City Council Meeting

Tuesday, July 14, 2026 at 7:00 PM
Parker Annex Building - Meeting Room 2E

Agenda

ACCESS INFORMATION:

A. This meeting will be held on Tuesday, July 14, 2026 at 7:00 P.M. Location: Parker Building Meeting Room 2E - 124 Watertown Street, Watertown, MA 02472 - Second Floor

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. PLEDGE OF ALLEGIANCE
3. PUBLIC FORUM
4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
   A. Minutes from City Council Meeting June 23, 2026
5. PRESIDENT'S REPORT
   A. Presentation of a Historically Accurate Printing of the Declaration of Independence
6. INFORMATIONAL PRESENTATIONS
   A. Hazard Mitigation Plan
7. PUBLIC HEARINGS
   A. Public Hearing and Vote on a Petition from NSTAR Electric DBA Eversource for a Grant of Location in Main Street northwesterly thence northeasterly from manhole MH11279, approximately 90 feet east of Whites Avenue, to install approximately 92 feet of conduit. This work is to provide electrical service to a newly installed

pedestrian-actuated flashing crosswalk sign, as part of the City's project, 2026-12 Main Street at Whites Avenue Bus Stop Improvements. The recommendations and conditions set out by the Department of Public Works shall be required upon approval of this application.

B. Public Hearing and Vote on a Petition from NSTAR Electric DBA Eversource for a Grant of Location in Chapman Street - easterly side, approximately 80 feet south of Carey Avenue, to relocate utility pole 199/20 to approximately 8 feet north of its current location. This work is to accommodate a fully permitted new driveway and to provide a new overhead wired electrical service for 128 Carey Avenue. The recommendations and conditions set out by the Department of Public Works shall be required upon approval of this application.

C. Public Hearing and Vote on a Proposed Loan Order that the sum of $750,000 is appropriate to pay costs of purchasing a fire engine for the Fire Department, as more fully described in the City's Fiscal Year 2027 through 2031 Capital Improvement Plan, and the payment of all 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 Heraing and Vote on a Proposed Order Establishing Water and Sewer Rates and Charges for Fiscal Year 2027

E. Public Hearing and Vote on a Proposed Noise Ordinance

8. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

A. Clerical Correction to the Administrative Code - Licensing Board Appointment Date

B. Resolution Authorizing a Transfer of Funds in the amount of $360,000 from various Fiscal Year 2026 Departmental Expenditure accounts to the Fiscal Year 2026 ESCO Capital Project Stabilization Fund

C. Resolution Authorizing a Transfer of Funds in the amount of $850,000 from the Fiscal Year 2026 City Health Insurance and Fiscal Year 2026 School Health Insurance accounts to the Fiscal Year 2026 Transfer to OPEB Trust Fund

D. Resolution Authorizing a Transfer of Funds in the amount of $18,800 from the Fiscal Year 2026 Manager Salary Adjustment account to various Fiscal Year 2026 Personnel accounts

E. Resolution Authorizing a Transfer of Funds in the amount of $1,250,200 from various Fiscal Year 2026 Departmental Personnel accounts to various Fiscal Year 2026 Capital Improvements accounts

F. Resolution Authorizing a Transfer of Funds in the amount of $200,000 from various Fiscal Year 2026 Departmental Expenditure accounts to the Fiscal Year 2026 Transfer to Capital Projects - Public Buildings account

G. Resolution Authorizing a Transfer of Funds in the amount of $690,000 from various Fiscal Year 2026 Waste Disposal accounts to the Fiscal Year 2026 Transfer to Capital Projects - City account

H. Resolution Authorizing a Transfer of Funds in the amount of $22,000 from the Fiscal Year 2027 City Council Reserve to various Fiscal Year 2027 City Manager Personnel accounts

I. Resolution Authorizing a Transfer of Funds in the amount of $1,700,000 from various Fiscal Year 2026 Debt Services accounts and the Fiscal Year 2026 City Council Reserve to various Fiscal Year 2026 Stabilization accounts

J. Resolution Approving the Expenditure of a Gift of Funds from the Armenian Memorial Church

K. Consideration and Approval of Exemptions of Interests of Existing City Employees in Contracts with the City Including Summer, Winter, Holiday, and After-School Program Employment Positions in Response to Disclosures Filed with the City Clerk by Prospective Employees and Certification by the Recreation Director that No Employee of that Department is Available to Perform those Services as part of their Regular Duties in Accordance with G.L. c. 268A, sec 20(b)

L. First Reading on a Proposed Ordinance adjusting the City Auditor's Salary

M. First Reading on a Proposed Ordinance adjusting the Council Clerk's Salary

9. REPORTS OF COMMITTEES

A. Committee on Human Services Report regarding its meeting on June 23, 2026 - Palomba, Chair

ACTION ITEM:
To recommend that the City Council appoint Phyllis Perrone as a member of the Council on Aging to a term expiring May 15, 2029

ACTION ITEM:
To recommend that the City Council appoint Ryan Nicholson as a member of the Council on Aging to a term expiring May 15, 2029

B. Committee on Education and School System Matters Report regarding its meeting on June 23, 2026 - Izzo, Chair

ACTION ITEM:
To recommend that the City Council appoint Adrienne Robers as a member of the Watertown Cable Access Corporation - Board of Directors, filling the unexpired term of Christopher Mckenzie, to a term expiring September 15, 2027

ACTION ITEM
To recommend that the City Council appoint Lindsay Graham as a member of the Watertown Cable Access Corporation - Board of Directors to a term expiring September 15, 2029

C. Committee on Economic Development and Planning Report regarding its meeting on June 22, 2026 - Gannon, Chair

ACTION ITEM:
To recommend that the City Council confirm Simone Worsdale as an appointed member of the Cultural Council to fulfill the unexpired term of Nick Haddad expiring May 15, 2027

ACTION ITEM:
To recommend that the City Council confirm Kevin Lee as an appointed member of the Historical Commission to fulfill the unexpired term of Marilynne Roach expiring

October 1, 2026

ACTION ITEM:
To recommend that the City Council confirm Phyllis Perrone for reappointment to the Cultural Council to a term expiring May 15, 2029

10. COMMUNICATIONS FROM THE CITY MANAGER
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	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

JUNE 23, 2026

Watertown City Council

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

CITY COUNCIL MEETING
TUESDAY, JUNE 23, 2026, 7:00 P.M.
RICHARD E. MASTRANGELO COUNCIL CHAMBER
ADMINISTRATION BUILIDING, 149 MAIN STREET

MINUTES

ACCESS INFORMATION:

A. This meeting will be held on June 23, 2026 at 7:00 P.M. Location: Richard E. Mastrangelo Council Chamber 149 Main Street, Watertown, MA 02472
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1. ROLL CALL

Council President Sideris called to order a regular meeting of the City Council at 7:00 p.m. in the Richard E. Mastrangelo Chamber, Administration Building. Those present were Councilors 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, Doug Newton, Council Analyst and Brendan T. McCarthy, Council Clerk.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC FORUM

There were no participants.

4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS

A. Minutes from City Council Meeting June 9, 2026

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

The motion carried unanimously in a Voice Vote.

5. PRESIDENT'S REPORT

A. Deliberation and Vote on Approval and Execution of the City Manager Contract for George Proakis

President Sideris remarked that this contract reflects a four-year extension with a clause adding a fifth year should an agreement not be reached by the end of the fourth. Other aspects include added deferred compensation and salary increases that align with union contracts, which end after the second year of the contract to allow for flexibility should the City encounter difficult financial times.

Linda Scott – 55 Olcott Street – Asked if salary increases also happen for non-union employees, and raised the issue that there wasn't an evaluation form present in this instance for the public to view how the City Council adjudicated the City Manager's merit.

President Sideris replied that non-union personnel also get increases, and that the Committee on Personnel and City Organizations along with Human Recourses are working to get a formal document that illustrates that to be made public.

Councilor Piccirilli moved to approve and execute the contract for the City Manager as presented and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

6. PUBLIC HEARINGS

A. Public Hearing and Vote on a Proposed Ordinance Amending the City Manager's Salary

President Sideris reiterated that the salary would be adjusted for a 4.5% increase (2.5% COLA 2% performance) for this year and next - $255,668 effective 26-08-15 & $267,173

effective 27-07-01.

Councilor Piccirilli moved to approve the ordinance adjusting the City Manager's salary and Councilor Feltner seconded.

President Sideris remarked that this amount is a result from three executive sessions which included examination of comparables in town as well as manager's from other communities and outside consultation from Bernie Lynch. The salary figures reflect around the average amount, if not a little above average, but he considers Mr. Proakis to be a well above average city manager. He further remarked on how difficult it is to have longevity in such a position with a dedicated individual.

The motion carried unanimously in a Roll Call Vote.

City Manager Proakis thanked the City Council for their continued confidence in the work he is doing with an amazing team and community.

7. MOTIONS, ORDINANCES, ORDERS, AND RESOLUTIONS

A. Resolution Establishing Fiscal Year 2027 Expenditure Limits for Revolving Funds

City Auditor Langan stated that the expenditure limits for the revolving funds must be reauthorized by the City Council.

Councilor Piccirilli moved to approve the expenditure limits for Fiscal Year 2027 and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

B. Resolution Authorizing the Fiscal Year 2027 Retiree Health Insurance and Related Expenditures from the Other Post Employment Benefits (OPEB) Trust Fund

City Auditor Langan stated that a requirement of MGL is that the health insurance premiums for retirees must be paid from the OPEB trust fund and authorized by the City Council.

Councilor Piccirilli moved to approve the Fiscal Year 2027 expenditures from the OPEB trust fund and Councilor Feltner seconded.

The motion carried unanimously in a Roll Call Vote.

C. Resolution Authorizing a Transfer of Funds in the amount of $12,400 from the Fiscal Year 2026 City Council Reserve to the Fiscal Year 2026 City Auditor Accounting & Auditing account (Audit Level 1 Review of Watertown Contributory Retirement System and OPEB Plan)

City Manager Proakis remarked that numbers from the recent actuary review significantly shifted the amount of funding needed for the pension fund, and this transfer is to double check those numbers with an external auditing.

City Auditor Langan confirmed that this transfer reflects a request to CBIZ to perform an independent audit of both the Watertown Contributory Retirement System and the Watertown OPEB plan.

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

President Sideris remarked that he believes this to be an important action after conversations with the City Manager and City Auditor.

The motion carried unanimously in a Roll Call Vote

D. Resolution Authorizing a Transfer of Funds in the amount of $246,000 from various Fiscal Year 2026 Police Salary accounts to the Fiscal Year 2026 Police Vehicle Replacement account

City Manager Proakis stated that this is a traditional annual transfer request, but more importantly, is an example of all departments pulling together to reach climate plan goals. Many police vehicles idle continuously, so by replacing conventional combustion vehicles with electric, there is a result of great reduction in fuel consumption. This transfer would purchase three new vehicles

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

The motion carried unanimously in a Roll Call Vote.

E. Resolution Authorizing a Transfer of Funds in the amount of $445,000 from the Fiscal Year 2026 Planned Debt and Fiscal Year 2026 Authorized/Unissued Debt accounts to the Fiscal Year 2026 Transfer to Capital Projects - Public Buildings account (Photovoltaic Array Installation for DPW Roof)

City Manager Proakis stated that this item represents the installation of a solar array on top of the DPW building. This item corresponds with a loan order that was passed in September of 2025 and a climate leadership grant. This does qualify for federal paybacks, but those may take time to realize, so this transfer eliminates the chase of running a negative account balance.

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

Councilor Offei asked what the total cost of the PVRA was.

Director of Public Buildings Maroney replied that it is about $1.2 million for the roof array

and solar canopies in the parking lot of the DPW.

The motion carried unanimously in a Roll Call Vote.

F. Resolution Authorizing a Transfer of Funds in the amount of $70,000 from the Fiscal Year 2026 Authorized/Unissued Debt account to the Fiscal Year 2026 Transfer to Capital Projects - City account (Senior Bus)

City Manager Proakis presented the item for a transfer to cover the costs of a shuttle bus for the senior center.

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

The motion carried unanimously in a Roll Call Vote.

G. Resolution Authorizing a Transfer of Funds in the amount of $373,000 from the Fiscal Year 2026 Authorized/Unissued Debt account to the Fiscal Year 2026 Transfer to Capital Projects - Public Buildings account (Parker Renovations)

City Manager Proakis remarked on the complexity of the Parker Building renovation as the building continues to surprise the team with challenges. He recently asked the Director of Buildings to come forward with a lump some of the best total estimates needed in hopes to do no further borrowing. He added that there is about $85,000 committed to hazardous material abatement.

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

Councilor Feltner asked for clarification on monetary amounts of taking care of hazardous materials and new insulation.

Director of Public Buildings Maroney replied the $85,000 reflects hazmat demolition and removal, layers of ceiling tiles containing asbestos.

Councilor Gannon raised questions as to who was used to scope out the possibility of hazardous materials upon purchasing the building considering the additional request for funds.

Ms. Maroney replied that there are many unknowns when purchasing a large old building, particularly in knowing what is installed in materials under layers of flooring – the bathrooms' flooring alone has a change order of $320,000. The items are uncovered after ripping up materials, which happens after purchase.

President Sideris added that this happened in the Lowell School as well. Restoring and renovating very old buildings brings these types of unforeseen challenges.

Councilor Offei remarked that he believes the all in cost of $8 million in renovation is astounding and asked what the total cost of the project overran.

City Manager Proakis replied that the renovations of the large building are extensive, includes everything that has been touched in the building, and consists of complete overhauls of electrical systems, fire systems, boilers, entire floor renovations, and all six rooftop units. The amount that the project is over is the $373k over the contingency, which was 15%. A 15% contingency is robust for a renovation project, but perhaps when purchasing a 90 year old building, they should consider raising it.

Ms. Maroney agreed with the City Manager and suggested that a 20% contingency may be more appropriate when considering structures of such an age.

City Attorney Reich added that public building construction under the relevant procurement statutes require a number of additional hurdles including prevailing wage application, bonding, subcontracting and subtrades etc., and that it can't be compared to private projects.

Councilor Gannon remarked that he would like to see the City Manager and City Attorney consult to see if there are any cost recovery avenues for assurance.

The motion carried unanimously in a Roll Call Vote.

H. First Reading on a Proposed Loan Order that the sum of $750,000 is appropriate to pay costs of purchasing a fire engine for the Fire Department, as more fully described in the City's Fiscal Year 2027 through 2031 Capital Improvement Plan, and the payment of all 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 presented the first reading for a new fire engine.

I. Resolution Authorizing a Transfer of Funds in the amount of $500,000 from the Fiscal Year 2026 Fire Full-Time Salaries account to the Fiscal Year Transfer to Capital Projects - Fire Department account (Fire Engine)

City Manager Proakis stated that this amount reflects an effort to reduce the amount of borrowing for the fire engine loan order. He added that the reason there is $500,000 available is that they previously funded the amount to run a second ambulance, but they are just now getting that personnel on board now.

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

President Sideris asked when the expected delivery of the engine is.

Fire Chief Nicholson replied that this engine was ordered at a locked in prince in October

of 2023, which probably saved several hundred thousand dollars. The fire engine is scheduled to arrive in November 2026.

The motion carried unanimously in a Roll Call Vote.

J. First Reading on a Proposed Order Establishing Water and Sewer Rates and Charges for Fiscal Year 2027

City Manager Proakis presented the first reading on water and sewer rates. Fiscal Year 2027 has a 4.5% projection for water and sewer, but there are ominous forecasts for future years, and further planning will be discussed at the next meeting.

K. Consideration and Approval of Exemptions of Interests of Existing City Employees in Contracts with the City Including Summer, Winter, Holiday, and After-School Program Employment Positions in Response to Disclosures Filed with the City Clerk by Prospective Employees and Certification by the Recreation Director that No Employee of that Department is Available to Perform those Services as part of their Regular Duties in Accordance with G.L. c. 268A, sec 20(b)

Councilor Piccirilli moved to approve the employee exemptions and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

L. Resolution Approving the Acceptance and Expenditure of Gifts to the Watertown Food Pantry

City Manager Proakis stated that the Watertown Food Pantry received $31,967.38 in donations from many different entities over the past few month, and asked that City Council approve the generous gifts.

