied by Seller or applied retroactively by Seller to any shortfall in Guaranteed Production previously discovered during a True-up Period , and, subject to the Force Majeure provisions contained herein, such calculation shall be done prior to determining any right to terminate pursuant to 2.2(d). In the event Seller applies such excess retroactively, the Buyer shall reimburse Seller for the same on a monthly basis until paid.

ARTICLE V PAYMENT

5.1 Payment. During each monthly EDC billing cycle, Seller shall provide Buyer with an invoice for the Net Metering Credits allocated to Buyer’s Target Accounts during the prior monthly EDC billing cycle (the “**Invoice**”) for the amount due (the “**Payment**”). The Payment shall be calculated as the product of (x) the Price (as defined in Exhibit B) multiplied by (y) the total value of the Net Metering Credits from the Solar Energy Facility applied to Target Accounts for an EDC billing cycle. The Invoice shall be based on the actual Net Metering Credits that appear in the Buyer’s EDC bill(s) for the Target Accounts. Buyer shall either

promptly provide its monthly EDC bill to Seller, or, shall allow Seller to access Buyer's monthly bill(s) directly with the EDC, at Buyer's discretion. Subject to the provisions of Section 4.3, Buyer shall pay all invoiced amounts owed to Seller by a mutually agreeable method. Except as stated under Section 5.3, any payment of undisputed amounts not made to Seller within sixty (60) days of the Buyer's receipt of a proper Invoice shall bear interest beginning on the thirty-first day and accumulating until (and including) the date such payment is actually received by Seller. Such interest shall accrue at a rate equal to the Interest Rate.

5.2 Records and Audits. Each Party shall keep, for a period of not less than six (6) years after the expiration or termination of any transaction, records sufficient to permit verification of the accuracy of billing statements, Invoices, charges, computations, and payments for such transaction. During such period each Party may, at its sole cost and expense, and upon reasonable notice to the other Party, examine the other Party's records pertaining to such transactions during the other Party's normal business hours. Sellers shall, at Buyer's request, such request to not occur more than twice annually, provide documentation of the amount of electricity generated by the Solar Energy Facility and/or the calculation of the Net Metering Credits.

5.3 Dispute. If a Party, in good faith, disputes an amount owed or paid as provided in this Agreement, the disputing Party shall immediately notify the other Party of the basis for the dispute and pay the undisputed portion of such Invoice no later than the due date. Upon resolution of the dispute, any required payment (or credit) shall be made within seven (7) Business Days of such resolution along with the interest accrued on undisputed amounts at the Interest Rate, from and including the due date through and including the date such payment or credit is actually received by the Party to whom it is owed. Any overpayments shall be returned by the receiving Party upon request or deducted from subsequent payments with interest accrued at the Interest Rate at the option of the overpaying Party. The Parties shall only be entitled to dispute an amount owed or paid within three (3) calendar months from the date of issuance of such Invoice, or from actual discovery of an error during the True-up Process detailed in Section 4.9(d). If the Parties are unable to resolve a payment dispute under this Section 5.3, the Parties shall follow the procedure set forth in Section 12.5.

ARTICLE VI OBLIGATIONS OF THE PARTIES

6.1 Net Metering.

a. Each Party's obligations under this Agreement are contingent upon the Solar Energy Facility qualifying for Net Metering as a Net Metering Facility of a Municipality or Other Governmental Entity, subject to the provisions of the Net Metering Rules.

b. Subject to the provisions of this Agreement, each Party agrees to take all reasonable measures with respect to which it has legal capacity and, as to Buyer, of which Buyer is aware to facilitate and expedite the review of all approvals necessary for the Solar Energy Facility to be eligible for and participate under the Net Metering Rules as a Net Metering Facility

of a Municipality or Other Governmental Entity.

c. The Parties acknowledge that each Solar Energy Facility is intended to qualify as a Net Metering Facility of a Municipality or Other Governmental Entity within the meaning of G.L. c. 164, § 138 throughout the Term of this Agreement and agree not to knowingly take any action inconsistent with the Solar Energy Facility's status as such except insofar as said action is authorized hereunder or in conformance with the provisions hereof or is otherwise required by any Applicable Legal Requirements.

d. So long as any such amendment will materially benefit a Party without material detriment to the other Party and is otherwise permitted by law, the Parties commit to each other in good faith to make commercially reasonable efforts to amend this Agreement to conform to any applicable Law concerning Net Metering Rules to ensure that the Solar Energy Facility is eligible for Net Metering as a Net Metering Facility of a Municipality or Other Governmental Entity.

e. So long as any such amendment adheres as closely as possible to the existing rights of the Parties and is otherwise permitted by law, upon implementation by the Massachusetts Department of Public Utilities, Massachusetts Department of Energy Resources, or other Governmental Authority of any rule or regulation that affects any material provision of this Agreement, in particular any rule or regulation regarding the provision of or eligibility for Net Metering, the affected Parties shall negotiate in good faith to amend this Agreement to conform to such rule(s) and/or regulation(s) to the greatest extent possible, and shall use best efforts to conform such amendment to the original intent of this Agreement and to do so in a reasonably timely fashion.

6.2 Seller's Additional Obligations.

a. Seller shall maintain accurate operating and other records and all other data necessary for the purposes of proper administration of this Agreement, including such records as may be required of Seller (and in the form required) by any Governmental Authority or the EDC.

b. Seller shall perform their obligations under this Agreement in full compliance with the Applicable Legal Requirements.

c. Seller acknowledges that Buyer has an educational mandate and desires to organize periodic tours of the Solar Energy Facility for interested faculty, staff and students for educational purposes only. Seller shall make efforts to cooperate with Buyer and to accommodate Buyer's reasonable requests and notice to tour the Solar Energy Facility, develop classroom or laboratory courses and/or to provide internship opportunities to Buyer's students focused on the Solar Energy Facility. During such visits, Buyer shall have an obligation to comply with Seller's reasonable safety and security procedures, and may be required to provide staff to supervise and conduct such visits.

d. Seller shall reasonably cooperate with and reasonably assist Buyer in connection with Buyer's exercise of its rights and performance of its obligations hereunder, including without limitation by providing such information as Buyer may, from time to time, reasonably request in connection therewith.

6.3 Buyer's Obligations.

a. Buyer shall perform its obligations under this Agreement in full compliance with the Applicable Legal Requirements.

b. Buyer shall reasonably cooperate with Seller so that Seller can meet their respective obligations under this Agreement, which cooperation shall include, but not be limited to, upon request providing (or to the extent possible, requesting the EDC's to provide) to Seller full and information regarding the actual cash value of any Net Metering Credits that have been allocated to Buyer's customer account by the EDC.

6.4 Net Metering.

a. Host Customer. At Seller's request and cost, Buyer shall take any reasonable action and execute any reasonable documents required by the EDC. Seller shall prepare any documents, including but not limited to the Schedule Z and "Exhibit H" (Standards for Interconnection of Distributed Generation) of Eversource Energy, and the Massachusetts Application for Cap Allocation for Net Metering Eligibility, and Buyer shall reasonably cooperate with Seller's preparation of such documents.

b. Allocation of Net Metering Credits. At Seller's request and cost, Buyer shall take any reasonable action and execute any reasonable documents, as required, so that, of the Net Metering Credits accruing to Buyer, a percentage of such credits equal to the Purchase Percentage, are allocated to the Target Accounts in accordance with Buyer's Schedule Z. Buyer acknowledges and agrees that it shall not allocate or permit to be allocated any Net Metering Credits generated by any other source to the Target Accounts if such allocation would adversely affect Buyer's ability to comply with its obligations under this Agreement, whether or not such effect is anticipated. In the event Buyer would like to adjust allocations to the Target Accounts or add or remove any such accounts, the Parties agree to update Exhibit A with revised Target Accounts at Buyer's request and subsequently submit a revised Schedule Z to the EDC, which updates can be requested no more frequently than every six (6) months.

c. Net Metering Facility of a Governmental Entity. Buyer acknowledges that the Solar Energy Facility will be comprised solely of one "Net Metering Facility of a Municipality or Other Governmental Entity" within the meaning of the Net Metering Rules, and agrees not to knowingly take any action inconsistent with such regulatory status of the Solar Energy Facility (including, without limitation, terminating the Schedule Z or amending the Schedule Z in a manner inconsistent with such status) except insofar as such action is expressly authorized hereunder. For avoidance of doubt, the Parties acknowledge that, pursuant to the current Net Metering Rules, in order to obtain and preserve such status, no Schedule Z for a Net

Metering Facility of a Municipality or Other Governmental Entity may allocate Net Metering Credits to the account of any individual or of any entity that is not a municipality, federal agency or department, state agency or department, or any entity that is not approved by DPU as an "Other Governmental Entity."

d. RESERVED;

e. Cooperation on Assurance of Net Metering Eligibility. Buyer agrees to provide such information and reasonable assistance to Seller as may be necessary to allow Seller to avail itself of any system of assurance established by Department of Public Utilities or the EDC to provide certain assurances that the Solar Energy Facility will be an eligible Net Metering Facility once the Facility commences operation. Without limiting the foregoing, Seller shall prepare an application with appropriate supporting documents for a Cap Allocation for the Facility as a Net Metering Facility of a Municipality or Other Government Entity, and Buyer shall reasonably cooperate with Seller's preparation of such documents and submission of same.

f. Buyer shall reasonably cooperate with Seller so that Seller can meet its obligations under this Agreement, which cooperation shall include but not be limited to providing (or to the extent possible, requesting the EDC's to provide) to Seller information regarding the actual cash value the EDC has assessed for any Net Metering Credits the EDC has allocated to Buyer's customer account.

**ARTICLE VII
REPRESENTATIONS AND WARRANTIES; ACKNOWLEDGEMENTS;
BUYER'S COVENANTS**

7.1 Representations and Warranties. As of the Effective Date, each Party represents and warrants to the other Party as follows:

a. the Party is duly organized, validly existing, and in good standing under the laws of Massachusetts;

b. the Party has full legal capacity to enter into and perform this Agreement;

c. the execution of the Agreement has been duly authorized, and each person executing the Agreement on behalf of the Party has full authority to do so and to fully bind the Party;

d. the execution and delivery of this Agreement and the performance of the obligations hereunder is not believed to violate any Applicable Legal Requirement, any order of any court or other agency of government, or any provision of any agreement or other instrument to which the Party is bound; and

e. there is no litigation, arbitration, administrative proceeding, or bankruptcy proceeding pending or being contemplated by the Party, or, to the Party's knowledge, threatened

in writing against the Party, that would materially and adversely affect the validity or enforceability of this Agreement or the Party's ability to carry out the Party's obligations hereunder.

7.2 RESERVED.

7.3 Forward Contract; Bankruptcy Code. Seller asserts that this Agreement and the transactions contemplated hereunder are a "forward contract" within the meaning of the United States Bankruptcy Code, and that Seller is a "forward merchant" within the meaning of the United States Bankruptcy Code. Seller further asserts that Seller is not a "utility", as such term is used in Section 366 of the United States Bankruptcy Code, and Buyer agrees to waive and not to assert the applicability of the provisions of Section 366 in any bankruptcy proceeding wherein Buyer is a debtor.

**ARTICLE VIII
EVENTS OF DEFAULT/REMEDIES**

8.1 Events of Default. The following shall each constitute an Event of Default by a Party:

a. The Party fails to make any material payment due under this Agreement within thirty (30) days after such Party receives written notice from the other Party that such payment is due unless the specific amount of the payment not made is being disputed unless such amount is paid within such 30-day period;

b. The Party fails to perform or comply with any material provision of forth in this Agreement and such failure continues for a period of thirty (30) days after receipt of written notice thereof from the other Party; provided, however, if the defaulting Party promptly commences and proceeds with due diligence during such thirty (30) day period to cure such breach and is unable by reason of the nature of the work involved using reasonable efforts to cure the same within the said thirty (30) days, the defaulting Party's time to do so shall be extended by the time reasonably necessary to cure the same up to an additional thirty (30) days for a total cure period of sixty (60) days;

c. Any representation or warranty made by either Party in this Agreement is not true and complete in any material respect when made and such breach of representation or warranty has a material adverse effect on the non-defaulting Party, unless: (i) the fact, circumstance, or condition that is the subject of such representation or warranty is made true within sixty (60) calendar days after written notice to such Party specifying the nature of such misrepresentation, or (ii) a cure removes any material adverse effect on the non-defaulting Party, provided that such cure may be made within such longer period (not to exceed an additional thirty (30) days, for a total of ninety (90) days) as may be reasonably required to cure if the defaulting Party promptly commenced efforts to cure and diligently continues to perform under this Agreement and to work to cure the breach of representation or warranty until such breach is fully cured; or

d. the Party or any owner(s) of a Party: (i) is dissolved (other than pursuant to a consolidation, amalgamation or merger); (ii) becomes insolvent or is unable to pay its debts or fails (or admits in writing its inability) generally to pay its debts as they become due; (iii) except for assignments made pursuant to Section 10.1, makes a general assignment, arrangement or for the benefit of its creditors; (iv) has instituted against it a proceeding seeking a judgment of insolvency or bankruptcy or any other relief under any bankruptcy or insolvency law or other similar law affecting creditor's rights, or a petition is presented for its winding-up, reorganization or liquidation, which proceeding or petition is not dismissed, stayed or vacated within twenty (20) Business Days thereafter; (v) commences a voluntary proceeding seeking a judgment of insolvency or bankruptcy or any other relief under any bankruptcy or insolvency law or other similar law affecting creditors' rights; (vi) seeks or consents to the appointment of an administrator, provisional liquidator, conservator, receiver, trustee, custodian or other similar official for it or for all or substantially all of its assets; (vii) except for exercise of possession through assignments made pursuant to Section 10.1, has a secured party take possession of all or substantially all of its assets, or has a distress, execution, attachment, sequestration or other legal process levied, enforced or sued on or against all or substantially all of its assets; (viii) causes or is subject to any event with respect to it which, under the applicable laws of any jurisdiction, has an analogous effect to any of the events specified in clauses (i) to (vii) inclusive; or (ix) takes any action in furtherance of, or indicating its consent to, approval of, or acquiescence in, any of the foregoing acts.