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

The motion carried unanimously in a Voice Vote.

M. First Reading on a Proposed Noise Ordinance

President Sideris stated that the report had been read at a previous meeting, and that this ordinance will be voted on at the upcoming meeting.

8. REPORTS OF COMMITTEES

A. Committee on Climate and Energy Report regarding its meeting on March 23, 2026 - Palomba, Chair

Councilor Palomba presented 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 June 11, 2026 - Piccirilli, Chair

ACTION ITEM:
To recommend that the City Council approve the appointment of Christoper Coner to the Stormwater Committee for a term expiring July 15, 2027

ACTION ITEM:
To recommend that the City Council approve the reappointment of Russ Arico to the Solid Waste and Recycling Committee for a term expiring May 15, 2029

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 first action item and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

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

The motion carried unanimously in a Voice Vote.

C. Committee on Human Services Report regarding its meeting from June 15, 2026 - Palomba, Chair

ACTION ITEM:
To recommend that the City Council direct the Administration to further analyze the Watertown Affordable Housing Incentives Study and develop options for implementing specific programs and policies based on the Study's recommendations

Councilor Palomba read the report.

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

The motion carried unanimously in a Voice Vote.

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

The motion carried unanimously in a Voice Vote.

9. COMMUNICATIONS FROM THE CITY MANAGER

A. Request for Confirmation of Reappointments to the Watertown Affordable Housing Trust

City Manager Proakis requested the reappointments of Cliff Cook, Helen Oliver, and Zoe Weinrobe to the Watertown Affordable Housing Trust.

President Sideris stated that this gets referred to the Committee on Human Services.

B. Request for Confirmation of Appointments to the Conservation Commission

City Manager Proakis requested the appointments of Ian Clancy and Rachel Slater to the Conservation Commission.

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

City Manager Proakis then announced various Pride Month activities, the farmers market and concert series, and Independence Day celebrations.

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

There were no requests for information.

11. ANNOUNCEMENTS

Councilor Gardner congratulated Eileen Ryan who will be awarded the Commonwealth Heroines Award.

President Sideris announced upgrades to Council Chambers, and that the summer meetings will take place at the Parker Annex building.

He then congratulated Doug Newton for becoming Town Administrator for Sheffield, MA. Mr. Newton was the first Policy Analyst for the Watertown City Council and should be proud of the effort he put in to fulfill the role. In addition to his accomplishments with the City Council, Mr. Newton also served well as liaison to Watertown's first Human Rights Commission. President Sideris thanked Mr. Newton for his hard work and wished him well on his bright future.

12. PUBLIC FORUM

David Cain – 99 Pleasant Street – Voiced opposition a parking garage and made comparisons between Massachusetts' population and American residents moving from California to Texas.

13. RECESS OR ADJOURNMENT

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

The motion was adopted unanimously in a Voice Vote.

The meeting adjourned at 8:34 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 July 14, 2026.

_____
Mark S. Sideris, Council President
s:/BTM

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

City Council Meeting

Tuesday, June 23, 2026 at 7:00 PM

Richard E. Mastrangelo Council Chamber

Administration Building, 149 Main Street

List of Documents

1. City Manager Contract – Item 5B
2. City Manager Salary – Item 6A
3. FY27 Expenditure Limits for Revolving Funds – Item 7A
4. FY27 Retiree Health Insurance OPEB – Item 7B
5. Transfer of Funds - $12,400 CC Reserve – Auditing – Item 7C
6. Transfer of Funds - $246k - Police Salary – Police Vehicle – Item 7D
7. Transfer of Funds - $445k – Planned /Unissued Debt – Cap Proj Public Buildings – Item 7E
8. Transfer of Funds - $70k - Authorized/Unissued Debt – Cap Proj City – Item 7F
9. Transfer of Funds - $373k – Authorized/Unissued Debt – Cap Prob Public Buildings – Item 7G
10. FR Loan Order - $750k – Fire Engine – Item 7H
11. Transfer of Funds - $500k – Fire Salaries – Cap Proj Fire – Item 7I
12. FR Order Water and Sewer Rates – Item 7J
13. Employee Exemptions (20b) – Item 7k
14. Gift of Funds – Food Pantry – Item 7L
15. FR Noise Ordinance – Item 7M
16. Committee on Climate and Energy Report – 26-03-23 – Item 8A
17. Committee on Public Works Report – 26-06-11 – Item 8B
18. Committee on Human Services Report – 26-06-15 – Item 8C
19. Request for Confirmation of Reappointments to the Watertown Affordable Housing Trust – Item 9A
20. Request for Confirmation of Appointments to the Conservation Commission – Item 9B

ADDENDUM TO THE MINUTES OF THE JUNE 23, 2026 CITY COUNCIL MEETING

City Council Meeting

Tuesday, June 23, 2026 at 7:00 PM
Richard E. Mastrangelo Council Chamber

Agenda

ACCESS INFORMATION:

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3. PUBLIC FORUM
4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
   A. Minutes from City Council Meeting June 9, 2026
5. PRESIDENT'S REPORT
   A. Deliberation and Vote on Approval and Execution of the City Manager Contract for George Proakis
6. PUBLIC HEARINGS
   A. Public Hearing and Vote on Proposed Ordinance Amending the City Manager's Salary
7. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS
   A. Resolution Establishing Fiscal Year 2027 Expenditure Limits for Revolving Funds
   B. Resolution Authorizing the Fiscal Year 2027 Retiree Health Insurance and Related

Expenditures from the Other Post Employment Benefits (OPEB) Trust Fund

C. Resolution Authorizing a Transfer of Funds in the amount of $12,400 from the Fiscal Year 2026 City Council Reserve to the Fiscal Year 2026 City Auditor Accounting & Auditing account (Audit Level 1 Review of Watertown Contributory Retirement System and OPEB Plan)

D. Resolution Authorizing a Transfer of Funds in the amount of $246,000 from various Fiscal Year 2026 Police Salary accounts to the Fiscal Year 2026 Police Vehicle Replacement account

E. Resolution Authorizing a Transfer of Funds in the amount of $445,000 from the Fiscal Year 2026 Planned Debt and Fiscal Year 2026 Authorized/Unissued Debt accounts to the Fiscal Year 2026 Transfer to Capital Projects - Public Buildings account (Photovoltaic Array Installation for DPW Roof)

F. Resolution Authorizing a Transfer of Funds in the amount of $70,000 from the Fiscal Year 2026 Authorized/Unissued Debt account to the Fiscal Year 2026 Transfer to Capital Projects - City account (Senior Bus)

G. Resolution Authorizing a Transfer of Funds in the amount of $373,000 from the Fiscal Year 2026 Authorized/Unissued Debt account to the Fiscal Year 2026 Transfer to Capital Projects - Public Buildings account (Parker Renovations)

H. First Reading on a Proposed Loan Order that the sum of $750,000 is appropriate to pay costs of purchasing a fire engine for the Fire Department, as more fully described in the City's Fiscal Year 2027 through 2031 Capital Improvement Plan, and the payment of all 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.

I. Resolution Authorizing a Transfer of Funds in the amount of $500,000 from the Fiscal Year 2026 Fire Full-Time Salaries account to the Fiscal Year Transfer to Capital Projects - Fire Department account (Fire Engine)

J. First Reading on a Proposed Order Establishing Water and Sewer Rates and Charges for Fiscal Year 2027

K. Consideration and Approval of Exemptions of Interests of Existing City Employees in Contracts with the City Including Summer, Winter, Holiday, and After-School Program Employment Positions in Response to Disclosures Filed with the City Clerk by Prospective Employees and Certification by the Recreation Director that No Employee of that Department is Available to Perform those Services as part of their Regular Duties in Accordance with G.L. c. 268A, sec 20(b)

L. Resolution Approving the Acceptance and Expenditure of Gifts to the Watertown Food Pantry

M. First Reading on a Proposed Noise Ordinance

8. REPORTS OF COMMITTEES

A. Committee on Climate and Energy Report regarding its meeting on March 23, 2026 - Palomba, Chair

B. Committee on Public Works Report regarding its meeting on June 11, 2026 - Piccirilli, Chair

ACTION ITEM:
To recommend that the City Council approve the appointment of Christoper Coner to the Stormwater Committee for a term expiring July 15, 2027

ACTION ITEM:
To recommend that the City Council approve the reappointment of Russ Arico to the Solid Waste and Recycling Committee for a term expiring May 15, 2029

C. Committee on Human Services Report regarding its meeting from June 15, 2026 - Palomba, Chair

ACTION ITEM:
To recommend that the City Council direct the Administration to further analyze the Watertown Affordable Housing Incentives Study and develop options for implementing specific programs and policies based on the Study's recommendations

9. COMMUNICATIONS FROM THE CITY MANAGER
   A. Request for Confirmation of Reappointments to the Watertown Affordable Housing Trust
   B. Request for Confirmation of Appointments to the Conservation Commission
10. REQUESTS FOR INFORMATION/REVIEW OF LIST OF PENDING MATTERS
11. ANNOUNCEMENTS
12. PUBLIC FORUM
13. RECESS OR ADJOURNMENT

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

CITY COUNCIL ATTENDANCE
MEETING DATE: JUNE 23, 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: JUNE 23, 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 June 9, 2026

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 23, 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 and execute the City Manager Contract for George Proakis

EMPLOYMENT AGREEMENT
BETWEEN
THE CITY OF WATERTOWN AND
GEORGE J. PROAKIS

This agreement is made this 23rd day of June, 2026 in accordance with the provisions of G.L. c. 41, Section 108N and Section 3-1 of the Watertown Home Rule Charter, between the City of Watertown, a municipal corporation, acting by and through its City Council (hereinafter referred to as "the Council") and George J. Proakis (hereinafter referred to as "the Manager"),

In consideration of the mutual promises and covenants contained herein, the Council and the Manager agree as follows:

1. Duties. In accordance with the authority of the Council under the provisions of the Watertown Home Rule Charter, the Council hereby continues to employ George J. Proakis as the City Manager. Mr. Proakis shall perform the duties and have the powers that are designated in Charter Section 3-2, and shall perform such other duties and tasks as the Council may assign to him by vote, ordinance or resolution. For the purposes of the Fair Labor Standards Act, the Manager shall be an "exempt employee".
2. Term of the Agreement. The term of this Agreement shall be from August 15, 2026 to August 14, 2030. Nothing in the Agreement shall limit the authority of the Council to terminate the employment of the Manager in accordance with the Charter and any applicable ordinances.
    a. To ensure continuity in management for the City, the Council and the Manager shall notify each other in writing whether or not they intend to renew this Agreement no later than six months prior to the end date of this Agreement, i.e. by February 14, 2030. Provided that each party has notified the other of their desire to commence negotiations for a successor contract:
        i. The parties will endeavor to reach agreement on a successor contract no less than three months prior to the end date of this Agreement, i.e. by May, 14, 2030.
        ii. In the event the parties agree to renewal but are unable to reach agreement on a successor contract by May 14, 2030, this Agreement shall automatically renew for an additional year (until August 14, 2031), unless the timeframe for negotiation is mutually extended by the parties.
3. Suspension, Termination and Severance Compensation.
    a. The Council may suspend or terminate the Manager in accordance with the Charter and any procedure the Council shall adopt by ordinance. During any period of suspension, the Manager's health insurance benefit shall not be affected unless otherwise required by the provisions of G.L. c. 32B. Vacation leave and sick leave shall not accrue during any suspension, but may be restored by act of the Council.

b. In the event the Council terminates the employment of the Manager, the Manager shall be entitled to receive the equivalent of twelve months of his salary calculated at his then current salary rate as his sole and exclusive severance compensation. This compensation shall be payable in either a lump sum or periodic payments over no more than twelve months, as the Council shall determine. The Manager shall not be entitled to any additional severance payment or compensation in the event of such termination. In the event the Manager is terminated for criminal conduct or gross misconduct, the Manager shall not be entitled to any severance compensation.
c. The Manager may request to end the term of this Agreement early. To end the term of this Agreement before the end date, the Manager must provide 90 days' prior notice to the Council and the Council must approve the Manager's request made under this subparagraph c. The Council will not unreasonably withhold its approval. Such early termination by the Manager shall not trigger severance compensation as otherwise contemplated in subparagraph b herein.

4. Salary. The Council shall set the salary of the Manager by ordinance. The Council shall cause the Manager's salary to be paid with the same frequency as the salaries of non-unionized department heads of the City.
    a. Effective August 15, 2026, the salary of the Manager shall be set at $255,668
    b. Effective July 1, 2027, the salary of the Manager shall be set at $267,173
    c. Effective July 1, 2028, the Council shall consider adjusting the salary of the Manager following any performance evaluation the Council may conduct or cause to be conducted.
    d. No reduction in salary or benefits shall occur during this Agreement except to the degree such a reduction is part of a general reduction of benefits to the City's non-unionized administrators.
5. Automobile allowance. In recognition that the Manager's duties require that a vehicle be used and mileage incurred, the Council shall provide the Manager with an annual car allowance. Such allowance shall be $4000 annually, and shall be paid with the same frequency as the salaries of non-unionized department heads of the City. The Manager shall be responsible for all costs of operation, maintenance and repair of his vehicle.
6. Vacation Leave. The Manager will accrue vacation leave at the rate of 2.083 days for each complete month of service, the equivalent of twenty-five days each calendar year. The Manager may carry forward from one calendar year to the next calendar year no more than one week of unused vacation leave. The Manager may, at his option, elect to have the City "buy back" up to five (5) vacation days per year. This buy back will be subject to all legally required withholdings. The Manager shall obtain prior approval from the Council President before utilizing more than two consecutive weeks of vacation leave.
7. Sick Leave. The Manager shall accrue sick leave at the monthly rate of 1.25 days for each complete month of service, the equivalent of fifteen days each calendar year. If the Manager's employment is concluded by his death or retirement, but under no other circumstance, the Council shall buy back the Manager's accrued sick leave balance at the rate of 25% of its value, up to a maximum of $6,500.00 (six thousand five hundred

dollars). If the Manager wishes to resume employment with the City within three years after his retirement, he must first reimburse the City the buyback paid to him when he retired. Upon receipt of this reimbursement, the Council shall restore the Manager's accrued sick leave balance to its level prior to the Manager's retirement.

8. Other Leave. The Manager shall be eligible for jury duty, bereavement leave, personal leave and holidays at the same level as non-unionized administrators employed by the City.
9. Other Benefit Programs.
    a. The Manager shall be eligible for the group insurance program available to other non-unionized administrators of the City at the same premium cost as said City administrators.
    b. The City shall reimburse the Manager up to $3,000 annually for premiums for personal long-term disability insurance that he shall obtain.
    c. The Council shall contribute regularly to a Deferred Compensation Plan in an annual amount equal to $15,000.
    d. All provisions of law of the Commonwealth of Massachusetts and the City related to retirement benefits shall apply to the Manager as they generally apply to regular employees of the City.
10. Professional Development. In recognition of the importance of ongoing professional development on the part of the Manager, the Council shall pay the cost of dues for membership in the Massachusetts Municipal Management Association (MMMA), the International City Management Association (ICMA), the American Planning Association (APA) and the Manager's certification dues in the American Institute of Certified Planners (AICP), and subject to the prior approval of the Council President, such other professional associations related to the Manager's professional development. The Council shall pay for subscriptions to professional journals associated with full participation as an active member of such associations. The Council agrees to pay reasonable costs of travel, food and lodging directly associated with the Manager's participation in the ICMA annual conference, the MMA annual conference and an annual conference that will permit the Manager to maintain AICP continuing education credits. Subject to the prior approval of the Council President, the Council will also pay the reasonable costs of travel, food and lodging directly associated with the Manager's participation in such other professional association conferences that would be beneficial to his professional development.
11. Teaching. The Manager shall not be barred from engaging in occasional work limited to teaching as an adjunct lecturer or professor, not in conflict with his official duties, provided such work is performed after the normal business hours and/or on days of leave from work. The Manager shall notify the Council President of all such outside employment prior to its commitment. It is understood and agreed that the Manager's primary professional responsibilities are to the City and such outside teaching will only be undertaken if it constitutes no interference with or diminishment to his primary duty to the City. This provision constitutes the Council's approval of this activity pursuant to Section 3-1(b) of the City Charter. If the Manager seeks to be involved in other

professional work, such work will require approval in advance from the Council, per Section 3-1(b) of the City Charter.

12. General Expenses. The Council shall cause the City to reimburse the Manager for usual expenses incurred in the performance of his duties. Such expenses shall be evidenced by receipts, petty cash vouchers, statements or personal affidavits.
13. Performance Evaluation. The Council shall evaluate the performance of the Manager during July of each year and at such other times as the Council may determine. The Council will review with the Manager the written evaluation tool to be used in the evaluation process as well as the criteria upon which his performance will be evaluated and will consider the Manager's suggestions for appropriate and additional criteria upon which the evaluation might be based. The evaluation tool will be completed by September 15th of each year of the contract.
    a. The Manager will receive a copy of the completed evaluation, and a copy shall be placed in the Manager's personnel file. Upon the conclusion of the evaluation, and at such other times as it deems appropriate, the Council shall identify goals and performance objectives for the next evaluation of the Manager's performance.
14. Indemnification. The parties acknowledge that the City has accepted G.L. c. 258 regarding indemnification of municipal officials. Pursuant to G.L. c. 258, the Council shall cause the City to defend, indemnify, and safe harmless the Manager from personal financial loss, all damages and expenses including reasonable legal fees and costs, if any, in an amount not to exceed one million dollars, arising out of any claim, demand, suit, award, compromise, settlement or judgement by reason of any act or omission if at the time of such act or omission the Manager was acting within the scope of his official duties or employment. In the event separate counsel for the Manager is recommended by the City Attorney and/or insurer, separate counsel will be provided by the City.
    a. This section 14 shall survive termination of the agreement.
    b. In the event the Manager is requested by the City, after the termination of this agreement, to actively participate in any matter, including but not limited to testifying in any legal proceeding, related to his duties and responsibilities while serving as Manager, the Council shall compensate the Manager on an hour for hour basis. Said rate will be determined by converting the annual salary in effect at the termination of this agreement into an hourly rate using a 40 hours per week, 52 weeks a year basis. In addition, the Manager will be reimbursed for any reasonable expenses incurred by him in relation to such participation.
15. General Provisions. This agreement constitutes the entire agreement between the Council and the Manager. In the event any provision of this agreement is held to be invalid or unenforceable, the remainder of this agreement shall not be affected and shall remain in full force and effect. If there is any conflict between this agreement and the Charter, the Charter shall govern.
16. Notices. Notices pursuant to this Agreement shall be given by deposit in the custody of the United States Postal Service, postage prepaid, addressed as follows:

CITY: City Council President

City of Watertown
City Hall
149 Main Street
Watertown, MA 02472

CITY MANAGER: George J. Proakis
188 Florence Street
Melrose, MA 02176

Alternatively, notices required pursuant to this Agreement may be personally served. Notice shall be deemed as given as of the date of personal service or as of the date such written notice is placed in the United States postal mail.

IN WITNESS WHEREOF, the Council President, acting through a majority of its City Council, and the manager have signed and executed this Agreement on the date written above.

City of Watertown
City Council

_____
Mark S. Sideris, Council President

_____
George J. Proakis, Manager

Approved as to Form

_____
City Attorney

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 23, 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 an ordinance establishing the City Manager's salary at $255,668 effective August 15, 2026, and $267,173 effective July 1, 2027

Watertown City Council

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

ORDINANCE # 60

2026 - O -60

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 follows:

Effective August 15, 2026, the salary of the City Manager shall be set at $255,668 per annum.

Effective July 1, 2027, the salary of the City Manager shall be set at $267,173 per annum.

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 June 23, 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

Boston Globe Media

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.

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Account	**3028420**	Payment Type	
Publication	**Boston Globe**	Number of dates	**1**
First Run Date	**06/13/2026**	Last Run Date	**06/13/2026**
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, June 23, 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 anhual salary as follows:
Effective August 15, 2026 - $255,668 per annum
Effective July 1, 2027 - $267,173 per annum
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: JUNE 23, 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 establish the FY27 expenditure limits for revolving funds

Watertown City Council

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

RESOLUTION # 61 **2026 – R -** 61

A RESOLUTION ESTABLISHING FISCAL YEAR 2027 EXPENDITURE LIMITS FOR REVOLVING FUNDS

WHEREAS, revolving funds are established pursuant to the provisions of G.L. c.44, §53E ½ for the purpose of managing fees and revenues received by the City for specific programs, allowing such fees and revenues to be expended for those programs without the need for further appropriation; and

WHEREAS, traditionally, City revolving funds have been subject to annual reauthorization; and

WHEREAS, the Municipal Modernization Act, Chapter 218 of the Acts of 2016, includes revisions to the provisions of G.L. c.44, §53E ½, requiring that revolving funds be established by ordinance and eliminating the per board and total limitations on the size of these funds; and

WHERAEAS, the Honorable City Council previously adopted Ordinance 2017-47 which established eight revolving funds of the City;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown that the Watertown Code of Ordinances, Title III, Administration, Chapter 32, Finances, Section 08F, Authorized Revolving Funds, is hereby amended by inserting a new Section 32.08.F therein as follows:

REVOLVING FUND PROGRAM OR PURPOSE	DEPARTMENT RECEIPTS TO BE CREDITED TO FUND	REPRESNT ATIVE OR BOARD ENTITY AUTHORIZED TO SPEND
Commander's Mansion to pay costs associated with rental and use of the Commander's Mansion	Fees and receipts from rentals and use	Director of Community Development and Planning
Organized Crime Drug Enforcement Task Force to pay costs associated with the operation and equipping of the crime task force	Fees and receipts for task force rental and operations	City Manager

Senior Center to pay costs associated with programs and activities provided at or by the Senior Center	Fees and receipts for program participation	Senior Center Director
Library Copier to pay costs of copier maintenance, materials, and equipping	Fees from copier usage	Library Director
Faire on the Square/Other City Events to pay costs associated with Faire and other City event activities	Fees and receipts received from Faire and other City event participants	Director of Community Development and Planning
Farmers' Market to pay costs associated with the operation of the Farmer's Market	Fees and receipts from participation in the Farmer's Market and grant revenues	Director of Community Development and Planning
Animal Control to pay costs associated with the operation of the Animal Control Program	Fees and receipts from the Animal Control Program	Director of Public Health
Public Arts to pay costs associated with the operation of Public Atis and Culture in Watertown	Fees and receipts from public art creation and grants revenues	Director of Community Development and Planning

AND BE IT FURTHER RESOLVED by the City Council of the City of Watertown that the following fiscal year spending limits for such revolving funds are hereby amended:

Authorized Revolving Funds	**Fiscal Year Expenditure Limit**
Commander's Mansion	$225,000
Organized Crime Drug Enforcement Task Force	$1,000,000
Senior Center	$35,000
Library Copier	$25,000
Faire on the Square	$85,000
Farmers' Market	$60,000
Animal Control	$30,000
Public Arts	$110,000

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above order was adopted by a vote of 9, for, 0, against, and 0 present on June 23, 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

WATERTOWN
MASSACHUSETTS
AUDITING DEPARTMENT

TO: Honorable City Council

FROM: Megan Langan, City Auditor

DATE: June 15, 2026

RE: Proposed Resolution – Fiscal Year 2027 53 E1/2 Revolving Funds Expenditure Limits

---

As you are aware, the Honorable City Council adopted the attached Ordinance 2017 -47 at its meeting on June 27, 2017. The Municipal Modernization Act, Chapter 218 of the Acts of 2016 requires that revolving funds established pursuant to G.L. c.44, Sec. 53E1/2 be established by ordinance, which was completed by the adoption of ordinance 2017-47.

As you are aware, prior to the passage of the Municipal Modernization Act, the City would annually vote via resolution a spending cap for 53 E1/2 revolving funds.

Despite the Municipal Modernization Act, the annual expenditure limit for the 53 E1/2 revolving funds still needs to be re-authorized by the City Council via resolution. Please see the attached proposed resolution for Fiscal Year 2027.

For your information and review, attached is a spreadsheet outlining 4 years of revenue and expenditure activity for the 53 E1/2 revolving funds. Additionally, the proposed Fiscal Year 2027 Expenditure Limit for the revolving funds are indicated on the spreadsheet.

I respectfully request your approval of the proposed resolution establishing the Fiscal Year 2027 Expenditure Limits on the eight revolving funds.

cc: George J. Proakis, City Manager
Mark R. Reich, KP Law
All Department Heads

CITY OF WATERTOWN
53 E 1/2 REVOLVING FUNDS
AS OF JUNE 15, 2026

	COMMANDER'S MANSION REVOLVING FUND	ORGANIZED CRIME DRUG ENFORCEMENT TASK FORCE REVOLVING FUND	SENIOR CENTER REVOLVING FUND	LIBRARY COPIER REVOLVING FUND	FAIRE ON THE SQUARE/ CITY EVENTS REVOLVING FUND	FARMERS' MARKET REVOLVING FUND	ANIMAL CONTROL REVOLVING FUND	PUBLIC ARTS REVOLVING FUND
FY 2023 REVENUE	$ 252,433.53	$ 342,724.69	$ 11,456.42	$ 11,463.01	$ 30,165.00	$ 38,042.50	$ 16,045.00	$ 28,098.00
FY 2024 REVENUE	$ 213,820.06	$ 83,072.27	$ 9,775.00	$ 15,206.96	$ 43,565.00	$ 67,309.50	$ 17,005.00	$ 60,792.75
FY 2025 REVENUE	$ 159,219.92	$ 88,014.16	$ 15,041.50	$ 17,036.27	$ 74,511.08	$ 38,560.55	$ 16,620.00	$ 84,974.43
YTD FY 2026 REVENUE	$ 206,812.82	$ 89,895.13	$ 17,919.17	$ 18,753.63	$ 67,576.00	$ 34,132.00	$ 18,790.00	$ 45,500.00
FY 2023 EXPENDITURES	$ 271,347.75	$ 355,303.76	$ 11,646.70	$ 16,869.90	$ 26,843.90	$ 36,144.10	$ 13,400.72	$ 32,843.82
FY 2024 EXPENDITURES	$ 228,970.72	$ 58,869.61	$ 12,495.91	$ 15,614.44	$ 22,866.37	$ 35,572.19	$ 13,612.96	$ 43,747.18
FY 2025 EXPENDITURES	$ 139,537.58	$ 79,037.59	$ 25,461.00	$ 11,279.53	$ 58,725.38	$ 50,189.32	$ 19,790.30	$ 89,929.62
YTD FY 2026 EXPENDITURES	$ 71,231.26	$ 85,959.15	$ 13,067.92	$ 13,068.97	$ 64,700.38	$ 29,956.35	$ 24,500.53	$ 39,942.49
CURRENT CASH BALANCE	$ 197,395.18	$ 553,972.15	$ 10,761.63	$ 13,697.54	$ 43,300.56	$ 36,657.36	$ 49,880.52	$ 27,902.07
FY 26 AUTH. EXPEND. LIMIT	$ 225,000.00	$ 1,000,000.00	$ 35,000.00	$ 25,000.00	$ 80,000.00	$ 60,000.00	$ 30,000.00	$ 110,000.00
PROPOSED FY 27 EXPEND. LIMIT	$ 225,000.00	$ 1,000,000.00	$ 35,000.00	$ 25,000.00	$ 85,000.00	$ 60,000.00	$ 30,000.00	$ 110,000.00

RESOLUTION # **R-2026-**

A RESOLUTION ESTABLISHING FISCAL YEAR 2027 EXPENDITURE LIMITS FOR REVOLVING FUNDS

WHEREAS, revolving funds are established pursuant to the provisions of G.L. c.44, §53E ½ for the purpose of managing fees and revenues received by the City for specific programs, allowing such fees and revenues to be expended for those programs without the need for further appropriation; and

WHEREAS, traditionally, City revolving funds have been subject to annual reauthorization; and

WHEREAS, the Municipal Modernization Act, Chapter 218 of the Acts of 2016, includes revisions to the provisions of G.L. c.44, §53E ½, requiring that revolving funds be established by ordinance and eliminating the per board and total limitations on the size of these funds; and

WHERAEAS, the Honorable City Council previously adopted Ordinance 2017-47 which established eight revolving funds of the City;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown that the Watertown Code of Ordinances, Title III, Administration, Chapter 32, Finances, Section 08F, Authorized Revolving Funds, is hereby amended by inserting a new Section 32.08.F therein as follows:

REVOLVING FUND PROGRAM OR PURPOSE	DEPARTMENT RECEIPTS TO BE CREDITED TO FUND	REPRESNTATIVE OR BOARD ENTITY AUTHORIZED TO SPEND
Commander's Mansion to pay costs associated with rental and use of the Commander's Mansion	Fees and receipts from rentals and use	Director of Community Development and Planning
Organized Crime Drug Enforcement Task Force to pay costs associated with the operation and equipping of the crime task force	Fees and receipts for task force rental and operations	City Manager
Senior Center to pay costs associated with programs and activities provided at or by the Senior Center	Fees and receipts for program participation	Senior Center Director
Library Copier to pay costs of copier maintenance, materials, and equipping	Fees from copier usage	Library Director

Faire on the Square/Other City Events to pay costs associated with Faire and other City event activities	Fees and receipts received from Faire and other City event participants	Director of Community Development and Planning
Farmers' Market to pay costs associated with the operation of the Farmer's Market	Fees and receipts from participation in the Farmer's Market and grant revenues	Director of Community Development and Planning
Animal Control to pay costs associated with the operation of the Animal Control Program	Fees and receipts from the Animal Control Program	Director of Public Health
Public Arts to pay costs associated with the operation of Public Arts and Culture in Watertown	Fees and receipts from public art creation and grants revenues	Director of Community Development and Planning

AND BE IT FURTHER RESOLVED by the City Council of the City of Watertown that the following fiscal year spending limits for such revolving funds are hereby amended:

Authorized Revolving Funds	**Fiscal Year Expenditure Limit**
Commander's Mansion	$225,000
Organized Crime Drug Enforcement Task Force	$1,000,000
Senior Center	$35,000
Library Copier	$25,000
Faire on the Square	$85,000
Farmers' Market	$60,000
Animal Control	$30,000
Public Arts	$110,000

_____

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Order was adopted by a vote of __ for, __ against and __ present on June 23, 2026.

_____ _____

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

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 23, 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 FY27 retiree health insurance appropriation and authorization of expenditures from the OPEB trust fund

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

RESOLUTION # 62 **2026 – R -** 62

A RESOLUTION APPROVING THE FISCAL YEAR 2027 RETIREE HEALTH INSURANCE APPROPRIATION AND AUTHORIZATION OF EXPENDITURES FROM THE OPEB TRUST FUND

WHEREAS, the City has established an Other Post-Employment Benefits (OPEB} Trust Fund in accordance with the provisions of G.L. c. 32B, s. 20; and

WHEREAS, monies contained within the OPEB Trust Fund are to be used solely for the purposes of funding non-pension post-employment benefits, i.e., the City's costs for health insurance for retired employees and their dependents; and

WHEREAS, pursuant to G.L. c. 32B, s. 20(h), the estimated amount necessary to be appropriated from the OPEB Trust Fund to fund the Fiscal Year 2027 annual budget for retiree health insurance to be $5,400,000; and

WHEREAS, the Treasurer, as Trustee of the OPEB Trust Fund, has certified that this amount will be available for appropriation from the OPEB Trust Fund; and

WHEREAS, G.L. c. 32B, s. 20 authorizes expenditures from the OPEB Trust Fund by 2/3rds vote of the City Council;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Watertown hereby approves the appropriation of $5,400,000 from the OPEB Trust Fund to fund the estimated Fiscal Year 2027 cost for retiree health insurance (said amount having been already included in the City's annual operating budget), by 2/3rd vote.