8.2 Force Majeure. Except as specifically provided herein, if by reason of Force Majeure a Party is unable to carry out, either in whole or in part, any of its obligations herein contained, such Party shall not be deemed to be in default during the continuation of such inability, provided that: (i) the non-performing Party, within ten days after the occurrence of the Force Majeure event, gives the other Party hereto written notice describing the particulars of the occurrence and the anticipated period of delay; (ii) the suspension of performance be of no greater scope and of no longer duration than is required by the Force Majeure event; (iii) no obligations of the Party which were to be performed prior to the occurrence causing the suspension of performance shall be excused as a result of the occurrence; and (iv) the non-performing Party shall use all reasonable efforts to remedy with all reasonable dispatch the cause or causes preventing it from carrying out its obligations. The performing Party may suspend of any of its obligations directly corresponding to the obligations of the non-performing Party that are suspended hereunder until the non-performing Party recommences performance of such obligations.

8.3 Termination for Default. Upon the occurrence of an Event of Default, a non-defaulting Party at any time thereafter may give written notice to the defaulting Party specifying such Event of Default and such notice may state that this Agreement and the Term shall expire and terminate on a date specified in such notice, which shall be at least five (5) Business Days after the giving of such notice, subject to the rights to cure of Section 8.1 and 10.2(a)(iii)(A), and upon any termination date specified in such notice, this Agreement shall terminate as though such date were the date originally set forth herein for the termination hereof.

8.4 Effect of Termination. In the event this Agreement is terminated as a result of an Event

of Default or for any other reason, including an Early Termination under Section 2.2: (i) Seller shall have no further obligation to deliver, and Buyer shall have no further obligation to purchase, any Net Metering Credits from Seller, provided, however, that Buyer shall pay Seller for any Net Metering Credits generated by Seller that have or may continue to be allocated to Buyer by the EDC; and (ii) Seller shall notify the EDC promptly to stop any future Net Metering Credits allocation to Buyer forthwith, and shall promptly provide a copy of such notification to Buyer. In connection with the foregoing sentence, Buyer and Seller agree to execute any documents as may be reasonably required by the EDC.

ARTICLE IX REMEDIES AND LIMITATION OF LIABILITY

9.1 Remedies. Subject to the limitations set forth in this Agreement, each Party reserves and shall have all rights and remedies available to it at law or in equity with respect to the performance or non-performance of the other Party hereto under this Agreement, subject first to the procedures set forth in Section 9.4. Each Party agrees that it has a duty to exercise reasonable efforts to mitigate damages that it may incur as a result of the other Party's non-performance under this Agreement.

9.2 Limitation of Liability. WITH THE EXCEPTION OF SELLERS' OBLIGATIONS SET FORTH IN THE FOLLOWING SECTION 9.3, NO PARTY SHALL BE LIABLE TO THE OTHERS FOR ANY INDIRECT, SPECIAL, INCIDENTAL, EXEMPLARY, CONSEQUENTIAL OR PUNITIVE DAMAGES OF ANY CHARACTER, WHETHER FORESEEABLE OR NOT, RESULTING FROM, ARISING OUT OF, IN CONNECTION WITH OR IN ANY WAY INCIDENT TO ANY ACT OR OMISSION OF ANY OF THE PARTIES RELATED TO THE PROVISIONS OF THIS AGREEMENT, IRRESPECTIVE OF WHETHER CLAIMS OR ACTIONS FOR SUCH DAMAGES ARE BASED UPON CONTRACT, WARRANTY, NEGLIGENCE (EXCEPT GROSS NEGLIGENCE OR WILLFUL MISCONDUCT), STRICT LIABILITY OR ANY OTHER THEORY AT LAW OR EQUITY. Notwithstanding anything to the contrary in this Agreement, Buyer's liability is subject to the Massachusetts Tort Claims Act, G.L. c. 258, and nothing provided herein is intended to constitute a waiver of the protections afforded under G.L. c. 258.

9.3 Indemnification. Notwithstanding anything to the contrary in Section 9.2, Buyer shall not be responsible or liable for any third-party claims for personal injury or property damage caused by or occurring upon the Solar Energy Facility or any individual component thereof. The Parties further acknowledge that Buyer cannot and shall not indemnify Seller. Seller shall indemnify and hold harmless Buyer, its officers, directors, agents, employees, and affiliates from and against any and all losses, liabilities, costs, expenses (including reasonable attorney's fees), claims, demands, liens, lawsuits, judgments and/or actions of any nature that may be brought by third parties (including but not limited to the EDC) on account of or arising from activities at the real property on which the Solar Energy Facility is located, Seller's performance under this Agreement, and/or the construction, installation, operation, maintenance, repair and/or replacement of the Solar Energy Facility or any component thereof. Nothing in this Section 9.3 shall require Seller to indemnify Buyer for any losses or claims to the extent caused by or arising

out of the negligent acts or omissions of, or the willful misconduct of, Buyer its, officers, agents, employees, and affiliates.

9.4 Dispute Resolution. Unless otherwise expressly provided for in this Agreement, the dispute resolution procedures of this Section 9.4 shall be the initial mechanism to resolve disputes arising under this Agreement. The Parties agree to use their respective best efforts to resolve any dispute(s) that may arise regarding this Agreement.

a. Any dispute that arises under or with respect to this Agreement that cannot be resolved shall in the first instance be the subject of formal negotiations between respective executive officers of each Party. The dispute shall be considered to have arisen when one Party sends the other Party a written notice of dispute. The period for formal negotiations shall be thirty (30) days from receipt of the written notice of dispute unless such time period is modified by written agreement of the Parties.

b. In the event that the Parties cannot timely resolve a dispute by informal negotiations, the sole venues for judicial enforcement shall be the Norfolk County Superior Court or federal court for the District of Massachusetts. Each Party hereby consents to the jurisdiction of such courts, and to service of process in the Commonwealth of Massachusetts in respect of actions, suits or proceedings arising out of or in connection with this Agreement or the transactions contemplated by this Agreement.

c. Notwithstanding the foregoing, injunctive relief from such court may be sought without resorting to a form of alternative dispute resolution to prevent irreparable harm that would be caused by a breach of this Agreement.

9.5 Waivers.

a. No Implied Waivers – Remedies Cumulative. No covenant or agreement under this Agreement shall be deemed to have been waived by a Party, unless such waiver shall be in writing and signed by the Party against whom it is to be enforced or such Party's duly authorized agent. Consent or approval of a Party to any act or matter must be in writing, shall apply only with respect to the particular act or matter in which such consent or approval is given, and shall not relieve any other Party from the obligation wherever required under this Agreement to obtain consent or approval for any other act or matter. The failure of a Party to insist upon the strict performance of any one of the covenants or agreements of this Agreement or to exercise any right, remedy or election herein contained or permitted by law shall not constitute or be construed as a waiver or relinquishment for the future of such covenant or agreement, right, remedy or election, but the same shall continue and remain in full force and effect. Any right or remedy of a Party herein specified or any other right or remedy that a Party may have at law, in equity, or otherwise, upon breach of any covenant or agreement herein contained shall be a distinct, separate and cumulative right or remedy and no one of them, whether exercised or not, shall be deemed to be in exclusion of any other.

b. Acceptance of Payment. Neither receipt nor acceptance by a Party of any

payment due herein, nor payment of same by a Party, shall be deemed to be a waiver of any default under the covenants or agreements of this Agreement, or of any right or defense that a Party may be entitled to exercise hereunder, unless such payment cures the relevant Default.

ARTICLE X ASSIGNMENT

10.1 Prior Written Consent. No Party shall assign or in any manner transfer this Agreement or any part thereof without the prior written consent of the other Party, which consent may not be unreasonably conditioned, withheld or delayed, except that no prior written consent shall be required in connection with any assignment by a Seller to an affiliate, or in connection with the financing of the Solar Energy Facility. Notwithstanding anything to the contrary herein, this Agreement and Seller's rights hereunder may be assigned by Seller in its sole discretion to: (i) a Seller Affiliate, (ii) the purchaser of all or substantially all of Seller's or an Affiliate's assets, or (iii) any entity as security for or in connection with a financing or other financial arrangement related to a Solar Energy Facility, provided that in the event of an assignment under clauses (i) and (ii), the Seller Affiliate or purchaser of assets, as applicable, has the experience, qualifications, creditworthiness, and financial capacity to perform all obligations of Seller under this Agreement.

10.2 Collateral Assignment; Financing Provisions.

a. Financing Arrangements. Seller may mortgage, pledge, grant security interests, assign, or otherwise encumber its interests in this Agreement to any persons providing financing for the Solar Energy Facility. Buyer acknowledges that in connection with such transactions Seller may secure Seller's obligations by, among other collateral, an assignment of this Agreement and a first security interest in the Solar Energy Facility. In order to facilitate such necessary sale, conveyance, or financing, and with respect to any lender or lessor, as applicable, Buyer agrees as follows:

i. Consent to Collateral Assignment. Buyer hereby consents to both the sale of the Solar Energy Facility to a Lender and the collateral assignment for the financing of the Seller's right, title and interest in and to this Agreement.

ii. Rights of Lender. Notwithstanding any contrary term of this Agreement:

(A) Step-In Rights. The Lender, as owner of the Solar Energy Facility, or as collateral assignee of this Agreement, shall be entitled to exercise, in the place and stead of Seller, any and all rights and remedies of Seller under this Agreement in accordance with the terms of this Agreement. The Lender shall also be entitled, subject to the terms of this Agreement, to exercise all rights and remedies of owners or secured parties, respectively, generally with respect to this Agreement and the Solar Energy Facility;

(B) Opportunity to Cure Default. The Lender shall have the right, but not the obligation, to pay all sums due under this Agreement and to perform any other act, duty or

obligation required of Seller thereunder or cause to be cured any default of Sellers thereunder in the time and manner provided by the terms of this Agreement. Nothing herein requires the Lender to cure any default of Seller under this Agreement or (unless the Lender has succeeded to or has otherwise assumed Seller's interests or obligations under this Agreement) to perform any act, duty or obligation of Seller under this Agreement, but Buyer hereby gives it the option to do so;

(C) Exercise of Remedies. Upon the exercise of remedies, including any sale of the Solar Energy Facility by the Lender, whether by judicial proceeding or under any power of sale contained therein, or any conveyance from Seller to the Lender (or any assignee of the Lender as defined below) in lieu thereof, the Lender shall give written notice to Buyer of the transferee or assignee of this Agreement. Any such exercise of remedies shall not constitute an Event of Default under this Agreement; and

(D) Cure of Bankruptcy Rejection. Upon any rejection or other termination of this Agreement pursuant to any process undertaken with respect to Seller under the United States Bankruptcy Code, if this Agreement is not earlier terminated as a result of such bankruptcy or other Seller Event of Default, at the request of Lender made within ninety (90) days of such termination or rejection, Buyer may, in Buyer's complete discretion, elect to enter into a new agreement with Lender or its assignee having substantially the same terms and conditions as this Agreement.

iii. Right to Cure.

(A) Cure Period. Buyer will not exercise any right to terminate or suspend this Agreement unless it shall have given the Lender ~~prior~~ a copy of its written notice to Seller of its intent to terminate or suspend this Agreement, as required by this Agreement, specifying the condition giving rise to such right, and the Lender shall not have caused to be cured the condition giving rise to the right of termination or suspension within thirty (30) days after such notice or (if longer) the periods provided for in this Agreement; provided that if such Seller's Event of Default reasonably cannot be cured by the Lender within such period and the Lender promptly commences and continuously pursues cure of such Event of Default within such period, such period for cure will be extended for a reasonable period of time under the circumstances, such period not to exceed an additional ninety (90) days. The Parties' respective obligations will otherwise remain in effect during any cure period.