Nicole Cardoza
Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above order was adopted by a vote of 9, for, 0, against, and 0 present on June 23, 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

WATERTOWN
MASSACHUSETTS
AUDITING DEPARTMENT

TO: Honorable City Council

FROM: Megan Langan, City Auditor

DATE: June 15, 2026

RE: Proposed Resolution – Authorization of the Fiscal Year 2027 Retiree Health Insurance and Related Expenditures from the OPEB Trust Fund

---

As you are aware, The Honorable City Council adopted G.L. c., 32B, s. 20; at its meeting on January 22, 2019, which established the Other Post Employment Benefits (OPEB) Trust Fund.

As was mentioned during the Fiscal Year 2020 Insurance and Employee Benefits budget discussion at the Saturday, May 18, 2019, budget hearing, one of the requirements of G.L. c. 32B, s. 20; is that the health insurance premiums for the City's retirees must be paid from the OPEB Trust Fund and must be authorized by a two-thirds vote of the City Council.

The attached resolution is being proposed for City Council's consideration as part of the process in adopting the Fiscal Year 2027 Budget. As mentioned during the FY21 budget process, a similar resolution will need to be updated every year and voted upon as part of the City's Annual Budget process. The attached resolution has been updated from the resolution that the City Council adopted for the FY 2026 Budget.

I respectfully request your approval of this proposed resolution.

Cc: Mark R. Reich, KP Law
All Department Heads

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 23, 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 transfer of funds in the amount of $12,400 from the FY26 City Council Reserve to the FY26 City Auditory Accounting & Auditing Account

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

RESOLUTION # 63 **2026 – R –** 63

RESOLUTION APPROVING A TRANSFER OF FUNDS FROM THE FISCAL YEAR 2026 CITY COUNCIL RESERVE TO THE FISCAL YEAR 2026 CITY AUDITOR ACCOUNTING & AUDITING ACCOUNT

BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of $12,400 from the Fiscal Year 2026 City Council Reserve to the Fiscal Year 2026 City Auditor Accounting & Auditing Account.

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

Council Member

I hereby certify that at a meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of 9 for, 0 against, and 0 present on June 23, 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

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: June 16, 2026

RE: Agenda Item – Transfer of Funds

Attached is correspondence from City Auditor Megan Langan regarding the proposed FY2026 transfer of $12,400 to fund an Audit Level 1 Review of the Watertown Contributory Retirement System and the OPEB Plan.

I respectfully request that this transfer be placed on the June 23, 2026 City Council meeting agenda.

Thank you for your consideration.

WATERTOWN
MASSACHUSETTS
AUDITING DEPARTMENT

TO: GEORGE PROAKIS, CITY MANAGER

FROM: MEGAN LANGAN, CITY AUDITOR

DATE: JUNE 15, 2026

RE: AGENDA ITEM – TRANSFER OF FUNDS REQUEST

Per your request, please find attached a Transfer of Funds request to City Auditor Accounting & Auditing for Audit Level 1, Review Method of the Pension and OPEB Systems totaling $12,400 for Fiscal Year 2026.

At the direction of the Honorable City Council, I requested a proposal from CBIZ, Retirement Investment Services (RIS) to audit the Watertown Contributory Retirement System, and the Watertown Other Post Employment Benefit ("OPEB") Plan. The goal of this audit is to provide independent assurance to the City Council that the results in the most recent annual valuations are sound, accurate and reasonable.

CBIZ RIS has presented two options within their proposal.

1. Review Method - Total cost of $12,360 with an estimated completion of 2-4 weeks
2. Full Replication Method - Total cost of $30,550 with an estimated completion of 4-6 weeks.

Under the first option (Review Method), CBIZ will evaluate the current actuary's methods and assumptions for reasonableness, internal consistency and compliance. They will verify the consulting actuary's credentials and review the final valuation reports. This includes verifying the overall completeness and reasonableness of liabilities, assets, contributions, assumptions, and projections, while ensuring all required disclosures and recommendations are appropriate for the City.

The second option (Full Replication Method), would involve completely independent recalculations of the actuarial results. CBIZ RIS would replicate the valuations using raw participant data, plan provisions, and assumptions to compare total liabilities against the City actuary's figures.

I recommend proceeding with Option 1 (the Review Method). This approach provides the City Council with the necessary independent verification of our actuarial methods, assumptions, and report completeness at a cost-effective price point of $12,360. It also delivers a faster turnaround without the significantly higher cost required by a full replication. The level 1 review offers the City a prudent balance of rigorous professional oversight and fiscal responsibility.

Therefore, I respectfully request the attached transfer be placed on the June 23, 2026, City Council Agenda.

Thank you for your consideration in this matter.

AMENDED TRANSFER
TOTAL AMOUNT: $ 12,400

FROM:	FY 2026 CITY COUNCIL RESERVE 0111152-570780	$	12,400
TO:	FY 2026 CITY AUDITOR ACCOUNTING & AUDITING 0113552-530302	$	12,400

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

6/15/2026
DATE

CITY AUDITOR

CBIZ

Retirement & Investment Solutions

Proposal for Actuarial Audit of

Watertown Contributory Retirement System, and

Watertown Other Post Employment Benefit ("OPEB") Plan

Objectives

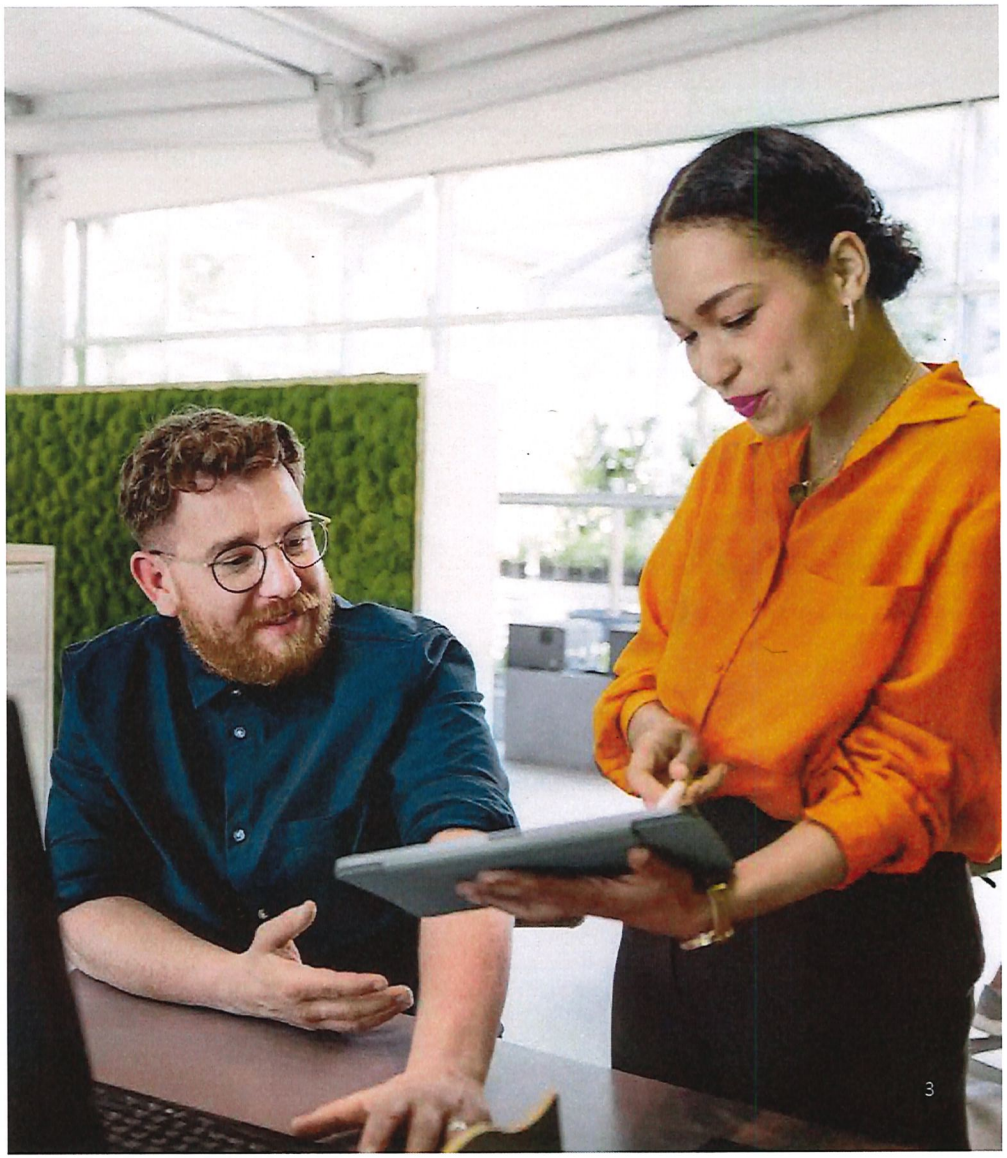
The City of Watertown is seeking an independent actuarial audit of the Pension and OPEB Plans' current actuary. The audit would review the most recent annual valuation for the Plans to express an opinion and assure that the results presented are sound and reasonable. The City understands that The Retirement & Investment Solutions practice of CBIZ Inc. ("CBIZ RIS"), is presenting two (2) different levels of actuarial audit. The City has not resolved which level of audit it will contract for and requests that responses address and quote a fee for each audit level.

All levels of audit include a determination and opinion of whether the actuarial methods, considerations and analyses used by the current consulting actuary in preparing the most recent actuarial valuation are technically sound and conform to the appropriate Standards of Practice as promulgated by the Actuarial Standards Board. This determination should include:

- A review of the demographic and economic actuarial assumptions for consistency, reasonableness, and compatibility.
- A review and analysis of the valuation results, including an evaluation of the data used for reasonableness and consistency.
- Verification that all appropriate benefits have been valued and valued accurately.
- Verification that the data provided by the system is consistent with data used by the current consulting actuary.
- Evaluation of the actuarial cost method and actuarial asset valuation method in use and whether other methods would be more appropriate.
- Verification of the reasonableness of the calculation of the unfunded actuarial accrued liability and amortization period.
- Any recommendations for improvement in the report presentation

The audit described above will result in a final written report and opinion containing the findings, the materiality of any audit findings, recommendations, and conclusions of the auditing actuary.

Project Approach



CBIZ

Audit Level I – Review Method

In a Review Audit, CBIZ RIS will:

- Review the consulting actuary's methods and assumptions for reasonableness and internal consistency
- Validate the consulting actuary is properly credentialed
- Review the valuation reports for overall completeness and reasonableness, including:
  - Reasonableness of liabilities, assets, contributions, actuarial assumptions and methods
  - Reasonableness of projections and the conclusions drawn from these projections
  - Relevance of the report content
  - Inclusion of required information, particularly information to satisfy Actuarial Standards of Practice
  - Presentation of report
  - Appropriateness of the recommendations provided by the consulting actuary
- Understand changes from the prior year results
- Comment on the funding method used and its ability to meet the plan sponsor's funding goals
- Deliver a written report of findings, including any recommended changes

Audit Level II – Full Replication Method

In a Full Replication Audit, CBIZ RIS will complete the tasks outlined in the Level I – Review Audit, as well as:

- Perform independent recalculations of the current actuary's results
- Replicate the consulting actuary's actuarial valuations using the same participant data, plan provisions, assumptions and methods.
- Review sample lives for active, inactive, and retired participants
- Compare total liabilities to those generated by the consulting actuary and comment on reasonability of the difference
- Verify that the disclosed assumptions are being used by the consulting actuary
- Validate that the data used in the actuarial valuation is reasonable compared to the raw data provided by the City
- Meet (virtually) as needed to discuss pertinent information, review results, and answer questions

Fee Structure – **Watertown Contributory Retirement System**

Estimated fees for ***Review Method*** Audit

$6,360

Based on:

- Estimated 12 – 13 hours
- Estimated completion date of 2 – 4 weeks

Estimated fees for ***Full Replication*** Audit

$18,150

Based on:

- Estimated 34 – 35 hours
- Estimated completion date of 4 – 6 weeks

CBIZ

Fee Structure – **Watertown Other Post Employment Benefit Plan**

Estimated fees for ***Review Method*** Audit

$6,000

Based on:

- Estimated 10 – 11 hours
- Estimated completion date of 2 – 4 weeks

Estimated fees for ***Full Replication*** Audit

$12,400

Based on:

- Estimated 23 – 24 hours
- Estimated completion date of 4 – 6 weeks

CBIZ

Your Service Team

Alex Johnson, ASA, FCA, MAAA

Managing Actuarial Consultant, Retirement & Investment Solutions

Alex has over a decade of actuarial consulting experience with defined benefit retirement plans for both private business and governmental entities. His primary focus is consulting for Other Post-Employment Benefits (OPEB).

In addition to actuarial valuations for funding and financial reporting, his specialties include per-capita claims rate and premium development, reserving, forecasting, plan re-design analysis

Frank Vedegys, FSA, EA, FCA, MAAA

Senior Consulting Actuary, Retirement & Investment Solutions

Frank has over 40 years of experience in the actuarial field and serves as the primary actuary on actuarial audits. He provides actuarial consulting services for pension plans and retiree medical plans.

Jeffrey Schapel, EA, FCA, MAAA, MSPA

Executive Vice President, Retirement & Investment Solutions

Jeff is responsible for coordinating all levels of client interaction for a wide range of clients, including public, private, government and not-for-profit organizations.

Jeff is also part of the Investment Advisory team and delivers Fiduciary Reviews according to the Department of Labor's Interpretive Bulletin No. 95-1 when placing annuities for pension plans.

CBIZ

About Retirement & Investment Solutions

The Retirement & Investment Solutions practice of CBIZ provides a broad range of ***actuarial, advisory, and administration services*** to thousands of institutional and private clients.

70+ *Advisors*

30+ *Actuaries*

90+ *Administrators*

WHO WE SERVE

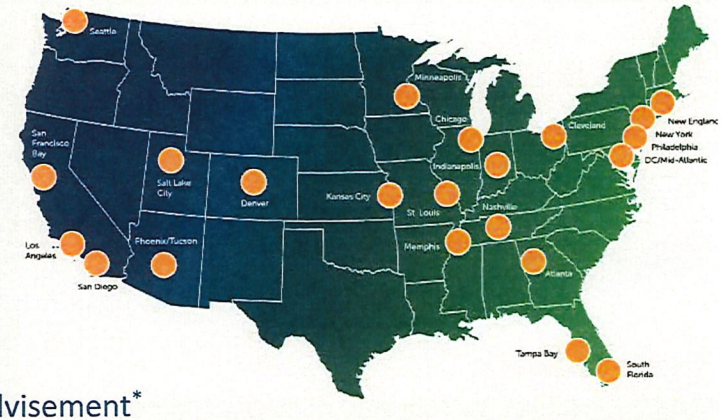
Defined Contribution Plans | Defined Benefit Plans
Endowments | Foundations | Nonqualified Plans
Corporate Liquidity Accounts | Individuals | Trusts

A National Retirement Provider...

30+
Offices

375+
Team Members

$73B+
Assets Under Advisement*



With International Capabilities

70+
Countries

ibn
INTERNATIONAL BENEFITS NETWORK **

**As of December 31, 2024, CBIZ Investment Advisory Services, LLC has assets under advisement in excess of $73 billion.*

***CBIZ Benefits & Insurance Services is a member of the International Benefits Network.*

Solutions for Your Needs

DEFINED CONTRIBUTION

401(k), 403(b), 401(a), 457

- Investment Advisory
- Fiduciary Governance
- Compliance Consulting
- Third Party Administration
  (SOC 1 Type II compliance)
- Fees & Expenses
- Mergers, Acquisitions & Conversions

ADDITIONAL OFFERINGS

Corporate Accounts, Foundations, Endowments and Nonqualified Plans

- Investment Advisory
- Nonqualified Plan Consulting

DEFINED BENEFIT

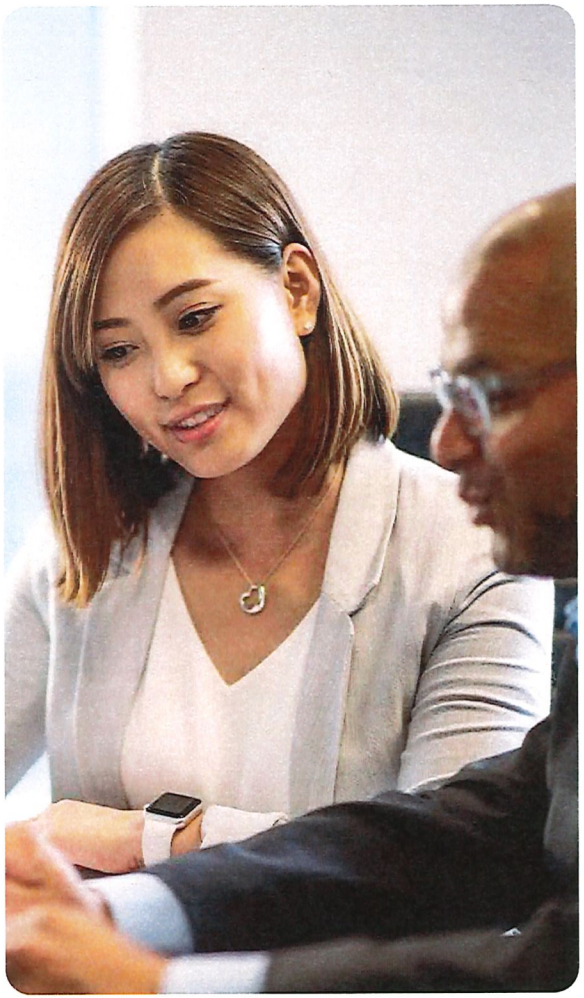
Pension, Cash Balance and OPEB

- Investment Advisory
- Single-employer Actuarial Services
- Multiemployer Actuarial Services
- Mergers, Acquisitions & Conversions
- Benefits Administration Outsourcing
  (SOC 1 Type II and SOC 2 Type II compliance)
- Pension De-risking and Plan Termination

PRIVATE CLIENT

Participants, Individuals and Trusts

- Participant Education
- Point-in-Time Participant Advice
- Financial Wellbeing
- Personalized Retirement Account Management
- Wealth Management



CBIZ

Our Values

Mission Statement

To provide exceptional advice and solutions that help our clients achieve their goals.

Vision Statement

To be recognized by our clients as the premier provider of accounting, insurance and other professional business services and by our team members as their employer of choice.

We do the right thing.

Our people matter.

We are dedicated to the success of our clients.

We expect to win.

We are OneCBIZ.

CBIZ

Client Service Standards

CBIZ's five standards were developed by intently listening to our clients and understanding what they value most in working with us. These principles help us cultivate strong, long-lasting and mutually beneficial partnerships with our clients.

RELIABILITY

You can count on us to be here when you need us.

You can depend on your CBIZ service team to be reliable, responsive and accessible. We aim to answer your questions, fulfill your requests or simply set a time to talk when you need us.

SINCERITY

You can expect us to genuinely care about your experience.

We believe great service requires both exceptional talent and a genuine desire to meet and exceed your expectations. We work hard to offer added value to you whenever and wherever we can.

PERSONALIZATION

Your needs drive how we support you.

We seek to understand your needs and preferences so we can provide you with the experience you deserve. This means we will get you the information you want, when you need it, in the way you wish to receive it.

CONFIDENCE

You can have peace of mind knowing we are in your corner.

We not only educate you about the strategy behind our recommendations, but we provide you with options and guide you through them. We work hard to remove uncertainty, so you feel confident in our approach to every engagement – big or small.

TRUST

Your trust is the foundation of our partnership.

We endeavor to earn your trust from the first moment we meet and work every day to uphold it. We never take the responsibility of supporting you and your business lightly and are honored to play a part in fueling your success.

Why Clients Choose Us

CBIZ is firmly committed to your best interests – *now and in the future.*

Our approach enables us to meet you where you are and anticipate where you are going through a commitment to:

CONNECTIVITY

Our actuaries, advisors and administrators work closely with your plan's Committee to solve problems and deliver high-quality service to your stakeholders. You can expect proactive communication about financial market activity, compliance issues, emerging risks, and other important issues.

CREATIVITY

Your plan will benefit from the insight of senior-level professionals with a deep understanding of the industry. We complement this experience with progressive thinkers to bring a team with a different approach from the way things have always been done.

COMMITMENT

We are committed to understanding your goals and needs and responding with our best service, advice, and products. We pledge to provide quality, attentive, responsive service and treat you with the utmost care throughout our working relationship.

CBIZ

Thank You

Alex Johnson, ASA, FCA, MAAA – ajjohnson@cbiz.com
Managing Actuarial Consultant

Jeff Schapel, EA, FCA, MSPA, MAAA – jschapel@cbiz.com
Executive Vice President & Senior Consulting Actuary

Investment advisory services provided through CBIZ Investment Advisory Services, LLC, a registered investment adviser and a wholly owned subsidiary of CBIZ, Inc.
Third party administration, actuarial, and other consulting services offered through CBIZ Benefits & Insurance Services, Inc.
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CBIZ.COM

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 23, 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 transfer of funds in the amount of $246,000 from various FY26 Police Salary accounts to the FY 26 Police Vehicle Replacement Account

Watertown City Council

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

RESOLUTION # 64 **2026 – R –** 64

RESOLUTION APPROVING A TRANSFER OF FUNDS FROM VARIOUS FISCAL YEAR 2026 POLICE SALARY ACCOUNTS TO THE FISCAL YEAR 2026 POLICE VEHICLE REPLACEMENT ACCOUNT

BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of $246,000 from the various Fiscal Year 2026 Police Salary Accounts to the Fiscal Year 2026 Police Vehicle Replacement Account.

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

Nicole Gardner
Council Member

I hereby certify that at a meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of 9 for, 0 against, and 0 present on June 23, 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

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: June 11, 2026

RE: Agenda Item – Transfer of Funds

Enclosed please find correspondence from Justin M. Hanrahan, Chief of Police requesting an internal transfer of funds in order to purchase three electric vehicles for departmental use.

I respectfully request that this transfer be placed on the June 23, 2026 City Council meeting agenda.

Thank you for your consideration.

TRANSFER AMOUNT: $ 246,000

FROM:	FY 2026 POLICE FULL TIME SALARIES 0121051-510111	$	77,500
	FY 2026 POLICE PART TIME SALARIES 0121051-510112	$	68,500
	FY 2026 POLICE SHIFT DIFFERENTIAL 0121051-510141	$	50,000
	FY 2026 POLICE HOLIDAYS 0121051-510142	$	25,000
	FY 2026 POLICE CAREER INCENTIVE 0121051-510191	$	25,000
TO:	FY 2026 POLICE VEHICLE REPLACEMENT 0121058-580869	$	246,000

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

6/13
DATE

CITY AUDITOR

WATERTOWN POLICE DEPARTMENT

JUSTIN M. HANRAHAN
CHIEF OF POLICE

MEMORANDUM

TO: GEORGE PROAKIS, CITY MANAGER

FROM: JUSTIN M. HANRAHAN, CHIEF OF POLICE

DATE: JUNE 10th, 2026

SUBJECT: ACCOUNT TRANSFER – FY26

The Police Department has traditionally requested that excess salary funds be converted for the purchase of one additional vehicle each year. When approved, those funds have typically been used to replace a detective unmarked vehicle. At the current pace, however, it will take well over a decade to fully transition the Department's administrative fleet into electric vehicles. As the Department approaches full staffing levels, opportunities to utilize excess salary funds will become less frequent, further slowing this process.

The City has made substantial efforts to reduce fossil fuel consumption and expand the use of electric vehicles. Given the unique operational demands of police vehicles, prioritizing the Police Department's fleet transition offers one of the greatest opportunities to reduce fuel consumption and vehicle emissions across the City's fleet. The Police Department is unique among City departments in that many of its vehicles idle continuously, operating 24 hours a day, 365 days a year. Even when stationary, police vehicles must keep their engines running to power onboard computers, radios, emergency equipment, and other critical systems. As a result, transitioning police vehicles to electric power offers the greatest potential environmental benefit and reduction in fuel consumption.

For these reasons, I am requesting approval to convert available salary funds for the purchase of three electric vehicles to fully transition the Traffic Division fleet to electric operation. The Traffic Division operates during two of the Department's three daily shifts and is currently the most suitable marked-unit operation for full EV

deployment. This transition would provide a substantial reduction in fuel consumption while allowing the Department to continue evaluating electric vehicle performance in a police environment.

Accordingly, I am requesting a transfer of funds from the following operating budget line items to the Fiscal Year 2026 Vehicle Replacement Account (0121058-580869). The requested amounts from each line item are listed below:

Three Vehicles

0121051-510111	Full Time Salaries	$77,500.00
0121051-510112	Part Time Salaries	$68,500.00
0121051-510141	Shift Differential	$50,000.00
0121051-510142	Holidays	$25,000.00
0121051-510191	Career Incentive	$25,000.00
Total amount of transfers requested:		$246,000.00

I am requesting your assistance in placing this transfer request before the Honorable City Council for its review and action. Please contact me with any questions and I thank you for your attention to this matter.

JMH;jp

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 23, 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 transfer of funds in the amount of $445,000 from FY26 Planned Debt & Authorized Unissued accounts to FY26 Cap Projects – Public Buildings – Solar Array

Watertown City Council

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

RESOLUTION # 65 **2026 – R – 65**

RESOLUTION APPROVING A TRANSFER OF FUNDS FROM THE FISCAL YEAR 2026 PLANNED DEBT ACCOUNT & THE FISCAL YEAR 2026 AUTHORIZED/UNISSUED DEBT ACCOUNT TO THE FISCAL YEAR 2026 TRANSFER TO CAPITAL PROJECTS – PUBLIC BUILDINGS ACCOUNT

BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of $445,000 from the Fiscal Year 2026 Planned Debt Account & the Fiscal Year 2026 Authorized/Unissued Debt Account to the Fiscal Year 2026 Transfer to Capital Projects – Public Buildings Account.

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

Council Member

I hereby certify that at a meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of 9 for, 0 against, and 0 present on June 23, 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

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: June 16, 2026

RE: Agenda Item – Transfer of Funds

Attached is correspondence from City Auditor Megan Langan regarding the proposed FY2026 transfer of $445,000. The Department of Public Buildings is advancing to the next phase of the DPW Roof Replacement Project, which includes installation of a photovoltaic (PV) array on the new roof. The City Council previously approved a $1,886,000 loan order for the roof replacement on September 23, 2025.

I respectfully request that this transfer be placed on the June 23, 2026 City Council meeting agenda.

Thank you for your consideration.

WATERTOWN
MASSACHUSETTS
AUDITING DEPARTMENT

TO: GEORGE PROAKIS, CITY MANAGER

FROM: MEGAN LANGAN, CITY AUDITOR

DATE: JUNE 15, 2026

RE: AGENDA ITEM – TRANSFER OF FUNDS REQUEST

Per your request, please find attached a Transfer of Funds request for the DPW PV Array installation project in the amount of $445,000 for Fiscal Year 2026.

As you are aware, the Honorable City Council voted to approve a loan order in the amount of $1,886,000 towards the replacement of the DPW Roof on September 23, 2025. As this project is now underway, the Department of Public Buildings is looking forward to the next phase of the project which includes the installation of a PV Array on the new roof.

The Department of Public Building received a Climate Leadership Grant in the amount of $918,297 which they intend to utilize towards three different projects – one of which is the DPW PV Array. The department plans to utilize $718,000 of the Climate Leadership Grant towards the PV Array. However, to move forward with the project they require an additional $445,000.

Therefore, I respectfully request the attached transfer be placed on the June 23, 2026 City Council Agenda.

Thank you for your consideration in this matter.

TRANSFER AMOUNT: $ 445,000

FROM:	FY 2026 PLANNED DEBT 0171000-590927	$ 145,000
	FY 2026 AUTHORIZED/UNISSUED DEBT 0171000-590926	$ 300,000
TO:	FY 2026 TRANSFER TO CAPITAL PROJECTS - PUBLIC BUILDINGS 0193059-596509	$ 445,000

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

6/15/26
DATE

CITY AUDITOR

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 23, 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 transfer of funds in the amount of $70,000 from FY26 Authorized/Unissued Account to FY26 Cap Projects – City – Senior Bus

Watertown City Council

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

RESOLUTION # 66 **2026 – R –** 66

RESOLUTION APPROVING A TRANSFER OF FUNDS FROM THE FISCAL YEAR 2026 AUTHORIZED/UNISSUED DEBT ACCOUNT TO THE FISCAL YEAR 2026 TRANSFER TO CAPITAL PROJECTS – CITY ACCOUNT

BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of $70,000 from the Fiscal Year 2026 Authorized/Unissued Debt Account to the Fiscal Year 2026 Transfer to Capital Projects – City Account.

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

Council Member

I hereby certify that at a meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of 9 for, 0 against, and 0 present on June 23, 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

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: June 16, 2026

RE: Agenda Item – Transfer of Funds

Attached is correspondence from City Auditor Megan Langan regarding the proposed FY2026 transfer of $70,000 for the purchase of a bus for the Senior Center.

The Senior Center secured MassDOT's FY2026 grant for one bus and plans to buy a second using Conceptual Recommendation #24 funds. With a $141,563 quote and $73,935 available, a $70,000 transfer fills the remaining gap and covers incidental costs.

I respectfully request that this transfer be placed on the June 23, 2026 City Council meeting agenda.

Thank you for your consideration.

WATERTOWN
MASSACHUSETTS
AUDITING DEPARTMENT

TO: GEORGE PROAKIS, CITY MANAGER

FROM: MEGAN LANGAN, CITY AUDITOR

DATE: JUNE 16, 2026

RE: AGENDA ITEM – TRANSFER OF FUNDS REQUEST

Per your request, please find attached a Transfer of Funds request for the purchase of a bus for the Senior Center in the amount of $70,000 for Fiscal Year 2026.

As you are aware, Conceptual Recommendation #24 of the FY27 – 31 CIP states:

> 24. Proceed with the FY27 $160,000 Senior Center proposed loan order for the senior center shuttle bus.

The Senior Center was awarded the FY26 Community Transit Grant from MassDOT to fund the purchase of one bus and would like to purchase a second bus of the same model with the funds noted in Conceptual Recommendation #24. The DPW received a quote of $141,563 for this bus and currently has $73,935 available from the return of a previously purchased bus. A transfer in the amount of $70,000 covers the funding gap as well as any incidental costs.

Additionally, the utilization of unspent expenditure account monies for the acquisition and payment of capital equipment items is consistent with the Honorable City Council's Ongoing Budget Policy Guideline to make annual capital expenditures (including debt and exclusive of the school Building for the Future Initiative funding and enterprise funds) equal to 7.5 – 8% of the operating budget in order to maintain and improve its infrastructure, facilities, and equipment.

Therefore, I respectfully request the attached transfer be placed on the June 23, 2026 City Council Agenda.

Thank you for your consideration in this matter.

TRANSFER AMOUNT: $ 70,000

FROM:	FY 2026 AUTHORIZED/UNISSUED DEBT 0171000-590926	$	70,000
TO:	FY 2026 TRANSFER TO CAPITAL PROJECTS - CITY 0193059-596502	$	70,000

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

6/16/2026
DATE

CITY AUDITOR

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 23, 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 transfer of funds in the amount of $373,000 from the FY26 Authorized/Unissued Account to FY26 Cap Projects –Public Buildings – Parker Renovations

Watertown City Council

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

RESOLUTION # 67 **2026 – R – 67**

RESOLUTION APPROVING A TRANSFER OF FUNDS FROM THE FISCAL YEAR 2026 AUTHORIZED/UNISSUED DEBT ACCOUNT TO THE FISCAL YEAR 2026 TRANSFER TO CAPITAL PROJECTS – PUBLIC BUILDINGS ACCOUNT

BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of $373,000 from the Fiscal Year 2026 Authorized/Unissued Debt Account to the Fiscal Year 2026 Transfer to Capital Projects – Public Buildings Account.

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

Council Member

I hereby certify that at a meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of 9 for, 0 against, and 0 present on June 23, 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

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: June 16, 2026

RE: Agenda Item – Transfer of Funds

The Department of Public Buildings is requesting $373,000 to address unforeseen conditions uncovered during the Parker Building renovation.