(B) Continuation of Agreement. If the Lender or its assignee (including any purchaser or transferee), pursuant to an exercise of remedies by the Lender, shall acquire title to or control of Seller's assets and shall, within the time periods described in Section 10.2(b)(i), cure all Events of Default under this Agreement existing as of the date of such change in title or control in the manner required by this Agreement, and which are capable of cure by a third person or entity, and if not so capable, by the payment of money damages reasonably satisfactory to Buyer, then the Lender or its assignee shall no longer be in default under this Agreement, and provided that after such change in title or control, Buyer shall continue to receive all the Net Metering Credits due to it as set forth in this Agreement, this Agreement shall continue in full

force and effect.

a. Lender a Third Party Beneficiary. Buyer agrees and acknowledges that Lender is a third-party beneficiary of the provisions of this Section 10.2.

b. Entry to Consent to Assignment. Buyer agrees to execute any reasonable consents to assignment or reasonable acknowledgements as may be reasonably requested by Seller or Lender in connection with the financing or sale of the Solar Energy Facility, pursuant to this Section 10.2.

c. Statements of Status of Agreement. Without waiver of any of its rights, remedies, or defenses, Buyer shall in good faith negotiate and execute such reasonable statements concerning the status of the Agreement Seller, a permitted assignee or Lender may reasonably request, including that no default is known to then exist under this Agreement, if such be the case, and that this Agreement remains in full force and effect. The costs of Buyer's review thereof, including reasonable attorneys' fees, shall be paid by Seller, such assignee, or Lender, it being intended that any such estoppel certificates may be reasonably relied upon by any Lender or prospective Lender, or any permitted assignees or prospective assignees.

ARTICLE XI AMENDMENT FOR FINANCING

11.1 Obligation to Modify the Agreement for Financing. If a Lender requires this Agreement to be modified, or if Seller, in good faith, requires the Agreement to be modified in order to finance, develop or operate the Solar Energy Facility, the Parties shall enter into negotiations and make reasonable efforts to amend this Agreement to materially conform to such requirements and to the original intent of this Agreement in a timely manner, provided that Seller or Lender shall pay Buyer's attorneys' fees incurred in such negotiations, and Buyer shall not be required to incur any additional material obligations or risks as a result, as determined by Buyer in its discretion.

ARTICLE XII MISCELLANEOUS

12.1 Notices. All notices and other formal communications which a Party may give to the other under or in connection with this Agreement shall be in writing (except where expressly provided for otherwise), shall be effective upon receipt, and shall be sent by any of the following methods: hand delivery; reputable overnight courier; or certified mail, return receipt requested, and shall be sent to the following addresses:

If to Seller:

Logging Swamp Solar, LLC
c/o ReWild Renewables, LLC
P.O. Box 1320

Portsmouth, NH 03802
Email: pat@rewildrenewables.com

with a copy to:

ReWild Renewables, LLC
Attn: General Counsel
47 Bow St.
Portsmouth, NH 03801
Email: rebecca@rewildrenewables.com

If to Buyer:

City of Watertown
Attn: City Manager
149 Main Street
Watertown, MA 02472

with a copy to:

Any Party may change its address and contact person for the purposes of this Section by giving notice thereof in the manner required herein.

12.2 Confidentiality. Except as provided in this Section 12.2, no Party shall publish, disclose, or otherwise divulge Confidential Information to any person at any time during or after the term of this Agreement, without the other Parties' prior express written consent.

a. Each Party shall permit knowledge of and access to Confidential Information only to those of its affiliates, attorneys, accountants, representatives, agents, advisers, investors, providers of financing, directors, officers and employees who have a need to know related to this Agreement.

b. If required by any law, statute, ordinance, decision, or regulation or pursuant to any order issued by a court, governmental agency or authority having jurisdiction over a Party, that Party may release or disclose Confidential Information, or a portion thereof, as required by applicable law, statute, ordinance, decision, order or regulation, and a Party may disclose Confidential Information to accountants in connection with audits.

c. The Parties acknowledge that Buyer is subject to the Massachusetts Public Records Law, Mass. Gen. Laws ch. 4 §§ 7 and 26 and ch. 66 § 10 ("MPRL"), and that Buyer's obligations under MPRL supersede its obligations, if any, under this Section 12.2.

12.3 Severability. If any article, section, phrase, or portion of this Agreement is, for any reason, held or adjudged to be invalid, illegal or unenforceable by any court of competent

jurisdiction, then such article, section, phrase, or portion so adjudged will be deemed separate, severable, and independent and the remainder of this Agreement shall remain in full force and effect, provided that the material purpose of this Agreement and the benefits to the Parties are not substantially impaired. In such instance, the Parties shall enter into negotiations concerning the terms affected by such decisions for the purpose of achieving conformity with requirements of any Applicable Legal Requirements and the intent of the Parties.

12.4 Governing Law. This Agreement and the rights and duties of the Parties hereunder shall be governed by and shall be construed, enforced and performed in accordance with the laws of the Commonwealth of Massachusetts without regard to principles of conflicts of law.

12.5 Entire Agreement. This Agreement, together with its exhibits, contains the entire agreement between the Parties with respect to the subject matter hereof, and supersedes all other understandings or agreements, both written and oral, between the Parties relating to the subject matter hereof.

12.6 Press Releases. The Parties shall coordinate and cooperate with each other in advance of any public announcements related to the execution and existence of this Agreement, or the sale or purchase of Net Metering Credits. Each Party shall have the right to approve (with such approval not to be unreasonably withheld, conditioned or delayed) any publicity materials, press releases, or other written public statements by another Party that refer to, or that describe, any aspect of this Agreement, or the sale or purchase of Net Metering Credits. No such releases or other public statements (except for filings or other factual statements or releases as may be required by Applicable Legal Requirements) shall be made by any Party without the prior written consent of the other Parties, which consent shall not be unreasonably withheld or delayed. No Party shall use the name, trade name, service mark, seal, or trademark of the other in any promotional or advertising material without the prior written consent of the other Parties. Notwithstanding the foregoing, a Party's good faith failure to comply with the foregoing provisions shall not constitute an Event of Default.

12.7 No Joint Venture. Each Party will perform all obligations under this Agreement as an independent contractor. Nothing herein contained shall be deemed to constitute any Party a partner, agent or legal representative of any other Party or to create a joint venture, partnership, agency or any relationship between the Parties. The obligations of each Party hereunder are individual and neither collective nor joint in nature.

12.8 Amendments; Binding Effect. This Agreement may not be amended, changed, modified, or altered unless such amendment, change, modification, or alteration is in writing and signed by all Parties to this Agreement or each Party's respective successor in interest. This Agreement inures to the benefit of and is binding upon the Parties and each of their respective successors and permitted assigns.

12.9 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute one and the same agreement.

12.10 Further Assurances. From time to time and at any time at and after the execution of this Agreement, each Party shall, at the requesting Party's cost, negotiate and, if agreeable, execute, acknowledge and deliver such reasonable documents and reasonable assurances, reasonably requested by the other and shall at the cost of the requesting Party take any other reasonable action consistent with the terms of the Agreement that may be reasonably requested by the other for the purpose of effecting or confirming any of the transactions contemplated by this Agreement. No Party shall unreasonably withhold, condition or delay its compliance with any reasonable request made pursuant to this Section 13.11. Notwithstanding the foregoing, a Party shall not be required to execute any document or assurance that may have the effect of waiving any of the rights, remedies, or defenses of the Party, or require a Party to give a legal opinion, or to execute more than one such document or assurance every five Contract Years; and the requesting Party shall pay the other Party's attorneys' fees in negotiating any such documents and assurances.

12.11 Good Faith. The Parties agree to exercise all rights, duties and obligations established by this Agreement in good faith and in a reasonable manner.

12.12 Survival. The provisions of Sections 3.4 (Seller's Obligation to Maintain Facility; Insurance), 4.6 (Title), 4.8 (Governmental Charges), 5.1 (Payment), 5.2 (Records and Audits), 5.3 (Dispute), 7.3 (Seller's compliance with Applicable Legal Requirements), 8.3 (Remedies for Event of Default), 9.1 (Remedies), 9.2 (Limitation of Liability), 9.3 (Indemnification), and 9.5 (Waivers), and Article 14 (Miscellaneous), shall survive the expiration or earlier termination of this Agreement for a period of three (3) years.

12.13 No Third-Party Beneficiaries. This Agreement is intended solely for the benefit of the Parties hereto. Except as expressly set forth in Section 10.2(c) of this Agreement with respect to a Lender, nothing in this Agreement shall be construed to create any duty to or standard of care with reference to, or any liability to, or any benefit for, any person not a Party to this Agreement.

[Signature page to follow.]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

BUYER

CITY OF WATERTOWN

By: _____

Name: _____

Title: _____

SELLER

REWILD RENEWABLES, LLC

By: _____

Name: Patrick Jackson

Title: Manager

List of Exhibits to Agreement

Exhibit A – Buyer’s Designation of Customer Accounts

Exhibit B – Price & Purchase Percentage Exhibit C – Estimated Annual Production

Exhibit D - Solar Energy Facility

Exhibit E – Guaranteed Production

Exhibit F – Seller’s Minimum Insurance Requirements

Exhibit A
Buyers Designation of Target Accounts
Utility: Eversource Energy
74006008069
74006004183
74006028489
74011438616
74011812059
74006024595
74009480901
74006012913
74013323741
74016022829
74006012046
74005988717
74005996488
74016074184
74006000355
74014371970
74013299503
74013396572
74016022308
74016022415
74016026408
74016029394
74016029998
74016032851
74016032984
74016036134
74016036589
74016038601
74016042355
74015997195
74016007325
74016075058
74016032349
74007692226
74018051925
74011960882
74016597390

EXHIBIT B

PRICE; and PURCHASE PERCENTAGE

Pursuant to Section 4.1 of the Agreement, during each EDC Billing Period, the amount that Buyer shall pay to Seller for the Net Metering Credits allocated to Buyer, shall be:

“Price” means an amount equal to ninety percent] (90%) of the Credit Value for that Billing Period.

- **Purchase Price:** In the ordinary course of business, the payment amount shall be determined by multiplying the actual value of the allocated Net Metering Credits by an amount equal to ninety percent (90%), which equals one (1) minus the applicable percentage discount (the **“Discount”**) shown below.

- Discount = 10%

“Purchase Percentage” equals forty-eight (48.0%) of the Energy generated during the relevant Billing Period.

EXHIBIT C

Estimated Annual Production (kWh's)

Year	Estimated kWhs	Estimated Annual Production (69%)
1	8,040,571	5,547,994
2	8,034,943	5,544,110
3	8,029,318	5,540,230
4	8,023,698	5,536,351
5	8,018,081	5,532,476
6	8,012,468	5,528,603
7	8,006,860	5,524,733
8	8,001,255	5,520,866
9	7,995,654	5,517,001
10	7,990,057	5,513,139
11	7,984,464	5,509,280
12	7,978,875	5,505,424
13	7,973,290	5,501,570
14	7,967,708	5,497,719
15	7,962,131	5,493,870
16	7,956,557	5,490,025
17	7,950,988	5,486,182
18	7,945,422	5,482,341
19	7,939,860	5,478,504
20	7,934,302	5,474,669

Note: Above production values are estimated, depend on Guaranteed Production Adjustment Causes, and shall be revised by Seller one time within thirty (30) days of the Commercial Operation Date.

EXHIBIT D

Solar Energy Facility

Solar Energy Facility entity	Logging Swamp Solar, LLC
Solar Energy Facility Size (kW dc)	6,041
Service Territory	Eversource Energy, WMECo
Solar Energy Facility Coordinates	41°46'29.1"N 70°53'19.9"W
Town	Rochester, MA
Expected Generation (Year 1)	See EXHIBIT C

EXHIBIT E

Guaranteed Energy Productions (80% of Estimated Annual Production)

Year	Guaranteed kWhs	Guaranteed Production (kWhs)
1	6,432,457	4,438,395
2	6,427,954	4,435,288
3	6,423,455	4,432,184
4	6,418,958	4,429,081
5	6,414,465	4,425,981
6	6,409,975	4,422,883
7	6,405,488	4,419,787
8	6,401,004	4,416,693
9	6,396,523	4,413,601
10	6,392,046	4,410,511
11	6,387,571	4,407,424
12	6,383,100	4,404,339
13	6,378,632	4,401,256
14	6,374,167	4,398,175
15	6,369,705	4,395,096
16	6,365,246	4,392,020
17	6,360,790	4,388,945
18	6,356,338	4,385,873
19	6,351,888	4,382,803
20	6,347,442	4,379,735

Note: Above production values are estimates based on typical degradation rates annually, and may be revised by Seller after design is completed subject to the terms of the Agreement.

EXHIBIT F

Seller's Minimum Insurance Requirements

Seller shall maintain, throughout the Term, the following insurance with companies that are authorized and licensed in the Commonwealth of Massachusetts to issue policies for the coverages and limits so required.

i. Commercial General Liability Insurance, \$2,000,000 each occurrence and \$4,000,000 aggregate limit. Commercial General Liability insurance shall include personal injury liability, broad form property damage liability, products/completed operations liability and broad form contractual liability.

ii. Excess Liability Insurance, Umbrella Form - \$2,000,000 each occurrence and \$5,000,000 aggregate, which shall provide coverage over commercial general liability insurance limits.

iii. Workers' Compensation Insurance – Statutory coverage as required by the Commonwealth of Massachusetts and Employers' Liability Insurance coverage with limits of not less than \$1,000,000 per accident. Each contractors, subcontractors, and consultants performing work on or about the premises shall have similar policies covering their employees.

Buyer shall be named as an additional insured on each such policy of Commercial General Liability Insurance, Excess Liability Insurance, Umbrella Form, and Automobile Liability Insurance.

Certificates evidencing such insurance shall be furnished to Buyer on or prior to the Commercial Operation Date and each anniversary of the Commercial Operation Date thereafter during the Term.



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 22, 2026
RE: Agenda Item – Approval of Gift Expenditures

I am pleased to share the enclosed correspondence from Jenna Bancroft, Director of Human Services, which outlines the generous support provided to the Watertown Food Pantry. A total of \$51,582.58 in combined food and monetary contributions was received during November and December 2025. This remarkable level of support reflects the collective generosity of numerous individuals, community 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 27, 2026.

Thank you for your consideration and action on this matter

Resolution No. 2026-

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 during the months of November and December 2025, amounts to \$51,582.58; 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 27, 2026.

Brendan McCarthy, Council Clerk

Mark Sideris, Council President




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 22, 2026

RE: Agenda Item – Transfer of Funds Request

I am pleased to inform you that the City of Watertown has successfully reached collective bargaining agreements with the Watertown Firefighters' Association, Local 1347 and the Library, AFSCME, Council 93 Union. Both agreements are three-year contracts covering the period from July 1, 2025 through June 30, 2028.

These agreements represent a fair and equitable resolution that serves the best interests of Watertown's taxpayers, the City, and union members. I respectfully request your support in advancing them.

To implement the terms of these agreements, I ask that the attached transfer be placed on the City Council agenda for January 27, 2026, to fund the first year (FY2026) of the contracts. In addition, I request inclusion of a transfer for the City Manager's FY2026 salary adjustment.

Thank you for your favorable consideration in this matter.



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 *ML*
DATE: January 21, 2026
RE: AGENDA ITEM – TRANSFER OF FUNDS REQUEST

Per your request, please find attached a Transfer of Funds request in the amount of \$421,500 from City Council Reserve to various Personnel accounts for the purpose of funding the Collective Bargaining Agreements for the Watertown Firefighters' Association, Watertown Library Employees, and salary adjustment for the City Manager for Fiscal Year 2026.

Thank you for your consideration in this matter.

TRANSFER AMOUNT: \$ 421,500

FROM: FY 2026 CITY COUNCIL RESERVE 0111152-570780	\$ 421,500
TO: FY26 FIRE FULL TIME SALARIES 0122051-510111	\$ 133,500
FY26 FIRE OVERTIME 0122051-510130	\$ 15,000
FY26 FIRE HOLIDAY PAY 0122051-510142	\$ 22,000
FY26 FIRE LONGEVITY 0122051-510143	\$ 23,000
FY26 FIRE EMT DEFIB 0122051-510144	\$ 7,500
FY26 FIRE STAFF PAY 0122051-510147	\$ 54,000
FY26 FIRE CAREER INCENTIVE 0122051-510191	\$ 88,000
FY26 LIBRARY FULL TIME SALARIES 0161051-510111	\$ 54,000
FY26 LIBRARY PART TIME SALARIES 0161051-510112	\$ 12,000
FY26 LIBRARY STIPEND 0161051-510148	\$ 3,000
FY26 CITY MANAGER FULL TIME SALARY 0112352-510111	\$ 9,500

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

1/21/2026
DATE



CITY AUDITOR



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 22, 2026
RE: Agenda Item – Transfer of Funds Request

Attached is correspondence from City Auditor Megan Langan regarding a request for various capital improvements totaling \$283,500 for Fiscal Year 2026.

The request includes:

- \$9,500 to Public Buildings to close the funding gap for the Police Department's Level 2 charger expansion.
- \$84,000 to Fire to address the remaining shortfall for the Fire Headquarters kitchen renovation.
- \$135,000 for traffic signal and safety improvements
- \$55,000 for an EV Transit Van for Human Services to support expanded mobile food access.

I respectfully request that this transfer be placed on the agenda for the City Council meeting scheduled on January 27, 2026.



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 *ML*

DATE: JANUARY 22, 2026

RE: AGENDA ITEM – TRANSFER OF FUNDS REQUEST

Per your request, please find attached a Transfer of Funds request for various capital improvements totaling \$283,500 for Fiscal Year 2026.

A transfer of \$9,500 is requested to Transfer to Capital Projects Public Buildings. These funds will be utilized towards the level 2 charger expansion project for the Police Department. Public Buildings has \$27,000 available to apply towards this project, however the quote for the work came in higher than anticipated at \$36,500. Approval of these funds will allow for the project to continue to move forward.

Additionally, a transfer in the amount of \$84,000 is being requested to Transfer to Capital Projects - Fire. These funds will be utilized for the repairs of the kitchen at Fire Headquarters. The department has been working with Gienapp on design of this project since FY24 and has \$189,000 available to apply towards the project. However, the quote for the work came in higher than anticipated at \$273,000. Approval of these funds will allow for the project to continue to move forward.

The remaining \$190,000 is being requested to Transfer to Capital Projects – City for two separate projects. The first, consists of \$135,000 to be used towards traffic signals and other traffic safety appurtenance to support the work of the DPW's Traffic Division. The final \$55,000 being requested is to be used towards the purchase of an EV Transit Van for the Human Services Department to allow the department to develop mobile food access programs, expand delivery services and provide pop-up markets to the community through the Watertown Food Pantry and Farmer's Market.

I respectfully request the attached transfer be placed on the January 27, 2026, City Council Agenda.

Thank you for your consideration in this matter.

TRANSFER AMOUNT \$175,470

FROM: FY 2026 CITY COUNCIL RESERVE \$ 283,500
0111152-570780

TO: FY 2026 TRANSFER TO CAP PRJ - PUB. BLDG \$ 9,500
0193059-596509

FY 2026 TRANSFER TO CAP PRJ - FIRE \$ 84,000
0193059-596510

FY 2026 TRANSFER TO CAP PRJ - CITY \$ 190,000
0193059-596502

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

1/22/2026
DATE


CITY AUDITOR

Langan, Megan

From: Moroney, Denise
Sent: Tuesday, January 13, 2026 9:50 AM
To: Proakis, George; Langan, Megan
Cc: silas.fyler@watertown.k12.ma.us
Subject: FW: Level 2 chargers extension
Attachments: Watertown PD EV charging project contracts_encrypted_.pdf

Hi George & Megan –

We plan to move forward with the attached level 2 charger expansion project for \$36,498 for the Police Department. We planned to pay it out of the annual \$90,000 operational/capital funds, but we only have \$27,028.15 remaining in the EV Charger account 50065-580025. **Is there \$9,469.85 in available funding somewhere else with the City that we can use towards getting a PO created for these EVs?**

We are also putting together a request for funding for \$300,000 to purchase a SparkCharge portable unit. We will also put forward a request for approximately \$900,000 for the level 3 charging units at the Police station. Do you want these two projects in one single funding request? We plan to submit funding requests by the end of this week for these two items for the January 27th City Council meeting.

We will apply to Eversource's Make Ready program that is now reopened and probably have the majority of that \$900,000 cost covered. We will also see what grants are available for the \$300,000 cost of the Spark Charge unit through Mass Save or Green Communities.

Thanks,
Denise

From: Silas Fyler <silas.fyler@watertown.k12.ma.us>
Sent: Tuesday, January 13, 2026 9:33 AM
To: Unsworth, Daniel <dunsworth@police.watertown-ma.gov>
Cc: Moroney, Denise <dmoroney@watertown-ma.gov>
Subject: Level 2 chargers extension

Hey Dan,

For your information. See attached

Silas Fyler

Assistant Director of Energy Management
Department of Public Buildings
City of Watertown, Massachusetts

124 Watertown St. Suite 3F, Watertown, MA 02472
857-393-2921
silas.fyler@watertown.k12.ma.us

December 12, 2025



94 Reservoir Park Drive
Rockland, MA 02370
617.544.3200
www.inovisenergy.com

Solution: (2) ChargePoint CPF50 dual port pedestals w/ 6' CMK & 1yr Power Cloud & 1 yr Assure

Site: 552 Main Street
Watertown, MA 02472

Presented To: **Silas Fyler**
City of Watertown
silas.fyler@watertown.k12.ma.us

Prepared By: **Austin Adams**
Solutions Consultant
aadams@inovisenergy.com

Inovis Energy, Inc. is pleased to present you with this Electric Vehicle Charging solution. We hope you will find this analysis a viable and effective means to help Watertown achieve its ESG goals.

As a result of implementing this project you will be on the forefront of the shift to electric vehicle adoption and can position yourself to capitalize on the growing need for EV charging stations.

I hope you find this analysis informative. If you have any questions please contact us.

Austin Adams

Austin Adams
603.553.2336

www.inovisenergy.com

EV Charging Solution Estimate

December 12, 2025



SOLUTION:

(2) ChargePoint CPF50 dual port pedestals w/ 6' CMK
& 1yr Power Cloud & 1 yr Assure

PRESENTED TO:

City of Watertown
552 Main Street
Watertown, MA 02472

INFRASTRUCTURE

\$28,378

- Furnish and install (4) 2pole 50A breakers in existing DP
- Furnish and install new #6 THHN from panel to each station location
- Furnish and install (2) 1" conduits from existing hand hole to each station location
- Furnish and install (2) EV charging station bases
- Furnish and install (4) 6" bollards with covers
- Furnish all excavation and landscape restoration

EV CHARGING EQUIPMENT

\$8,120

- 2 ChargePoint CPF50 dual port pedestal w/ 6' CMK
- 4 ChargePoint Power Cloud 1 yr
- 2 ChargePoint Assure 1 yr
- 2 ChargePoint CPF Activation
- 2 Shipping

TOTAL PROJECT COST:

\$36,498

¹ The 30C Alternative Fuel Infrastructure Tax Credit, also referred to as the 8911 tax credit, gives qualifying businesses a 30% tax credit, up to \$100,000, for the purchase and installation of EV charging infrastructure. Businesses must have installed the stations between Jan. 1, 2023, and Dec. 31, 2032, and must claim the credit on their federal tax return via form 8911 which can be found here: <https://www.irs.gov/forms-pubs/about-form-8911>

² Disclaimer - We are not a tax advisor and do not guarantee any tax credits or incentives. Please review with your tax advisor before making any assumptions. Please visit: <https://afdc.energy.gov/laws/10513>

³ Service plan includes unlimited phone and on-site support from the manufacturer

⁴ Stations must be networked for 5-YR's for rebate eligibility

EV Charging Solution Estimate

December 12, 2025



SOLUTION:

(2) ChargePoint CPF50 dual port pedestals w/ 6' CMK
& 1yr Power Cloud & 1yr Assure

PRESENTED TO:

City of Watertown
552 Main Street
Watertown, MA 02472

INFRASTRUCTURE

\$28,378

- Furnish and install (4) 2pole 50A breakers in existing DP
- Furnish and install new #6 THHN from panel to each station location
- Furnish and install (2) 1" conduits from existing hand hole to each station location
- Furnish and install (2) EV charging station bases
- Furnish and install (4) 6" bollards with covers
- Furnish all excavation and landscape restoration