A recent power shutdown revealed original 1914 piping and construction that require demolition, hazardous-materials testing, and abatement. Completing this work will require $85,000 in supplemental funds. An additional $288,000 is needed to resolve remaining renovation issues identified with our owner's project manager.

Approval of this request will keep the project on schedule, with anticipated occupancy by the Community Development and Planning Department in August 2026.

I respectfully request that this transfer be placed on the June 23, 2026 City Council meeting agenda.

Thank you for your consideration.

WATERTOWN
MASSACHUSETTS
DEPARTMENT OF PUBLIC BUILDINGS

To: George J. Proakis, City Manager

From: Denise Moroney, Director of Public Buildings

Date: June 15, 2026

Re: Parker Renovations – Year End Funding Request

The Department of Public Buildings is seeking additional funds to support renovations at the Parker Building.

Original Project Scope

While we originally budgeted what we thought were conservative figures for the original scope of the Parker renovation project, the building continues to surprise us. After a thorough review of all outstanding issues with our owner's project manager, we are requesting $288,000 in additional funds to complete the project. If funds are approved, we anticipate occupancy at Parker by the Community Development and Planning Department in August 2026.

Insulation Project

In January, the City Council approved funding to insulate the underside of the roof deck in the original 1914 building, including removal and replacement of architectural ceilings, so that our new fire sprinkler system can be made operational before the winter. During the power shutdown at Parker last month, we discovered more original construction and piping in this area which will require demolition and hazmat testing/abatement. To address these areas prior to the start of work, we are requesting $85,000 in supplemental funding.

We are therefore requesting a total of $373,000 in year-end funding for the Parker Building project to address these unforeseen conditions.

Please contact me with any questions, and thank you for your consideration.

WATERTOWN
MASSACHUSETTS
AUDITING DEPARTMENT

TO: GEORGE PROAKIS, CITY MANAGER

FROM: MEGAN LANGAN, CITY AUDITOR

DATE: JUNE 16, 2026

RE: AGENDA ITEM – TRANSFER OF FUNDS REQUEST

Per your request, please find attached a Transfer of Funds request for the Parker Renovations Project in the amount of $373,000 for Fiscal Year 2026.

The Department of Public Building is seeking additional funds to support the Parker Renovations Project and has estimated the need for an additional $288,000 for project close out which would allow CDP to occupy the new space in Parker by mid-August 2026.

Additionally, they are seeking $85,000 to perform demolition of materials on the third floor of the 1914 portion of the Parker Building to properly insulate the underside of the roof deck to ensure the new fire sprinkler system can be operational before winter.

Therefore, I respectfully request the attached transfer be placed on the June 23, 2026 City Council Agenda.

Thank you for your consideration in this matter.

TRANSFER AMOUNT: $ 373,000

FROM:	FY 2026 AUTHORIZED/UNISSUED DEBT 0171000-590926	$ 373,000
TO:	FY 2026 TRANSFER TO CAPITAL PROJECTS - PUBLIC BUILDINGS 0193059-596509	$ 373,000

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

6/16/26
DATE

CITY AUDITOR

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: April 23, 2026

RE: Agenda Item – Proposed Loan Order

Attached is correspondence from Fire Chief Ryan A. Nicholson regarding replacement of the 2013 "Engine 3."

The Fire Department has finalized specifications with the vendor, who is holding our place in the production queue and now requires a signed agreement and purchase order to proceed. Given the engine's age and rising maintenance costs, advancing the planned replacement is advisable.

Working with the Auditor's Office, $500,000 has been identified in the FY26 Full-Time Salaries line item, reducing the required loan authorization from $1,250,000 in Conceptual Recommendation 21a of the FY27–31 CIP to $750,000.

A $500,000 transfer has been placed on the June 23, 2026 City Council Agenda, contingent on approval of the proposed $750,000 loan order.

I respectfully request that the attached Loan Order be placed on the June 23, 2026 City Council Agenda for First Reading.

Thank you for your attention to this matter.

HINCKLEY ALLEN

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

Chelsea A. Tryder
(617) 378-4190
ctryder@hinckleyallen.com

June 18, 2026

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

RE: Draft Loan Order – Fire Engine

Dear George:

As requested, I suggest the following forms of loan order to approve the borrowing of funds to pay costs of purchasing a new fire engine and ambulance for the Fire Department:

> ORDERED: That the sum of $750,000 is appropriated to pay costs of purchasing a fire engine for the Fire Department, as more fully described in the City's Fiscal Year 2027 through 2031 Capital Improvement Plan, and the payment of all 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 FIRE DEPARTMENT
OFFICE OF CHIEF OF DEPARTMENT
Fire Department Headquarters, 99 Main Street
Watertown, Massachusetts 02472-4410
Tel. (617) 972-6512 • Fax (617) 972-6575
www.fire.watertown-ma.gov

RYAN A. NICHOLSON
Chief of Department

Memorandum

To: Mr. George Proakis, City Manager

From: Chief Ryan A. Nicholson

Date: June 16, 2026

Subject: Engine replacement for a 2013 Engine

As you are aware, the FY27 budget includes $1,250,000 for the replacement of 2013 "Engine 3". I recommend that we move forward with this replacement at this time. We have been working closely with the vendor to create the specifications for this engine. The vendor has been holding our position in a queue and requires a signed agreement and purchase order at this time in order to move forward with our order. Due to the age of the current engine and the increased costs of maintaining its serviceability it would be beneficial to move forward with replacement as planned.

In working with the Auditor's Office, $500,000 has been identified in our FY26 Full Time Salaries line item to decrease the necessary loan order request from the $1,250,000 noted in Conceptual Recommendation #21a of the FY27-31 CIP to $750,000.

Thank you for your attention to this request and please let me know if I can provide any further information.

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 23, 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 transfer of funds in the amount of $500,000 from the FY26 Fire Full Time Salaries Account to the FY26 Transfer to Cap Projects – Fire Department – Fire Engine

Watertown City Council

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

RESOLUTION # 68 **2026 – R –** 68

RESOLUTION APPROVING A TRANSFER OF FUNDS FROM THE FISCAL YEAR 2026 FIRE FULL TIME SALARIES ACCOUNT TO THE FISCAL YEAR 2026 TRANSFER TO CAPITAL PROJECTS – FIRE DEPARTMENT ACCOUNT

BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of $500,000 from the Fiscal Year 2026 Fire Full Time Salaries Account to the Fiscal Year 2026 Transfer to Capital Projects – Fire Department Account.

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

Council Member

I hereby certify that at a meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of 9 for, 0 against, and 0 present on June 23, 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

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: June 16, 2026

RE: Agenda Item – Transfer of Funds

Attached is correspondence from City Auditor Megan Langan regarding the proposed FY2026 transfer of $500,000 to support the replacement of the Fire Department's 2013 Engine 3.

Conceptual Recommendation 21a of the FY27–31 CIP advises proceeding with the FY27 $1,250,000 proposed loan order for the Engine Truck Replacement (2013 Engine 3). However, due to vacancies within the Department, additional funds have been identified in the FY26 Fire Full-Time Salaries account. These available funds may be applied to reduce the required loan order to $750,000.

I respectfully request that this transfer be placed on the June 23, 2026 City Council meeting agenda.

Thank you for your consideration.

WATERTOWN
MASSACHUSETTS
AUDITING DEPARTMENT

TO: GEORGE PROAKIS, CITY MANAGER

FROM: MEGAN LANGAN, CITY AUDITOR ML

DATE: JUNE 16, 2026

RE: AGENDA ITEM – TRANSFER OF FUNDS REQUEST

Per your request, please find attached a Transfer of Funds request for the replacement of 2013 "Engine 3" for the Fire Department in the amount of $500,000 for Fiscal Year 2026.

As you are aware, Conceptual Recommendation #21 of the FY27 – 31 CIP states:

21. Proceed with the FY27 $1,425,000 Fire Department proposed loan orders:
    a. $1,250,000 for Engine Truck Replacement, 2013 Engine 3
    b. $175,000 for Replacement of 2 Cardiac Monitors"

Additional monies have been identified in the FY26 Fire Full Time Salaries account due to vacancies within the Department which could be utilized to decrease the loan order to $750,000.

The utilization of unspent expenditure account monies for the acquisition and payment of capital equipment items is consistent with the Honorable City Council's Ongoing Budget Policy Guideline to make annual capital expenditures (including debt and exclusive of the school Building for the Future Initiative funding and enterprise funds) equal to 7.5 – 8% of the operating budget in order to maintain and improve its infrastructure, facilities, and equipment.

Therefore, I respectfully request the attached transfer be placed on the June 23, 2026 City Council Agenda.

Thank you for your consideration in this matter.

TRANSFER AMOUNT: $ 500,000

FROM:	FY 2026 FIRE FULL TIME SALARIES 0122051-510111	$	500,000
TO:	FY 2026 TR TO CAP PR - FIRE DEPT 0193059-596510	$	500,000

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

6/16/26
DATE

CITY AUDITOR

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: June 16, 2026

RE: Fiscal Year 2027 Water & Sewer Rates

Attached please find correspondence from Thomas D. Brady, DPW Director summarizing the Water and Sewer Rate Study Analysis performed for the City of Watertown. As stated in the report, this study was performed to provide the City with recommended water and sewer rate changes that will generate sufficient revenue to fund the purchase of water and wastewater treatment from the Massachusetts Water Resource Authority ("MWRA"), operational costs, indirect costs, debt service costs, and short-term and long-term capital improvements. The proposed rate changes will ensure the water fund and sewer fund continue to maintain healthy retained earnings.

I respectfully request a First Reading on an Order establishing water and sewer rates and charges for Fiscal Year 2027 be considered at the June 23, 2026 City Council meeting. The Public Hearing and consideration of rate schedules and fees designed to raise sufficient revenues to support the Fiscal Year 2027 operational services provided to customers of the City's Water/Sewer System would be scheduled for the July 14, 2026 City Council Meeting.

Thank you for your consideration in this matter.

WATERTOWN
MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS

To: George J. Proakis, City Manager

From: Thomas D. Brady, DPW Director

Date: June 15, 2026

Re: FY27 Water & Sewer Rates

Background

A water and sewer rate study was conducted to provide the City with recommended water and sewer rate changes which will generate sufficient revenue to fund the operational, indirect, debt service, and short- and long-term capital improvement costs while ensuring the water and sewer funds continue to maintain healthy retained earnings. The attached report contains rate recommendations which fully support the City's final FY 2027 water and sewer budgets and capital plans.

Estimated Expenses and Revenues

Without any changes in revenue, total projected water revenues for FY 2027 are $9,816,450 and projected expenditures are $10,531,533, leaving a deficit of over $715,000 for FY 2027. The revenue total does not include liens, which is revenue from prior years that the City has already identified as revenue in those years.

Without any changes in revenue, total projected sewer revenues for FY 2027 are $12,981,892 and projected expenditures are $14,788,830, leaving a deficit of over $1.8 million for FY 2027. The revenue total does not include liens, which is revenue from prior years that the City has already identified as revenue in those years.

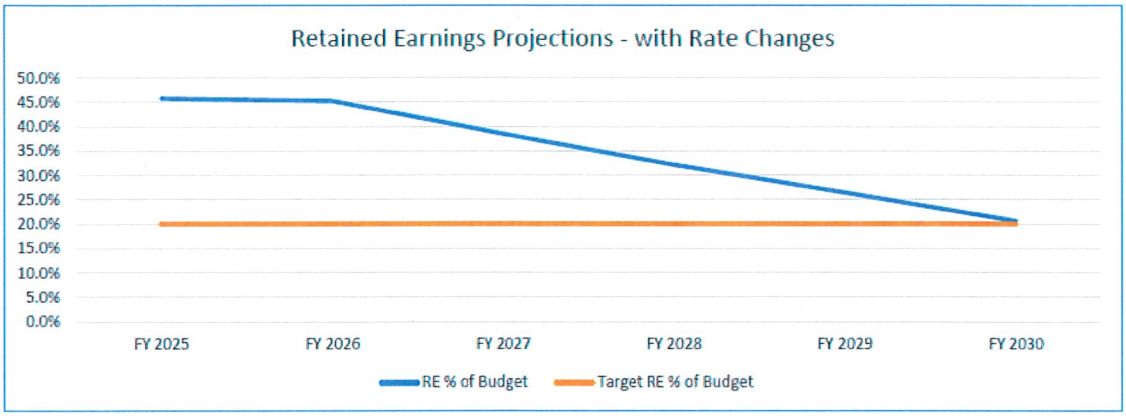
The Water Enterprise Fund and the Sewer Enterprise Fund are experiencing budgetary shortfalls because revenue recovered from rates is insufficient to cover expenditures.

A Look Back to FY 2026 and Ahead to FY 2028

The FY 2026 rate study indicated that 4% annual increases in water and sewer rates over the five-year projection period would ensure that all expenses could be covered by revenues and available retained earnings while maintaining healthy retained earnings of 20% by the end of FY2030:

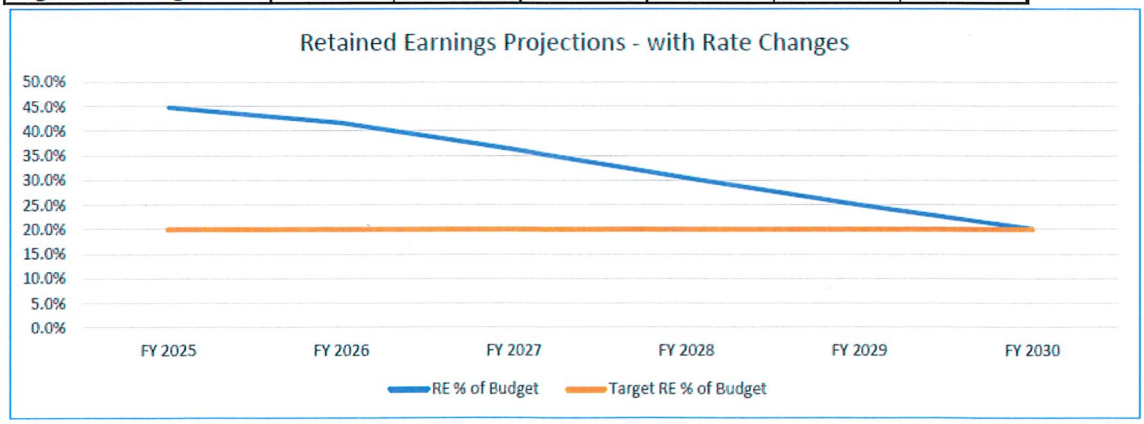
Water Rate Study

Rate Changes:	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	3.50%	3.50%	4.00%	4.00%	4.00%	4.00%
Rate Impact	**FY 2025 PROJECTED**	**FY 2026 PROJECTED**	**FY 2027 PROJECTED**	**FY 2028 PROJECTED**	**FY 2029 PROJECTED**	**FY 2030 PROJECTED**
Surplus/Deficit	$ 939,759	$ 73,537	$ (359,289)	$ (504,064)	$ (531,372)	$ (580,946)
Projected Retained Earnings	$ 4,409,700	$ 4,483,237	$ 4,123,948	$ 3,619,884	$ 3,088,512	$ 2,507,566
RE % of Budget	45.8%	45.3%	38.5%	32.2%	26.4%	20.6%
Target RE % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