EV CHARGING EQUIPMENT

\$8,120

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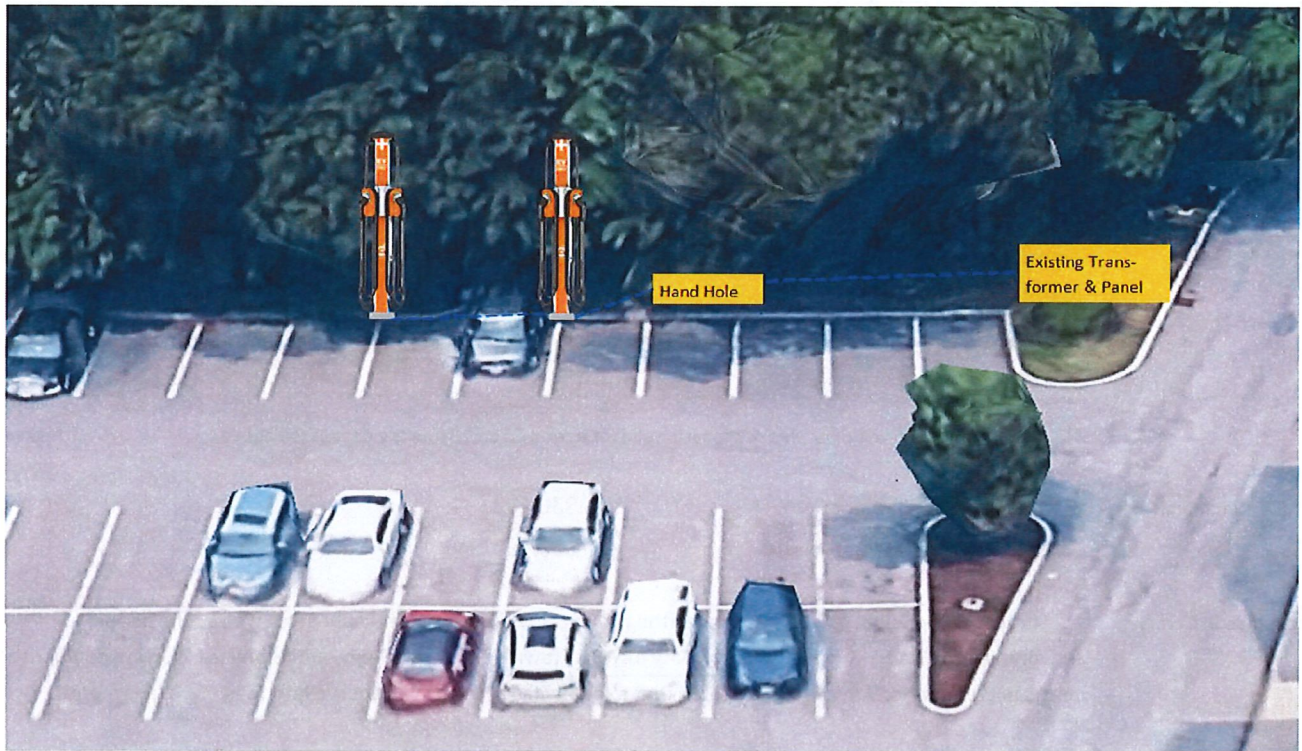
Site Map

Proposed station locations are accepted and approved by: _____
initials

Watertown Police Department
552 Main St, Watertown, MA 02472



Long/Lat: 42.37163099, -71.20086336



CONTRACT



INOVIS ENERGY

EFFICIENCY · FORWARD

December 12, 2025

94 Reservoir Park Drive

Rockland, MA 02370

Customer: **City of Watertown**

617.544.3200

www.inovisenergy.com

Site Address: **552 Main Street
Watertown, MA 02472**

Solution: **(2) ChargePoint CPF50 dual port pedestals w/ 6' CMK & 1yr Power Cloud & 1yr Assure**

Terms & Conditions: The costs of this project includes all labor and materials necessary to install the measures listed in the attached proposal. All charging station locations have been agreed upon with the customer and any deviations from the agreed upon plan may incur additional cost.

Upon acceptance of this proposal (unless financing), the customer shall pay a deposit of 0% of the contract price. The customer understands that Inovis will incur certain mobilization expenses as a result of its undertaking this project. If the customer seeks to cancel the contract, Inovis will be entitled to 10% of the contract price to cover these mobilization expenses. If the customer cancels the project within thee (3) days of signature, Inovis shall waive said mobilization expenses.

All warranty and service is provided by the manufacturer of the charging stations for the term stated within the proposal

**Due to supply chain volatility, this proposal is valid for a term 30 days from the date listed above.

Economics:	Total Project Cost:	\$36,498
	Total Cost to Customer:	\$36,498

Acceptance Of Terms: City of Watertown approves the terms & conditions outlined above as well as the scope of work as provided. City of Watertown is in agreement of the following payment terms and amounts. Any unpaid invoices that exceed 30 day terms will accrue late fees of 2% per month.

Payment Terms:	<u>\$0</u>	due upon contract execution
	<u>\$36,498</u>	due upon project completion

Client Accepted By:

Inovis Energy, Inc. Accepted By:

Name: Silas Fyler

Name: Austin Adams

Title: Energy Manager

Title: Solutions Consultant

Signature: _____

Signature: P. Austin Adams

Date: 12/12/2025

Date: 12/12/2025

This Contract is not valid and enforceable until executed by both parties

www.inovisenergy.com



CONTRACT



INOVIS ENERGY

EFFICIENCY · FORWARD

December 12, 2025

94 Reservoir Park Drive

Rockland, MA 02370

617.544.3200

www.inovisenergy.com

Customer: **City of Watertown**

Site Address: **552 Main Street
Watertown, MA 02472**

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All warranty and service is provided by the manufacturer of the charging stations for the term stated within the proposal

**Due to supply chain volatility, this proposal is valid for a term 30 days from the date listed above.

Economics:	Total Project Cost:	\$36,498
	Total Cost to Customer:	\$36,498

Acceptance Of Terms: City of Watertown approves the terms & conditions outlined above as well as the scope of work as provided. City of Watertown is in agreement of the following payment terms and amounts. Any unpaid invoices that exceed 30 day terms will accrue late fees of 2% per month.

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Client Accepted By:

Inovis Energy, Inc. Accepted By:

Name: Silas Fyler

Name: Austin Adams

Title: Energy Manager

Title: Solutions Consultant

Signature: _____

Signature: P. Austin Adams

Date: 12/12/2025

Date: 12/12/2025

This Contract is not valid and enforceable until executed by both parties

www.inovisenergy.com



Langan, Megan

From: Nicholson, Ryan
Sent: Tuesday, January 13, 2026 11:16 AM
To: Langan, Megan
Cc: Knight, Julie; Maietta, William
Subject: HQ Kitchen Project

Ms. Langan,

Regarding the bids received for the kitchen project, I'm requesting additional funding to make up the difference from the second lowest bid + 10% contingency to the funding we have secured.

Item	Amount (\$)
2nd Low Bid	248,730
10% Contingency	24,800
Total Project Funding	273,530
Existing Funding	189,785
Additional Funds Needed	83,745

The work with Gienapp on this project has been going on since Fiscal Year 24. Originally, we had a \$100,000 budget, but over the last couple of years we have been able to set aside an additional \$89,000 in carryover funds for this project. The kitchen at Headquarters needs repair and has for several years. A main issue is the exhaust hood, which is inoperable, making it so staff is unable to use the existing grill. Additionally, existing residential grade appliances aren't designed for the heavy use they receive in our largest firehouse. This project will address these issues and provide our staff with more suitable living arrangements.

I'd be happy to discuss this further if necessary.

Thank you.

Ryan A. Nicholson
Chief of Department
Watertown Fire Department
99 Main St
Watertown, MA 02472
Office: (617) 972-6511





CITY OF WATERTOWN

DEPARTMENT OF PUBLIC WORKS

124 ORCHARD STREET

WATERTOWN MA 02472

(P) 617-972-6420

(F) 617-972-6402

Thomas D. Brady

Director of Public Works

To: George Proakis, City Manager
From: Thomas D. Brady, Director of Public Works ^{TB}
Date: January 21, 2026
RE: Traffic Signal and Safety Equipment Repair needs

As with any piece of municipal infrastructure the traffic signals and other traffic safety appurtenance require regularly scheduled maintenance and ongoing efforts to ensure they function as intended. To support these efforts the Traffic Division was created, and staffed, in November of 2024. The Supervisor of this new Division is Kevin Woodard.

Mr. Woodard has been diligent in assessing the operability of this traffic infrastructure since that time. In my first year as the Director I have had active and ongoing dialogue with Mr. Woodard as he and his staff have responded to service requests, assessed our existing infrastructure, and affected the necessary repairs to ensure all modes of transportation can move throughout the City in a safe and effective manner. The Traffic Division has two staff, and so we utilize a contracted service, through a consortium bid, to affect large-scale repairs and/or emergency response actions. We are preparing to put a contract out to bid to ensure we continue to receive a competitive price for these services.

It has become clear three of our significant intersections, and five of our school safety flasher/speed signs are in extremely poor condition and in need of immediate repair. We have utilized existing budgets to affect repairs across the City throughout this fiscal year. It is my expectation we will continue to have a need for contracted services. Rather than fully depleting my accounts, when I still would be short of funds to pay for these services, a request for a transfer of funds to cover these necessary repairs from Council Reserves feels like a more prudent approach.

The cost breaks down as follows:

For Traffic Signal repairs there are three intersections in need of immediate repair. We will utilize existing funds to make repairs for the Main and Church St. intersection. I am seeking support to fund the remaining two intersections.

Galen Street & Watertown Street

- New Traffic Signal Cabinet: \$23,294.50
- New Traffic Signal Cable: \$7,681.50
- **Estimated Total:** \$30,976.00

Watertown Street & California Street

- New Traffic Signal Cabinet: \$23,294.50
- New Traffic Signal Cable: \$9,967.25
- **Estimated Total:** \$33,261.75

For School Flashers / Speed Signs:

The School Flashers are located throughout the City. Below is the current inventory and location list for school zone flashers by school:

Lowell School

- 198 Orchard Street (with speed feedback sign)
- 105/107 Orchard Street (with speed feedback sign)
- 55/53 Fuller Road (flashing speed limit sign)
- 43 George Street (flashing speed limit sign)
- George Street at Fuller Road (flashing speed limit sign)

The Beacon School

- 891 Belmont Street (with speed feedback sign)
- 946 Belmont Street (with speed feedback sign)

The Cunniff School

- 233 Warren Street (with speed feedback sign)
- Warren Street, cemetery side (across from 3 Morrison Road)

The Hosmer School

- 305 Mount Auburn Street (overhead flasher)
- 404 Mount Auburn Street (overhead flasher)
- Mount Auburn Street - across from 344 Mount Auburn Street (with speed feedback sign)
- 422 Mount Auburn Street (flashing speed limit sign)
- 60 Hancock Street (Chauncey side) with speed feedback sign
- 148 Boylston Street (with speed feedback sign)

Watertown Middle School

- 100 Waverley Avenue (with speed feedback sign)
- 31 Waverley Avenue (with speed feedback sign)

Of these seventeen locations five are in severe disrepair and need immediate repair.

- 198 Orchard Street: \$13,783.00
- 946 Belmont Street (Solar): \$14,623.00
- 344 Mount Auburn Street: \$12,874.00
- 20 Chauncey Street (Solar): \$14,623.00
- 127 Boylston Street (Solar): \$14,623.00
- **Estimated Total:** \$70,526.00

Total Estimated Cost: \$134,763.75

We will continue to work as a Department to monitor and maintain our infrastructure to ensure we keep our streets, sidewalks, pathways, and school zones safe and accessible for all. As the Traffic Division continues to develop a traffic control infrastructure for the long-term benefit of the community, I am grateful to Mr. Woodard and his staff for their efforts.

I have attached written quotes we received from the vendor as backup for this request. I am available to address any questions you or the Council may have regarding this matter.

Definition

Under the direction of the Director of Public Works, plans, organizes, and coordinates the programs and services of the Department in the areas of engineering, cemetery/parks, fleet, forestry, highway, water & sewer, traffic control, solid waste, street lighting & wiring.

Essential Functions

1. Assist in the development and implementation of department goals, objectives, policies, and procedures.
2. Serve as Acting DPW Director when the Director is unavailable.
3. Oversee programs and activities of the Department and develop, administer, and manage special projects as assigned. Initial projects include launching a work order system and an inventory management system for the department.
4. Serve as the Department point person for the City's 311 Service Center, ensuring the department completes work orders in a timely fashion; coordinate with 311 staff to ensure the City's 311 system and the department's work order system are aligned; ensure the Department delivers accurate, courteous, and easy customer service.
5. Coordinate Departmental activities with other City departments, external agencies, and organizations.
6. Continuously analyze departmental operations by evaluating quantitative and qualitative data, including methods, procedures, and workflows; identify opportunities for improved efficiency and effectiveness and make recommendations to the Director of Public Works.
7. Participate in the development of the department's operating and capital budgets and assist in budget implementation.
8. Support service and equipment procurement within the department and manage vendors and contracts as necessary.
9. Coordinate with Human Resources to identify, interview, and recommend qualified candidates for vacant positions or promotions; provide or coordinate staff training; support discipline procedures and investigations; foster a work culture that promotes collaboration, productivity, and employee satisfaction while maintaining high standards.
10. Participate in contract negotiations for DPW unions and ensure consistent management across the department in line with relevant collective bargaining agreements.
11. Represent the City and participate in professional and public meetings and organizations as appropriate; respond to, meet with, and provide information to the community, professional groups, and committees; attend staff meetings; participate in mandated training and staff development; make formal presentations of proposed programs and projects to City Council and the general public.
12. Establish and maintain positive working relationships within the City, with local, state, and federal agencies, and with the community to effectively advance City initiatives.
13. Maintain appropriate records and files; prepare reports, agenda items, memoranda, letters, and other forms of correspondence.
14. Perform other related duties as assigned.

Minimum Qualifications

Education/Experience:

- Equivalent to a bachelor's degree from an accredited college or university;
- At least seven years of progressively responsible experience, including management and supervisory experience in municipal public works;
- Or any equivalent combination of education, training, and experience that provides the required knowledge, skills, and abilities to perform the essential functions of the job.

Knowledge, Skills, and Abilities

Knowledge of:

- Advanced principles and practices of public works operations;
- Materials, methods, practices, and equipment used in the construction, maintenance, and repair of community assets, such as cemeteries, parks, fleet, forestry, highway, utilities, traffic control, and street lighting and wiring;
- The principles and practices of organization, administration, personnel management, leadership, supervision, training, and performance evaluation;
- The analysis and evaluation of programs, policies, and operational needs;
- Applicable federal, state, and local laws, ordinances, codes, and regulations;
- Applicable occupational hazards and safety precautions;
- Current technological and communication equipment and software relevant to delivering departmental services to internal and external customers;
- Principles and practices of civil engineering as they relate to public works facilities.

Ability to:

- Direct, plan, and organize the activities of a department responsible for a broad range of public works functions;
- Communicate clearly and concisely, both orally and in writing;
- Prepare and administer a budget;
- Analyze problems, identify solutions, project outcomes, and implement recommendations in support of goals;
- Develop and administer sound departmental policies, procedures, and performance measurements;
- Effectively manage staff in a union environment;
- Develop cooperative working relationships with other departments, external agencies, and the community.

Special Requirements

- Valid driver's license and a satisfactory driving record.
- Ability to work weekends, evenings, holidays, and on an on-call basis.



Dagle Electrical Construction Corp.

800-379-1459 Fax 781-937-7678 deccorp.com

Headquarters: 68 Industrial Way, Wilmington, MA 01887

North Divisions: 6 Danville Rd, Plaistow, NH 03865

145 River Rd Unit 1, Lewiston ME 04240

Date: 1/8/2026

-Quote-

Owner:

Town of Watertown
 DPW Purchasing Dept.
 124 Orchard Street
 Watertown, MA 02472

Project: Watertown Traffic Signal
 Maintenance

Customer Ref: 2022-007

WO:

Location:

Intersection: WATERTOWN WATERTOWN ST AT GALEN

Project Description:

REMOVE OLD CABINET INSTALL NEW CABINET , RE-USE RESENTLY INSTALLED NEW EQUIPMENT WIRE INTO NEW CABINET
 EXCLUDE POLICE DETAILS

Item	Quantity	Unit	Price	Charges
Electrician	8	HRLY	\$ 119.00	\$ 952.00
Electrician Overtime	24	HRLY	\$ 119.00	\$ 2,856.00
1 - Type 8 TS2Ty1 16 Pos Gloss Black	1	EA	\$ 17,300.00	\$ 17,300.00
Meter Socket Assy	1	EA	\$ 415.00	\$ 415.00

*Quote is based on current information from client about the project requirements. Actual cost may vary once project elements are finalized or negotiated. Quotes are good for 30 days from date of Quote.

Labor: \$ 3,808.00

Police: \$ -

Equipment: \$ -

Materials: \$ 17,715.00

10.00% Contract Material Mark up: \$ 1,771.50

Total: \$ 23,294.50

Michael DiPrizio

978-267-4522 or mdiprizio@deccorp.com



Dagle Electrical Construction Corp.

800-379-1459 Fax 781-937-7678 deccorp.com

Headquarters: 68 Industrial Way, Wilmington, MA 01887

North Divisions: 6 Danville Rd, Plaistow, NH 03865

145 River Rd Unit 1, Lewiston ME 04240

Date: 1/8/2026

-Quote-

Owner:

Town of Watertown
 DPW Purchasing Dept.
 124 Orchard Street
 Watertown, MA 02472

Project: Watertown Traffic Signal

Maintenance

Customer Ref: 2022-007

WO:

Location:

Intersection: WATERTOWN WATERTOWN ST AT CALIFORNIA

Project Description:

REMOVE OLD CABINET INSTALL NEW CABINET , RE-USE RESENTLY INSTALLED NEW EQUIPMENT WIRE INTO NEW CABINET
 EXCLUDE POLICE DETAILS

Item	Quantity	Unit	Price	Charges
Electrician	32	HRLY	\$ 119.00	\$ 3,808.00
1 - Type 8 TS2Ty1 16 Pos Gloss Black	1	EA	\$ 17,300.00	\$ 17,300.00
Meter Socket Assy	1	EA	\$ 415.00	\$ 415.00

*Quote is based on current information from client about the project requirements. Actual cost may vary once project elements are finalized or negotiated. Quotes are good for 30 days from date of Quote.

Michael DiPrizio
 978-267-4522 or mdiprizio@deccorp.com

Labor: \$ 3,808.00
 Police: \$ -
 Equipment: \$ -
 Materials: \$ 17,715.00
 10.00% Contract Material Mark up: \$ 1,771.50

Total: \$ 23,294.50



Dagle Electrical Construction Corp.

800-379-1459 Fax 781-937-7678 deccorp.com

Headquarters: 68 Industrial Way, Wilmington, MA 01887

North Divisions: 6 Danville Rd, Plaistow, NH 03865

145 River Rd Unit 1, Lewiston ME 04240

Date: 12/16/2025

-Quote-

Owner:

Town of Watertown
 DPW Purchasing Dept.
 124 Orchard Street
 Watertown, MA 02472

Project: Watertown Traffic Signal

Maintenance
 Customer Ref: 2022-007
 WO:

Location:
Intersection: WATERTOWN 198 ORCHARD ST

Project Description:
REMOVE OLD SCHOOL ZONE EQUIPMENT INSTALL NEW ON NEW POLE AND BASE AND PROGRAM EXCLUDE POLICE DETAILS

Item	Quantity	Unit	Price	Charges
Solar School Zone Dual Beacon w/ DFB	1	EA	\$ 11,130.00	\$ 11,130.00
16' Two Piece Aluminum Pedestal - Natural or Painted	1	EA	\$ 1,400.00	\$ 1,400.00

*Quote is based on current information from client about the project requirements. Actual cost may vary once project elements are finalized or negotiated. Quotes are good for 30 days from date of Quote.

Labor: \$ -
 Police: \$ -
 Equipment: \$ -
 Materials: \$ 12,530.00
 10.00% Contract Material Mark up: \$ 1,253.00

Michael DiPrizio
978-267-4522 or mdiprizio@deccorp.com

Total: \$ 13,783.00



Dagle Electrical Construction Corp.

800-379-1459 Fax 781-937-7678 deccorp.com

Headquarters: 68 Industrial Way, Wilmington, MA 01887

North Divisions: 6 Danville Rd, Plaistow, NH 03865

145 River Rd Unit 1, Lewiston ME 04240

Date: 12/19/2025

-Quote-

Owner:

Town of Watertown
 DPW Purchasing Dept.
 124 Orchard Street
 Watertown, MA 02472

Project: Watertown Traffic Signal
 Maintenance

Customer Ref: 2022-007

WO:

Location:
 Intersection: WATERTOWN WATERTOWN ST AT GALEN

Project Description:
 RECABLE COMPLETE SPAN AND REWIRE SIGNALHEADS
 IF WE COME ACROSS A SIGNAL THAT NEEDS TO BE REPAIRED IT WILL BE BILLED T&M BASIS
 EXCLUDED POLICE DETAILS

Item	Quantity	Unit	Price	Charges
Electrician	8	HRLY	\$ 119.00	\$ 952.00
Electrician Overtime	48	HRLY	\$ 119.00	\$ 5,712.00
TRAFFIC CABLE	200	FT	\$ 3.75	\$ 750.00
TRAFFIC WIRE	150	FT	\$ 0.50	\$ 75.00
MISC MATERIAL	1	LS	\$ 100.00	\$ 100.00

*Quote is based on current information from client about the project requirements. Actual cost may vary once project elements are finalized or negotiated. Quotes are good for 30 days from date of Quote.

Labor: \$ 6,664.00
 Police: \$ -
 Equipment: \$ -
 Materials: \$ 925.00

10.00% Contract Material Mark up: \$ 92.50

Total: \$ 7,681.50

Michael DiPrizio
 978-267-4522 or mdiprizio@deccorp.com



Dagle Electrical Construction Corp.

800-379-1459 Fax 781-937-7678 deccorp.com

Headquarters: 68 Industrial Way, Wilmington, MA 01887

North Divisions: 6 Danville Rd, Plaistow, NH 03865

145 River Rd Unit 1, Lewiston ME 04240

Date: 1/8/2026

-Quote-

Owner:

Town of Watertown
 DPW Purchasing Dept.
 124 Orchard Street
 Watertown, MA 02472

Project: Watertown Traffic Signal

Maintenance

Customer Ref: 2022-007

WO:

Location:

Intersection: WATERTOWN WATERTOWN ST AT CALIFORNIA

Project Description:

REMOVE OLD CABLE PULL NEW CABLE MAKE ALL CONNECTIONS
 EXCLUDED ANY BLOCKED OR BROKEN CONDUITS AND POLCE DETAILS

Item	Quantity	Unit	Price	Charges
Electrician	64	HRLY	\$ 119.00	\$ 7,616.00
TRAFFIC CABLE	450	EA	\$ 3.75	\$ 1,687.50
GROUND WIRE	450	EA	\$ 1.00	\$ 450.00

*Quote is based on current information from client about the project requirements. Actual cost may vary once project elements are finalized or negotiated. Quotes are good for 30 days from date of Quote.

Labor: \$ 7,616.00

Police: \$ -

Equipment: \$ -

Materials: \$ 2,137.50

10.00% Contract Material Mark up: \$ 213.75

Total: \$ 9,967.25

Michael DiPrizio

978-267-4522 or mdiprizio@deccorp.com



Dagle Electrical Construction Corp.

800-379-1459 Fax 781-937-7678 deccorp.com

Headquarters: 68 Industrial Way, Wilmington, MA 01887

North Divisions: 6 Danville Rd, Plaistow, NH 03865

145 River Rd Unit 1, Lewiston ME 04240

Date: 12/16/2025

-Quote-

Owner:

Town of Watertown
 DPW Purchasing Dept.
 124 Orchard Street
 Watertown, MA 02472

Project: Watertown Traffic Signal

Maintenance

Customer Ref: 2022-007

WO:

Location:

Intersection: WATERTOWN 344 MT AUBURN

Project Description:

REMOVE OLD SCHOOL ZONE EQUIPMENT INSTALL NEW ON NEW POLE AND PROGRAM EXCLUDE POLICE DETAILS

Item	Quantity	Unit	Price	Charges
Electrician	20	HRLY	\$ 119.00	\$ 2,380.00
AC Powered SZF w/ DFB Speed Radar Sign	1	EA	\$ 8,140.00	\$ 8,140.00
16' Two Piece Aluminum Pedestal - Natural or Painted	1	EA	\$ 1,400.00	\$ 1,400.00

*Quote is based on current information from client about the project requirements. Actual cost may vary once project elements are finalized or negotiated. Quotes are good for 30 days from date of Quote.

Labor: \$ 2,380.00

Police: \$ -

Equipment: \$ -

Materials: \$ 9,540.00

10.00% Contract Material Mark up: \$ 954.00

Total: \$ 12,874.00

Michael DiPrizio

978-267-4522 or mdiprizio@deccorp.com



Dagle Electrical Construction Corp.

800-379-1459 Fax 781-937-7678 deccorp.com

Headquarters: 68 Industrial Way, Wilmington, MA 01887

North Divisions: 6 Danville Rd, Plaistow, NH 03865

145 River Rd Unit 1, Lewiston ME 04240

Date: 12/16/2025

-Quote-

Owner:

Town of Watertown
 DPW Purchasing Dept.
 124 Orchard Street
 Watertown, MA 02472

Project: Watertown Traffic Signal

Maintenance

Customer Ref: 2022-007

WO:

Location:
 Intersection: WATERTOWN 20 CHAUNCEY ST

Project Description:
 REMOVE OLD SCHOOL ZONE EQUIPMENT INSTALL NEW ON EXISTING POLE AND PROGRAM EXCLUDE POLICE DETAILS

Item	Quantity	Unit	Price	Charges
Electrician	20	HRLY	\$ 119.00	\$ 2,380.00
Solar School Zone Dual Beacon w/ DFB -	1	EA	\$ 11,130.00	\$ 11,130.00

*Quote is based on current information from client about the project requirements. Actual cost may vary once project elements are finalized or negotiated. Quotes are good for 30 days from date of Quote.