Sewer Rate Study

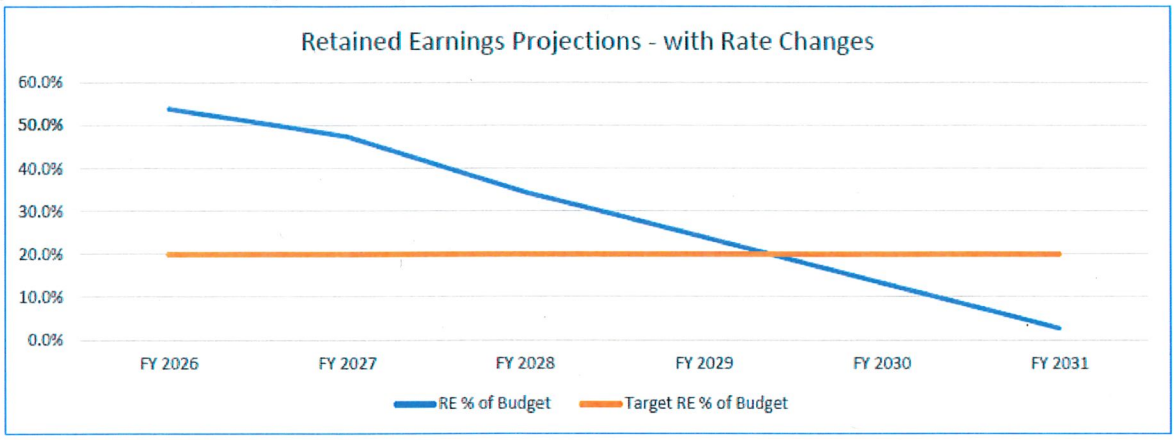
Rate Changes:	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	3.50%	3.50%	4.00%	4.00%	4.00%	4.00%
Rate Impact	**FY 2025 PROJECTED**	**FY 2026 PROJECTED**	**FY 2027 PROJECTED**	**FY 2028 PROJECTED**	**FY 2029 PROJECTED**	**FY 2030 PROJECTED**
Surplus/Deficit	$ 1,466,714	$ (59,777)	$ (406,376)	$ (595,501)	$ (660,548)	$ (653,164)
Projected Retained Earnings	$ 5,620,921	$ 5,561,144	$ 5,154,768	$ 4,559,267	$ 3,898,719	$ 3,245,555
RE % of Budget	44.8%	41.7%	36.2%	30.5%	25.0%	20.1%
Target RE % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



In the FY 2027 rates study, 4% annual increases in water and sewer rates over the five-year projection period show a very different picture, with retained earnings dropping to 13.2% of budget in the Water Enterprise Fund and to -2.1% in the Sewer Enterprise Fund in FY 2030, and going even lower in FY 2031:

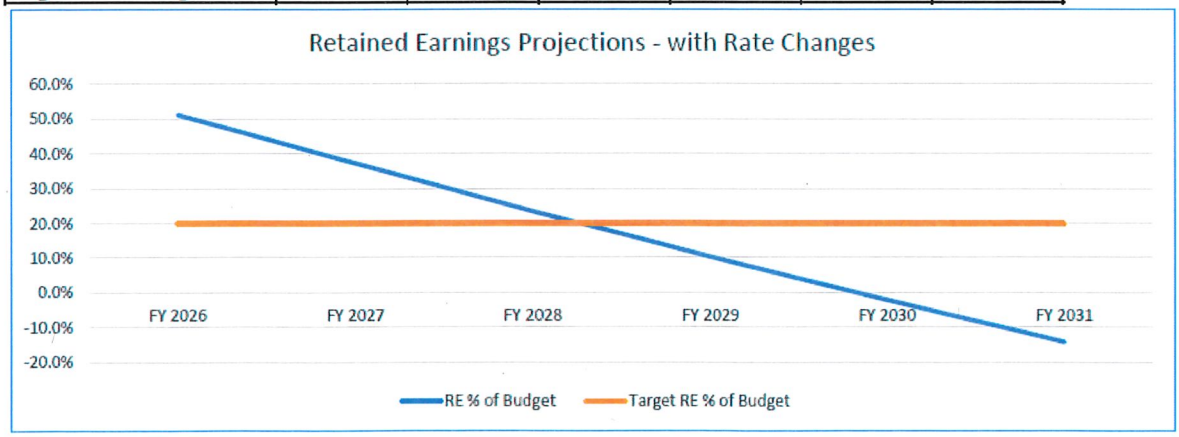
Water Rate Study

Rate Changes:	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	3.50%	4.00%	4.00%	4.00%	4.00%	4.00%
Rate Impact	**FY 2026 PROJECTED**	**FY 2027 PROJECTED**	**FY 2028 PROJECTED**	**FY 2029 PROJECTED**	**FY 2030 PROJECTED**	**FY 2031 PROJECTED**
Surplus/Deficit	$ 514,183	$ (342,932)	$(1,008,251)	$(1,097,162)	$(1,217,277)	$(1,319,912)
Projected Retained Earnings	$5,335,172	$4,992,240	$ 3,983,989	$ 2,886,827	$ 1,669,550	$ 349,638
RE % of Budget	53.9%	47.4%	34.4%	23.9%	13.2%	2.7%
Target RE % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



Sewer Rate Study

Rate Changes:	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	3.50%	4.00%	4.00%	4.00%	4.00%	4.00%
Rate Impact	**FY 2026 PROJECTED**	**FY 2027 PROJECTED**	**FY 2028 PROJECTED**	**FY 2029 PROJECTED**	**FY 2030 PROJECTED**	**FY 2031 PROJECTED**
Surplus/Deficit	$ 884,676	$(1,294,777)	$(1,811,237)	$(1,994,244)	$(2,075,693)	$(2,188,743)
Projected Retained Earnings	$ 6,811,848	$ 5,517,071	$ 3,705,834	$ 1,711,590	$ (364,103)	$(2,552,846)
RE % of Budget	51.2%	37.3%	23.4%	10.3%	-2.1%	-14.2%
Target RE % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



Similarly, the annual budget deficits toward the end of the projection period have also grown substantially in the new rate study, projected at $1.3 million in the Water Enterprise Fund and nearly $2.2 million in the Sewer Enterprise Fund in FY 2031.

For this reason, the new rate study calls for substantially higher rate increases in the outyears of the projection window – 6% for water and 8% for sewer – to maintain retained earnings at a health level.

Our consultant recently informed us that the FY 2026 rate study contained a modeling error that contributed to the differences between the FY 2026 and FY 2027 financial outlooks for the Enterprise Funds. Building the model on FY 2024 actual user charges revenue, the consultant used FY 2025 rate increases that were higher than those actually adopted (5.5% for water and 6.0% for sewer versus the 3.5% adopted for both), which overstated projected revenues and understated the rate increases needed in FY 2026 and future years. After correcting the error in the FY 2027 rate study, higher rate increases were required to maintain healthy reserve levels.

While it is helpful to know one of the causes of the significant change in the financial outlook of the Enterprise Funds between the FY 2026 and FY 2027 rate studies was a modeling error, it does not change the fact that we are facing a serious financial challenge with the Enterprise Funds in the five-year projection window. As such, Assistant Director for Public Utilities Sean Harrington and I will lead a comprehensive review of the finances of the Funds well before the FY 2028 rate-setting process, beginning in the fall of this calendar year, in an attempt to mitigate the high rate increases currently shown in the model for FY 2028 and beyond. We intend to examine every expense category and revenue stream – starting with a careful review of the Capital Improvement Plan (CIP) for both Enterprise Funds as well as the combined additional $4.4 million that has been included in the rate model for the past several years for unidentified capital projects to be funded out of retained earnings.

Proposed Rates and Charges

Taking into consideration all the foregoing, we are recommending that Watertown increase its water rates, sewer rates, and service charges by 4.5% for FY 2027. This increase is slightly higher than the rate increase projected in the FY 2026 rate study (4%) because of the significant change in the financial outlook of the Water and Sewer Enterprise Funds presented in the FY 2027 rate study. We hope to mitigate the more substantial rate increases outlined in

Option 2 of the FY 2027 rate study with the comprehensive financial review of the Water and Sewer Enterprise Funds discussed above.

With a 4.5% increase, the quarterly water bill for a typical resident using 1,800cf will increase $5.10 per quarter, from $115.28 to $120.38. The quarterly sewer bill for a typical resident with a usage of 1,800cf will increase $9.54 per quarter, from $213.48 to $223.02. The overall or combined water and sewer bill for a typical resident with a usage of 1,800cf would increase from $328.76 per quarter to $343.40 per quarter; for an overall increase of $14.64 per quarter, or 4.5%.

Tables 1 and 2 below present the current and proposed water and sewer rates, as well as quarterly bill impacts for typical customers, respectively.

Table 1: Current and Proposed Water and Sewer Rates

Base Charge	**FY 2026**	**FY 2027**	**Difference**	
Minimum Charge				
(Quarterly)	*Current*	*Proposed*	*$*	*%*
5/8	$9.44	$9.86	$0.42	4.5%
¾	$10.05	$10.50	$0.45	4.5%
1	$11.87	$12.40	$0.53	4.5%
1 1/4	$14.29	$14.93	$0.64	4.5%
1.5	$14.29	$14.93	$0.64	4.5%
2	$20.84	$21.78	$0.94	4.5%
3	$69.46	$72.59	$3.13	4.5%
4	$87.46	$91.40	$3.94	4.5%
6	$129.46	$135.29	$5.83	4.5%
Volumetric Rate (per Ccf)				
Water				
Tier 1	$5.88	$6.14	$0.26	4.5%
Tier 2	$9.16	$9.57	$0.41	4.5%
Tier 3	$12.38	$12.94	$0.56	4.5%
Tier 4	$16.16	$16.89	$0.73	4.5%
Sewer (100% of Water Consumption)				
Tier 1	$11.86	$12.39	$0.53	4.5%
Tier 2	$15.48	$16.18	$0.70	4.5%
Tier 3	$17.28	$18.06	$0.78	4.5%
Tier 4	$21.17	$22.12	$0.95	4.5%
Combined Rate				
Tier 1	$17.74	$18.54	$0.80	4.5%
Tier 2	$24.64	$25.75	$1.11	4.5%
Tier 3	$29.66	$30.99	$1.33	4.5%
Tier 4	$37.33	$39.01	$1.68	4.5%
Irrigation (all Ccf)	$16.16	$16.89	$0.73	4.5%

Table 2: Quarterly Bill Impacts for Typical Customers

Meter Size	Usage (cu. Ft)	Current FY 2026			Proposed FY 2027			Difference	
		Water	Sewer	Total	Water	Sewer	Total	$	%
5/8"	1,000	$68.24	$118.60	$186.84	$71.31	$123.94	$195.25	$8.41	4.5%
5/8"	2,500	$156.44	$296.50	$452.94	$163.48	$309.84	$473.32	$20.38	4.5%
5/8"	5,000	$385.44	$683.50	$1,068.94	$402.78	$714.26	$1,117.04	$48.10	4.5%
5/8"	15,000	$1,623.44	$2,411.50	$4,034.94	$1,696.49	$2,520.02	$4,216.51	$181.57	4.5%
1"	25,000	$2,863.87	$4,139.50	$7,003.37	$2,992.74	$4,325.78	$7,318.52	$315.15	4.5%
4"	75,000	$11,019.46	$14,724.50	$25,743.96	$11,515.34	$15,387.10	$26,902.44	$1,158.48	4.5%

City of Watertown
Massachusetts

Water and Sewer Rate Study

Fiscal Year 2027

June 2026

Weston & Sampson

WESTON & SAMPSON ENGINEERS, INC.
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EXECUTIVE SUMMARY

This report summarizes the Water and Sewer Rate Study performed for the City of Watertown ("City") by The Abrahams Group LLC and Weston & Sampson. This study was performed to provide the City with recommended water and sewer rate changes that will generate sufficient revenue to fund the purchase of water and wastewater treatment from the Massachusetts Water Resource Authority ("MWRA"), operational costs, indirect costs, debt service costs, and short-term and long-term capital improvements. The proposed rate changes will ensure the water fund and sewer fund continue to maintain healthy retained earnings.

Rate options were reviewed with City management and discussed with City staff. The discussion led to two (2) rate options for presentation in this report. The rate options are designed to support the City's final FY 2027 water and sewer budgets, planned capital projects, and maintain healthy retained earnings balances.

1.0 BACKGROUND

The City of Watertown consists of primarily urban commercial and residential development with a population of approximately 35,000, according to the 2020 U.S. Census. The City's Public Utilities Division through the City's Department of Public works ("DPW"), provides services to approximately 9,500 commercial, residential, industrial, and institutional accounts.

The Public Utilities Division is responsible for providing its customers with drinking water and providing wastewater collection and conveyance in a cost-effective and environmentally friendly manner that meets EPA and DEP standards.

The City is a member community of the MWRA. The MWRA supplies water to the City, with an average daily demand of 2.52 million gallons per day, per the MWRA's Community Water Use data from December 2023. The water is then conveyed to the City's residents through the City's 82 miles of water distribution mains.

The City's sewer system consists of approximately 82 miles of sewer mains that transport wastewater to the MWRA's interceptors. The City transports an average daily flow of 3.85 million gallons per day, per the MWRA's Sewer Flow Report for the calendar years of 2021, 2022, and 2023.

2.0 EXISTING RATE STRUCTURE AND CHARGES

The City's water and sewer rates are based on a multi-tier rate structure in which the rate per 100 cubic feet of water increases with consumption. All 9,500 plus residential, commercial, and irrigation accounts are billed quarterly which are staggered across each quarter according to the billing cycle.

The City currently has an inclining, four-tier structure for non-irrigation water consumption and sewer flow and a flat fee for irrigation water consumption, as well as meter and fire protection charges. The following table shows current water and sewer rates for FY 2026:

Tier	Consumption	Water Rate (per 100 cubic feet)	Sewer Rate (per 100 cubic feet)
1	0 - 2,500 cu ft	$5.88	$11.86
2	2,501 - 5,000 cu ft	$9.16	$15.48
3	5,001 - 25,000 cu ft	$12.38	$17.28
4	Over 25,000 cu ft	$16.16	$21.17
Irrigation	All	$16.16	N/A

The following table shows current meter service charges for FY 2026:

Meter Size (inches)	Rates/Quarter
5/8	$9.44
3/4	$10.05
1	$11.87
1 1/4	$14.29
1 1/2	$14.29
2	$20.84
3	$69.46
4	$87.46
6	$129.46

The following table shows current fire service charges for FY 2026:

Service Size (inches)	Rates/Quarter
2	$13.77
3	$48.19
4	$96.39
6	$282.27
8	$598.95
10	$1,080.88

2.1 Comparison to Neighboring Communities

When considering rate and/or tier changes, comparing the City's rates and tiers to neighboring communities' rates and tiers provides helpful information on how communities measure up. The table below compares water rates by tier and base charges. The average customer's bill, based on an industry-standard 2,800 cubic feet of usage, is also included in the table. Each community in the table is a member of the MWRA.

Community	Tiers					Base	Rates					Average Bill
	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5		Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	
Watertown	0-2,500	2,500-5,000	5,001-25,000	Over 25,000		$9.44	$5.88	$9.16	$12.38	$16.16		$183.92
Waltham	0-2,100	2,100-4,500	4,500-12,000	Over 12,000			$3.07	$4.15	$11.90	$17.14		$93.52
Needham	0-600	600-2,700	2,700-4,200	Over 4,200		$16.00	$3.47	$3.72	$5.44	$5.73		$120.38
Lexington	0-4,000	4,000-8,000	Over 8,000				$5.06	$7.59	$10.02			$141.68
Wellesley	0-1,500	1,500-3,600	3,600-7,200	7,200-108,000	Over 108,000	$32.25	$5.81	$6.82	$10.81	$14.00	$17.81	$208.06
Brookline	0-1,800	Over 1,800				$39.42	$3.46	$8.65				$188.20
Belmont	0-9,000	Over 9,000				$18.90	$7.20	$8.26				$220.50
Arlington	0-1,500	1,500-3,000	Over 3,000			$19.56	$9.19	$9.84	$11.95			$285.33
Newton	0-1,000	1,000-2,500	2,500-6,000	Over 6,000			$8.09	$9.36	$10.76	$13.42		$253.58

Data in the table above is per quarter. Tiers are in cubic feet. Rates per 100 cubic feet. Average bill is for usage of 2,800 cubic feet with 5/8" meter.

The following table compares sewer rates by tier and base charges.