Michael DiPrizio
 978-267-4522 or mdiprizio@deccorp.com

Labor: \$ 2,380.00
 Police: \$ -
 Equipment: \$ -
 Materials: \$ 11,130.00
 10.00% Contract Material Mark up: \$ 1,113.00

Total: \$ 14,623.00



Dagle Electrical Construction Corp.

800-379-1459 Fax 781-937-7678 deccorp.com

Headquarters: 68 Industrial Way, Wilmington, MA 01887

North Divisions: 6 Danville Rd, Plaistow, NH 03865

145 River Rd Unit 1, Lewiston ME 04240

Date: 12/16/2025

-Quote-

Owner:

Town of Watertown
DPW Purchasing Dept.
124 Orchard Street
Watertown, MA 02472

Project: Watertown Traffic Signal

Maintenance
Customer Ref: 2022-007
WO:

Location:
Intersection: WATERTOWN 127 BOYLSTON

Project Description:
REMOVE OLD SCHOOL ZONE EQUIPMENT INSTALL NEW ON EXISTING POLE AND PROGRAM EXCLUDE POLICE DETAILS

Item	Quantity	Unit	Price	Charges
Electrician	20	HRLY	\$ 119.00	\$ 2,380.00
Solar School Zone Dual Beacon w/ DFB	1	EA	\$ 11,130.00	\$ 11,130.00

*Quote is based on current information from client about the project requirements. Actual cost may vary once project elements are finalized or negotiated. Quotes are good for 30 days from date of Quote.

Labor: \$ 2,380.00

Police: \$ -

Equipment: \$ -

Materials: \$ 11,130.00

10.00% Contract Material Mark up: \$ 1,113.00

Total: \$ 14,623.00

Michael DiPrizio
978-267-4522 or mdiprizio@deccorp.com



Dagle Electrical Construction Corp.

800-379-1459 Fax 781-937-7678 deccorp.com

Headquarters: 68 Industrial Way, Wilmington, MA 01887

North Divisions: 6 Danville Rd, Plaistow, NH 03865

145 River Rd Unit 1, Lewiston ME 04240

Date: 1/20/2026

-Quote-

Owner:

Town of Watertown
DPW Purchasing Dept.
124 Orchard Street
Watertown, MA 02472

Project: Watertown Traffic Signal
Maintenance

Customer Ref: 2022-007

WO:

Location:
Intersection: WATERTOWN 946 BELMONT ST

Project Description:
INSTALL NEW SPEED ZONE SIGN PROGRAMMED

Item	Quantity	Unit	Price	Charges
Electrician	16	HRLY	\$ 119.00	\$ 1,904.00
12" IQ1200 DFB Sign w/ 100watt Solar - 70ahr Battery	1	EA	\$ 4,900.00	\$ 4,900.00

*Quote is based on current information from client about the project requirements. Actual cost may vary once project elements are finalized or negotiated. Quotes are good for 30 days from date of Quote.

Labor: \$ 1,904.00
 Police: \$ -
 Equipment: \$ -
 Materials: \$ 4,900.00
 10.00% Contract Material Mark up: \$ 490.00

Michael DiPrizio
 978-267-4522 or mdiprizio@deccorp.com

Total: \$ 7,294.00



WATERTOWN

MASSACHUSETTS

HUMAN SERVICES

MEMORANDUM

To: George Proakis, City Manager

From: Jenna Bancroft, Director of Human Services

Date: January 21, 2026

Subject: Human Services Van / Mobile Market Program Request

As the Director of Human Services, I am requesting a transfer from Council Reserve to fund an EV Transit Van for the Human Services Department. The estimated cost of the van is \$55,000.

The Health & Human Services Needs Assessment outlined food security as a primary need for the community. Since the Human Services Department launched six months ago, community agencies, direct service providers and residents have shared concern for accessible food programs and expansion of existing services. In this short time, Human Services also responded to federal SNAP benefit changes that affected Watertown residents and mobilized community partners to help lessen the impact.

The Human Services van will allow the department to develop mobile food access programs, expand delivery services and provide pop-up markets to the community through the Watertown Food Pantry and Watertown Farmer's Market. This resource is one component of a larger plan to expand food access by bringing services directly to residents where and when they need it. The van will also allow Veterans Services and Community Wellness to expand community program offerings and give flexibility to the type of programs Human Services can provide.


We look forward to Human Services expanding into the community and making essential programs more accessible to Watertown residents. Please contact me with any questions and thank you for your consideration.



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 20, 2026
RE: Agenda Item – Proposed Loan Order

The Department of Public Buildings requests approval of a \$300,000 loan order to purchase a mobile EV charging platform from SparkCharge. This purchase is consistent with Line 109 of the FY2026–2030 Capital Improvement Program. The Department will also pursue a “Make Ready” grant to offset installation costs. This request accompanies a separate loan order for electric vehicle chargers scheduled for the January 27, 2026 City Council agenda.

The mobile charging platform will strengthen the City’s ability to support a growing municipal EV fleet by deploying charging capacity where vehicles operate, reducing reliance on fixed infrastructure. It will also improve operational readiness by enabling on-site charging for EV emergency vehicles throughout the city. In the event of a major power outage, the unit will help maintain continuity of operations by ensuring the emergency EV fleet remains functional.

I respectfully request that the enclosed Loan Order be placed on the January 27, 2026 City Council Agenda for 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

January 16, 2026

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

RE: Draft Loan Order – Electric Vehicle Charging Platform Bonds

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of funds to pay costs of acquiring a SparkCharge Level 3 mobile electric vehicle charging platform for the police station:

ORDERED: That the sum of \$300,000 is appropriated to pay costs of purchasing a SparkCharge Level 3 mobile electric vehicle charging platform for the police station, including all other costs incidental and related thereto; 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; and that the amount of borrowing authorized by this order shall be reduced by any grant amount received for this purpose.

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

Water

WATERTOWN

MASSACHUSETTS



Watertown City Hall
149 Main Street, Watertown, MA 02472

January 13, 2026

Water

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

Dear Mr. Proakis

The Department of Public Buildings respectfully requests the allocation of \$300,000 in capital funds from the Police Level 3 Electric Vehicle (EV) Charging Station line item for the acquisition of a mobile EV charging platform from SparkCharge.

This investment will provide the city with the flexibility needed to support the continued and dynamic growth of the municipal EV fleet by allowing charging resources to be deployed where vehicles are operating, rather than relying solely on fixed infrastructure. The mobile charging platform will also enhance operational readiness by enabling EV emergency vehicles to recharge on-site throughout the city as needed.

Additionally, in the event of a major power outage, the mobile EV charging unit will help ensure continuity of operations by allowing the City's emergency EV fleet to remain functional and in service.

Could you please support this request and forward it to City Council for approval at the January 27, 2026 council meeting?

THIS IS
Sincerely,

Denise Moroney
City of Watertown
Director of Public Buildings
124 Watertown St., Suite 3F
Watertown, MA 02472

THIS IS
Sincerely,



SPARKCHARGE®

Max300 Battery Trailer

The SparkCharge Max300 is the perfect mobile EV charging solution for commercial electric vehicles. It is designed, engineered, and proven to be the ideal solution to charging trucks, vans, buses and cars at remote locations, special events and depots. The Max300 enables fleets, municipalities, last-mile delivery, OEMs, ports, rideshare, and more to streamline EV operations.



No Upfront Costs

Equipment, installation, and maintenance are all included in one monthly cost.



Scalable & Flexible

Add, relocate, or upgrade chargers as your fleet grows or location needs to change.



Rapid Deployment

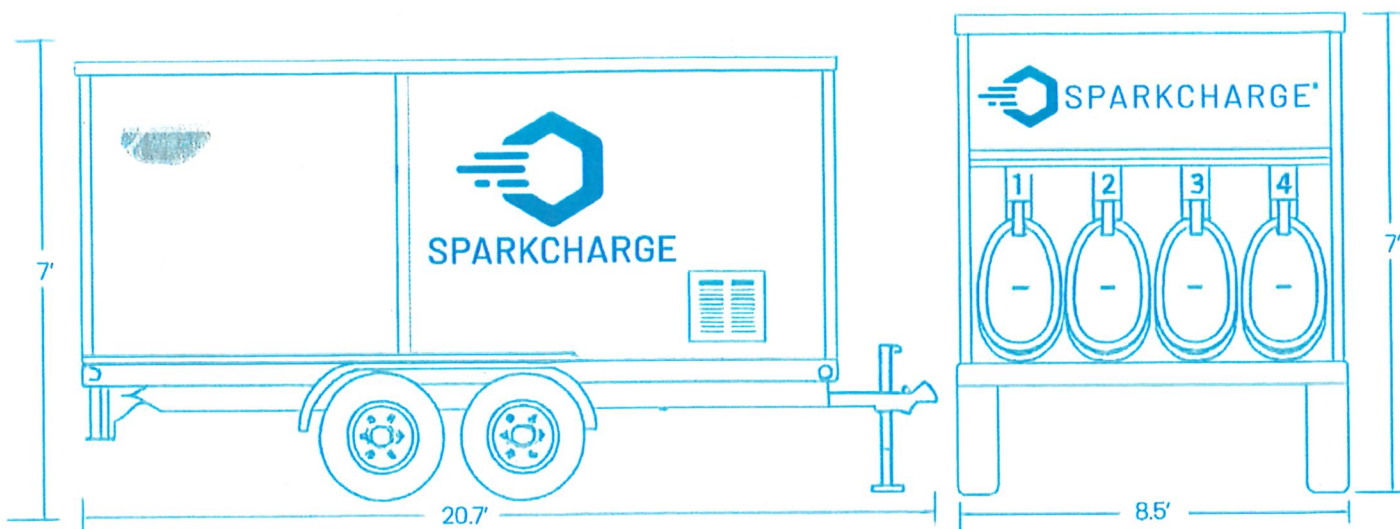
Deploy EV charging in as little as 7 days. Skip the long waits for utility approvals and costly electrical construction. Mobile Battery Trailers are delivered on-site & ready to go.

What you get

- 125 - 250 kW DC fast charger
- 4 charge ports (CCS or NACS)
- OCPP certified
- 3 easy ways to recharge
 - Rent - Lease - Buy

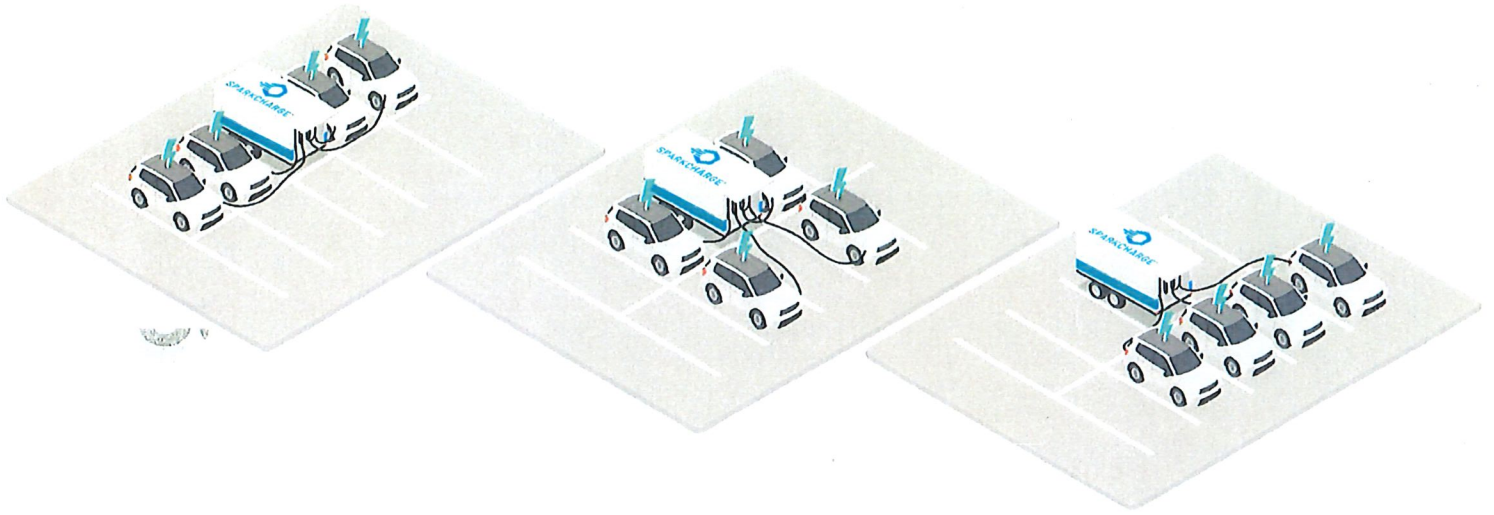


Max300 Specifications

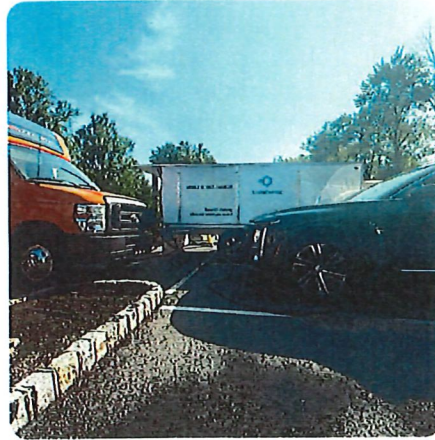


Battery capacity (kWh)	300+
# of DC outputs	4 CCS or NACS
Estimate weight	9,900 lbs
Est. length (w/ trailer tongue)	20.7 ft
Height x Width	7 ft x 8.5 ft (Optional Smaller Version)
Charging input from DCFC	CCSI 120 kW
Charging input from grid	480V 3 phase or AC Level 2 up to 19.2kW (optional)
Charging output (to EV)	DC Fast Charge CCSI 80 kW per port (4 ports max)
Input connector	CCS-1/J1772 port
Output connector	CCS-1 connector (DC)
Output cable length	20 ft - 30 ft
Output voltage	150-1000 VDC
Data reporting & analytics	OCPP 1.6J

Position Examples



In the Field



Pricing Overview

Location: Watertown, MA

Term: Monthly

Max300 Rental Option #1

	Qty	Price
Max300 unit 300 kWh (4 charge ports)	1	\$10,000/month

Max300 Purchase Option #2

	Qty	Price
Max300 unit 300 kWh (4 charge ports)	1	\$300,000

Recharging Service (Optional)

\$575 (per recharge, per unit)



Payment Terms:

Net 30 Monthly, Auto renews monthly, 30 day written notice for cancellation. Purchase to lease option available upon customer request. Shipping and set up TBD. Customer responsible for associated shipping costs.


Please send purchase orders to sales@sparkcharge.io with a carbon copy (cc) to the SparkCharge sales representative listed. For proposal questions contact tweston@SparkCharge.io. SparkCharge reserves the right to acceptance of purchase orders from the customer.



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 20, 2026
RE: Agenda Item – Proposed Loan Order

The Department of Public Buildings requests approval of a \$900,404 loan order to purchase three Level 3 Electric Vehicle (EV) Chargers. This purchase is consistent with Line 109 of the FY2026–2030 Capital Improvement Program. The Department will also pursue a “Make Ready” grant to offset installation costs. This request accompanies a separate loan order for a mobile electric vehicle charging platform scheduled for the January 27, 2026 City Council agenda.

These chargers will provide the Police Department with the necessary capacity to reliably recharge its patrol EV fleet during shift changes, supporting operational efficiency and fleet readiness.

I respectfully request that the enclosed Loan Order be placed on the January 27, 2026 City Council Agenda for 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

January 16, 2026

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

RE: Draft Loan Order – Electric Vehicle Charger Bonds

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of funds to pay costs of acquiring three Level 3 electric vehicle chargers for the police station:

ORDERED: That the sum of \$900,404 is appropriated to pay costs of purchasing three Level 3 electric vehicle chargers for the police station, including all other costs incidental and related thereto; 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; and that the amount of borrowing authorized by this order shall be reduced by any grant amount received for this purpose.

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

WATERTOWN

MASSACHUSETTS



Watertown City Hall
149 Main Street, Watertown, MA 02472

January 13, 2026

Mr. George Proakis
City Manager
149 Main Street
Watertown, Ma 02472

Dear Mr. Proakis:

The Department of Public Buildings respectfully requests the allocation of \$900,404 in capital funds from the Police Level 3 Electric Vehicle (EV) Charging Station line item for the acquisition of three Level 3 EV Chargers for the Police Station.

These chargers will allow the Police Department to recharge the patrol EV fleet vehicles during their shift changes.

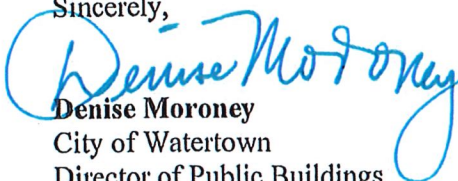
If this request is approved the Department of Public Buildings will apply to the electric utility "Make Ready" program to reduce this cost. "Make Ready" can cover:

- Grid-Side Upgrades: Utility-paid work in the public way, like transformer upgrades.
- Customer-Side Infrastructure: Subsidized costs for property upgrades (e.g., electrical panels, new circuits).
- Equipment Rebates: Rebates for the actual EV chargers (EVSE)

This program is expected to significantly reduce the cost of the infrastructure and EV chargers.

Could you please support this request and forward it to City Council for approval at the January 27, 2026, council meeting.

Sincerely,


Denise Moroney
City of Watertown
Director of Public Buildings
124 Watertown St., Suite 3F
Watertown, MA 02472



Pricing Sheet

10-24-0055.668 Watertown PD, 552 Main St Watertown

DCFC Site

1/12/2026

Quote SW25-147

Description	Total Amount
Engineering & Permitting	4,081.00
Trenching & Backfill	77,413.85
Conduit & Wiring	168,380.41
Civil Works	39,991.20
Electrical Equipment	55,383.32
EV Charging Stations	555,153.30

Estimate Totals

Description	Amount	Totals
Total		900,404

- All prices in USDS
- This pricing is not based on prevailing wages, as it is intended for submission under the Eversource EV Make-Ready Program. Please note that the pricing will be revised if the project does not proceed under the Eversource program.
- EV Charging Stations include:
 - DCFC Hardware, cable management, credit card reader, CCS1 16ft cables, BABA Compliant
 - 5 years Parts & Labor Warranty
 - 5 years networking
 - Shipping, installation and commissioning

One Westinghouse Plaza, Suite D6, Boston, Massachusetts, 02136
www.maverickcorporation.com
www.evservicescompany.com

HYC 400



Up to **97.5 %**
efficiency under full load

Up to **2x 600 A**
simultaneous output

50 kW
dynamic load management granularity

150 - 1000 V
output range

Bidirectional
future capability



All-in-one design for an ultra-compact footprint



Up to 4 simultaneous charge outputs



Power-Stack scalable architecture

100 kW to 400 kW
DC-charging system for EVs

HYC 400

General information

Operating temperature	-30°C up to +55°C (-22°F to 131°F) ⁽²⁾
Storage/transport temperature	-40°C to 70°C (-40°F to 158°F)
Altitude	<4,000 m (< 13,000 ft) ⁽²⁾
Humidity (in operation, storage)	Up to 95% non-condensing
Enclosure type	NEMA 3R (IP54) Indoor/Outdoor
Impact resistance (IEC 62262)	IK10
Noise emission	< 52 dBA ⁽¹⁾
Dimensions (H x W x D)	88 x 29 x 26 in (2185 x 732 x 663 mm)
Weight	1235 lbs up to 1965 lbs (560 kg up to 890 kg) ⁽³⁾
Accessibility	Meets ADA requirements for height and reach
User interface	15.6" display, 4 buttons, RGB connector status
Multilingual system	GUI in 27 languages
Remote management	Access control, configuration, diagnostics, software updates

Configuration Options

Branding	Options for custom colors (powder coating), custom vinyl
CMS (Cable Management System)	Metal swing arm keeps 16.4 ft (5 m) off the ground
Payment system	Credit card reader optional (Payter/Nayax), EMV Chip, Tap to Pay

Compliance and Safety

NRTL	UL 2202, UL 2231-1, UL 2231-2 CSA C22.2 No. 346.22, No. 281.1-12, No. 281.2-12 File No. E515867
Metering	CTEP No. 5966-24
EMC	FCC 47CFR Part 15B (Class A)
Electrical safety	NEC (NFPA 70) Article 625
NEVI	BABA ⁽⁴⁾

HYC 400

Charging Interfaces

Connection options	CCS1, J3400 (NACS), CHAdeMO
Cable lengths	11.5 ft (3.5 m), 16.4 ft (5 m), 25 ft (7.5 m)
RFID system	ISO/IEC 14443A/B, ISO/IEC 15693, NFC
Network communications protocol	Dual SIM, 4G LTE Modems 10/100 Base-T Ethernet
Energy management	Configurable static power limit, Dynamic Power limit via OCPP/Modbus
Network communications protocol	Open Charge Point Protocol (OCPP) 1.6 and 2.0.1 Modbus, API
Vehicle communications protocol	DIN 70121, ISO 15118, Autocharge, Plug and Charge, CHAdeMO 1.2

Electrical

AC nominal voltage (RMS)	480 V \pm 10%
AC nominal input current (RMS)	480 A
Input connection	3-Phase: L1, L2, L3, GND (no neutral)
Frequency	60 Hz
Power factor	> 0.99 at full load
THDi (Total harmonic distortion)	< 5% at full load
Conversion efficiency	up to 97.5% at full load
SCCR	65 kA
Surge protection	Type 1, In 20 kA, I _{max} 50 kA
Standby power consumption	43 W
DC output	100 kW (one Power-Stack), max. 300 A 200 kW (two Power-Stacks), max. 600 A 300 kW (three Power-Stacks), max. 900 A (600 A max. per cable) 400 kW (four Power-Stacks), max. 1200 A (600 A max. per cable)
Output voltage	150 - 1000 VDC

^① Standard environmental conditions 60°F [20°C], 10 ft [3 m] distance

^② See Manual for environmental derate

^③ Depending on the configuration

^④ Compliance assessment completed by PWC



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 15, 2026

RE: Request for Confirmation - Reappointment 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 reappointment to the Board of Health which requires Council confirmation.

- Dominic Amirtharaj, MD – Reappointment as a member of the Board of Health to a term expiring February 5, 2029

Thank you for your anticipated cooperation in this matter.



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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

To: Honorable City Council

From: George J. Proakis, City Manager 

Date: January 15, 2026

RE: Request for Confirmation –Appointment and Reappointments the Conservation Commission

In accordance with the provisions of the Watertown Home Rule Charter and Town Council Ordinance 2007-46, An Ordinance on the Timing and Process of Appointments to Town Boards, Commissions, and Committees, I am hereby submitting a request for an appointment and reappointments to the Conservation Commission, which requires Council confirmation.

- Marie-Sophie Rohwaeder - Appointment as a member of the Conservation Commission to a term expiring February 15, 2029
- Leo Martin - Reappointment as a member of the Conservation Commission to a term expiring February 15, 2029
- Jaime O'Connell - Reappointment as a member of the Conservation Commission to a term expiring February 15, 2029

Thank you for your anticipated cooperation in this matter.




George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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

To: Honorable City Council

From: George J. Proakis, City Manager 

Date: January 15, 2026

RE: Request for Confirmation - Reappointments to the Community Preservation Committee

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 reappointments to the Community Preservation Committee which requires Council confirmation.

- Dennis Duff – Reappointment as a member of the Community Preservation Committee to a term expiring February 1, 2029
- Amy Plovnick - Reappointment as a member of the Community Preservation Committee to a term expiring February 1, 2029

Thank you for your anticipated cooperation in this matter.



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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

To: Honorable City Council

From: George J. Proakis, City Manager 

Date: January 15, 2026

RE: Request for Confirmation – Reappointment to the Licensing Board

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 reappointment to the Licensing Board which requires Council confirmation.

- John Labadini – Reappointment as a regular member of the Licensing Board to a term expiring February 15, 2029


Thank you for your anticipated cooperation in this matter.



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472

To: Honorable City Council
From: George J. Proakis, City Manager 
Date: January 15, 2026
RE: Request for Confirmation – Reappointment to the Planning Board

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 reappointment to the Planning Board which requires Council confirmation.

- Payson Whitney - Reappointment as a member of the Planning Board to a term expiring February 15, 2029


Thank you for your anticipated cooperation in this matter.



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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

To: Honorable City Council
From: George J. Proakis, City Manager 
Date: January 20, 2026
RE: Request for Confirmation – Appointment to the Traffic Commission

Pursuant to the provisions of the Watertown Home Rule Charter and Town Council Ordinance 2007-46, An Ordinance on the Timing and Process of Appointments to Town Boards, Commissions and Committees, I am transmitting herewith a request for appointment to the Traffic Commission which requires Council confirmation. This appointment will be to fill the unexpired term of Ryan McMorro.

- Jason Merkin – Appointment as a member of the Traffic Commission to a term expiring May 15, 2027


Thank you for your anticipated cooperation in this matter.



George J. Proakis
City Manager

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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 15, 2026
RE: Request for Confirmation – Reappointments to the Zoning Board of Appeals

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 reappointments to the Zoning Board of Appeals which requires Council confirmation.

- Sarah Baker - Reappointment as a full member of the Zoning Board of Appeals to a term expiring February 15, 2031
- Gregory Girard - Reappointment as an alternate member of the Zoning Board of Appeals to a term expiring February 15, 2028

Thank you for your anticipated cooperation in this matter.