Community	Tiers					Base	Rates					Average Bill
	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5		Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	
Watertown	0-2,500	2,500-5,000	5,001-25,000	Over 25,000			$11.86	$15.48	$17.28	$21.17		$342.94
Waltham	0-2,100	2,100-4,500	4,500-12,000	Over 12,000			$5.46	$7.63	$13.26	$16.51		$168.07
Needham	0-600	600-2,700	2,700-4,200	Over 4,200		$13.00	$11.13	$12.29	$13.25	$14.45		$351.12
Lexington	0-4,000	4,000-8,000	Over 8,000				$10.27	$16.78	$26.69			$287.56
Wellesley	Flat Rate					$15.00	$11.55					$338.40
Brookline	Flat Rate					$39.42	$10.36					$329.50
Belmont	Flat Rate					$17.76	$15.11					$440.84
Arlington	0-1,500	1,500-3,000	Over 3,000				$10.80	$11.51	$13.97			$311.63
Newton	0-1,000	1,000-2,500	2,500-6,000	Over 6,000			$12.59	$14.73	$15.82	$18.19		$394.31

Data in the table above is per quarter. Tiers are in cubic feet. Rates per 100 cubic feet. Average bill is for usage of 2,800 cubic feet with 5/8" meter.

2.2 Existing Expenses and Revenues

A fourth tier was added to the water and sewer rate structures for FY 2023. The positive impact of the tier changes on water and sewer billings continued into FY 2024, FY 2025, and FY 2026. For FY 2025, water rates increased by 3.5% across all tiers and sewer rates increased by 3.5% across all tiers. A dry summer in 2024 impacted FY 2025 billings, with both the water fund and sewer fund ending FY 2025 with a large surplus. The water fund's surplus in FY 2025 was $1,540,281 and the sewer fund's surplus in FY 2025 was $2,862,347. These surpluses have contributed to healthy retained earnings balances for both funds at the time of the most recent certification, which was as of July 1, 2025. The latest certification for water was $4,820,989, or 53.0%, of water fund expenses in FY 2025, and the latest certification for sewer was $5,927,172, or 45.9%, of sewer fund expenses in FY 2025.

Projections for FY 2026 show that the water fund should end with a surplus of about $500,000. The 3.5% rate increase and increased consumption due to very dry conditions for a second consecutive year greatly contributed to the projected surplus. Total fund expenses are projected to increase 8.8% over FY 2025's, which includes a $96,000, or 2.1%, increase to the City's MWRA water

assessment and a $292,000, or 25.1%, increase to long-term debt. The water fund's projected surplus for FY 2026 is $514,183 despite these increases in expenses. Any surplus should further enhance the retained earnings balance. The sewer fund should also end FY 2026 with a sizable surplus. Like with water, the 3.5% rate increase and increased consumption due to very dry conditions at the end of the summer of 2025 have greatly contributed to the projected surplus. Total fund expenses are projected to increase 19.0% compared to FY 2025's. FY 2026 saw a $398,000, or 5.5%, increase to the City's MWRA sewer assessment, an $835,000, or 146.6%, increase in capital outlay, and a $478,000, or 113.9%, increase to long-term debt. The sewer fund's projected surplus for FY 2025 is $884,676. Any surplus should further enhance the retained earnings balance.

The City's FY 2027 water and sewer budgets were integrated into this study. The FY 2027 water budget is $10,531,542, a 6.3% increase over FY 2026's water budget, and the FY 2027 sewer budget is $14,788,830, a 10.8% increase over FY 2026's sewer budget. The MWRA's preliminary FY 2027 water assessment is $4,707,331, a 0.4% increase over the FY 2026 assessment. Although an increase, this is the second straight year for which the City's water assessment increase is below the City's average increase in the recent past. The MWRA's preliminary FY 2027 sewer assessment is $7,881,472, an increase of 2.7% over the FY 2026 assessment. The sewer assessment increased 2.9% on average over the five prior years. The MWRA's assessment is the single largest expense for the Water Enterprise Fund and the Sewer Enterprise Fund.

The City plans to invest in infrastructure improvements via its regularly maintained capital improvement plans ("CIPs") over the next five years. Included in the water projections presented, in addition to the funding of the City's regularly maintained CIP, is funding for capital improvements of $2.4 million total from FY 2028 to FY 2031, to be funded out of retained earnings. Included in the sewer projections presented, in addition to the funding of the City's regularly maintained CIP, is funding for capital improvements of $2.0 million total from FY 2028 to FY 2031, to be funded out of retained earnings.

3.0 BASELINE ANALYSIS

Without any changes in revenue (i.e., no rate adjustments), as presented in the baseline financial analysis, total projected water revenues for FY 2027 are $9,816,450 and projected expenditures are $10,531,533, leaving a deficit of over $715,000 for FY 2027. The revenue total does not include liens, which is revenue from prior years that the City has already identified as revenue in those years.

Without any changes in revenue (i.e., no rate adjustments), as presented in the baseline financial analysis, total projected sewer revenues for FY 2027 are $12,981,892 and projected expenditures are $14,788,830, leaving a deficit of over $1.8 million for FY 2027. The revenue total does not include liens, which is revenue from prior years that the City has already identified as revenue in those years.

The Water Enterprise Fund and the Sewer Enterprise Fund are experiencing budgetary shortfalls because revenue recovered from rates is insufficient to cover expenditures. The City should strongly consider rate action for FY 2027 and beyond to ensure sufficient revenue is realized from rates. Any deficit at the conclusion of a fiscal year would presumably be covered by available retained earnings. While healthy retained earnings balances in both funds would allow for this, the consistent use of retained earnings could eventually lead to retained earning balances dropping below recommended levels.

4.0 OPTIONS FOR RATES AND CHANGES

Options for updated rates and charges included in this report are designed to ensure all expenses included can be covered by revenues and available retained earnings and to target retained earnings of 20% of total expenditures by the end of the five-year period. The recommended retained earnings balance is between 10% and 25%.

Since the analysis conducted was a five-year look-ahead, proposed rate increases are presented for the next five (5) fiscal years, including FY 2027. Each of these options will help the City achieve its goals of covering actual costs of services, maintaining healthy retained earnings, investing in capital improvements, and ensuring long-term fiscal stability, although one of the rate options presented is the rate plan supported by City Council when rates were set for FY 2026. Its inclusion allows for illustration of how the financial picture has changed for both water and sewer since the conclusion of the FY 2026 rate study.

The options are designed to change rates and charges only, without changes to the City's rate structure. This is consistent with how the City has changed rates and charges in the recent past, other than the recent addition of the fourth tier in the rate structure, which was implemented for FY 2023.

4.1 Option 1

Option 1 is consistent with the rate plan supported by City Council as part of the FY 2026 rate study.

Rate increases are presented in the following table:

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Water	4.0%	4.0%	4.0%	4.0%	4.0%
Sewer	4.0%	4.0%	4.0%	4.0%	4.0%

The following table shows current meter service charges and proposed FY 2027 meter service charges along with the difference between them. The increases to the meter service charges are the same as the increases to water rates.

	Rates/Quarter		Difference	
Meter Size (inches)	**Current FY 2026**	**Proposed FY 2027**	**$**	**%**
5/8	$9.44	$9.82	$0.38	4.0%
3/4	$10.05	$10.45	$0.40	4.0%
1	$11.87	$12.34	$0.47	4.0%
1 1/4	$14.29	$14.86	$0.57	4.0%
1 1/2	$14.29	$14.86	$0.57	4.0%
2	$20.84	$21.67	$0.83	4.0%
3	$69.46	$72.24	$2.78	4.0%
4	$87.46	$90.96	$3.50	4.0%
6	$129.46	$134.64	$5.18	4.0%

The following table shows current private fire protection charges and proposed FY 2027 private fire protection charges along with the difference between them. The increases to the private fire protection charges are the same as the increases to water rates.

	Rates/Quarter		Difference	
Service Size (inches)	**Current FY 2026**	**Proposed FY 2027**	**$**	**%**
2"	$13.77	$14.32	$0.55	4.0%
3"	$48.19	$50.12	$1.93	4.0%
4"	$96.39	$100.25	$3.86	4.0%
6"	$282.27	$293.56	$11.29	4.0%
8"	$598.95	$622.91	$23.96	4.0%
10"	$1,080.88	$1,124.12	$43.24	4.0%

The following table shows current volumetric rates and proposed FY 2027 volumetric rates along with the difference between them.

Tier	Volume (cu. Ft)	Volumetric Rates (per 100 cubic feet)		Difference	
		Current FY 2026	Proposed FY 2027	$	%
Water					
1	0 - 2,500	$5.88	$6.12	$0.24	4.0%
2	2,501 - 5,000	$9.16	$9.53	$0.37	4.0%
3	5,001 - 25,000	$12.38	$12.88	$0.50	4.0%
4	Over 25,000	$16.16	$16.81	$0.65	4.0%
Irrigation	All	$16.16	$16.81	$0.65	4.0%
Sewer					
1	0 - 2,500	$11.86	$12.33	$0.47	4.0%
2	2,501 - 5,000	$15.48	$16.10	$0.62	4.0%
3	5,001 - 25,000	$17.28	$17.97	$0.69	4.0%
4	Over 25,000	$21.17	$22.02	$0.85	4.0%
Combined					
1	0 - 2,500	$17.74	$18.45	$0.71	4.0%
2	2,501 - 5,000	$24.64	$25.63	$0.99	4.0%
3	5,001 - 25,000	$29.66	$30.85	$1.19	4.0%
4	Over 25,000	$37.33	$38.82	$1.49	4.0%
Irrigation	All	$16.16	$16.81	$0.65	4.0%

The following table contains the quarterly bill impact on sample customers.

Meter Size	Usage (cu. Ft)	Current FY 2026			Proposed FY 2027			Difference	
		Water	Sewer	Total	Water	Sewer	Total	$	%
5/8"	1,000	$68.24	$118.60	$186.84	$70.97	$123.34	$194.31	$7.47	4.0%
5/8"	2,500	$156.44	$296.50	$452.94	$162.70	$308.36	$471.06	$18.12	4.0%
5/8"	5,000	$385.44	$683.50	$1,068.94	$400.86	$710.84	$1,111.70	$42.76	4.0%
5/8"	15,000	$1,623.44	$2,411.50	$4,034.94	$1,688.38	$2,507.96	$4,196.34	$161.40	4.0%
1"	25,000	$2,863.87	$4,139.50	$7,003.37	$2,978.42	$4,305.08	$7,283.50	$280.13	4.0%
4"	75,000	$11,019.46	$14,724.50	$25,743.96	$11,460.24	$15,313.48	$26,773.72	$1,029.76	4.0%

The information presented for this option includes the total additional funding of $2.4 million in water capital from FY 2028 to FY 2031 to be funded out of retained earnings and the additional funding of $2.0 million in sewer capital from FY 2028 to FY 2031 to be funded out of retained earnings. This funding is in addition to what is in the City-maintained water and sewer CIPs.

While a rate increase for FY 2027 of 4.0% certainly improves the outlook of both funds, projections based on annual 4.0% increases show that retained earnings will be below the targeted 20% of fund expenses by FY 2030 and FY 2031, in large part due to large expense increases in FY 2027, and

that corresponding revenues are no longer covering the larger expenses in both funds. This rate option is included so updated projections can illustrate that rate action greater than the supported plan during the FY 2026 study is necessary to allow retained earnings to remain healthy.

4.2 Option 2

Option 2 contains a slightly higher rate increase for FY 2027 compared to the FY 2026 rate study supported by City Council, along with level rate increases in the subsequent years.

Rate increases are presented in the following table:

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Water	4.5%	6.0%	6.0%	6.0%	6.0%
Sewer	4.5%	8.0%	8.0%	8.0%	8.0%

The following table shows current meter service charges and proposed FY 2027 meter service charges along with the difference between them. The increases to the meter service charges are the same as the increases to water rates.

	Rates/Quarter		Difference	
Meter Size (inches)	Current FY 2026	Proposed FY 2027	$	%
5/8	$9.44	$9.86	$0.42	4.5%
3/4	$10.05	$10.50	$0.45	4.5%
1	$11.87	$12.40	$0.53	4.5%
1 1/4	$14.29	$14.93	$0.64	4.5%
1 1/2	$14.29	$14.93	$0.64	4.5%
2	$20.84	$21.78	$0.94	4.5%
3	$69.46	$72.59	$3.13	4.5%
4	$87.46	$91.40	$3.94	4.5%
6	$129.46	$135.29	$5.83	4.5%

The following table shows current private fire protection charges and proposed FY 2027 private fire protection charges along with the difference between them. The increases to the private fire protection charges are the same as the increases to water rates.

	Rates/Quarter		Difference	
Service Size (inches)	Current FY 2026	Proposed FY 2027	$	%
2"	$13.77	$14.39	$0.62	4.5%
3"	$48.19	$50.36	$2.17	4.5%
4"	$96.39	$100.73	$4.34	4.5%
6"	$282.27	$294.97	$12.70	4.5%
8"	$598.95	$625.90	$26.95	4.5%
10"	$1,080.88	$1,129.52	$48.64	4.5%

The following table shows current volumetric rates and proposed FY 2027 volumetric rates along with the difference between them.

Tier	Volume (cu. Ft)	Volumetric Rates (per 100 cubic feet)		Difference	
		Current FY 2026	Proposed FY 2027	$	%
Water					
1	0 - 2,500	$5.88	$6.14	$0.26	4.5%
2	2,501 - 5,000	$9.16	$9.57	$0.41	4.5%
3	5,001 - 25,000	$12.38	$12.94	$0.56	4.5%
4	Over 25,000	$16.16	$16.89	$0.73	4.5%
Irrigation	All	$16.16	$16.89	$0.73	4.5%
Sewer					
1	0 - 2,500	$11.86	$12.39	$0.53	4.5%
2	2,501 - 5,000	$15.48	$16.18	$0.70	4.5%
3	5,001 - 25,000	$17.28	$18.06	$0.78	4.5%
4	Over 25,000	$21.17	$22.12	$0.95	4.5%
Combined					
1	0 - 2,500	$17.74	$18.54	$0.80	4.5%
2	2,501 - 5,000	$24.64	$25.75	$1.11	4.5%
3	5,001 - 25,000	$29.66	$30.99	$1.33	4.5%
4	Over 25,000	$37.33	$39.01	$1.68	4.5%
Irrigation	All	$16.16	$16.89	$0.73	4.5%

The following table contains the quarterly bill impact on sample customers.

Meter Size	Usage (cu. Ft)	Current FY 2026			Proposed FY 2027			Difference	
		Water	Sewer	Total	Water	Sewer	Total	$	%
5/8"	1,000	$68.24	$118.60	$186.84	$71.31	$123.94	$195.25	$8.41	4.5%
5/8"	2,500	$156.44	$296.50	$452.94	$163.48	$309.84	$473.32	$20.38	4.5%
5/8"	5,000	$385.44	$683.50	$1,068.94	$402.78	$714.26	$1,117.04	$48.10	4.5%
5/8"	15,000	$1,623.44	$2,411.50	$4,034.94	$1,696.49	$2,520.02	$4,216.51	$181.57	4.5%
1"	25,000	$2,863.87	$4,139.50	$7,003.37	$2,992.74	$4,325.78	$7,318.52	$315.15	4.5%
4"	75,000	$11,019.46	$14,724.50	$25,743.96	$11,515.34	$15,387.10	$26,902.44	$1,158.48	4.5%

The information presented for this option includes the total additional funding of $2.4 million in water capital from FY 2028 to FY 2031 to be funded out of retained earnings and the additional funding of $2.0 million in sewer capital from FY 2028 to FY 2031 to be funded out of retained earnings. This funding is in addition to what is in the City-maintained water and sewer CIPs.

A rate increase for FY 2027 of 4.5% allows retained earnings to remain at a healthy level for both water and sewer in the short term, but strong rate action would be needed in subsequent years to ensure retained earnings remain healthy in those years.

5.0 CONCLUSION

It is important to the City that the proposed rate increases are mitigated as much as possible, given the current environment, while also balancing the importance of continuing to fund the City's water and sewer capital improvement plans. The projections in this report include the full funding of the CIPs, as well as funding of additional capital improvements as described.

The City is focused on water and sewer rate increases of 4.5% for FY 2027 and also on committing to a thorough review of the status of the water and sewer enterprise funds, the water and sewer capital plans, and the water and sewer rate structure in the early part of FY 2027. This review may yield changes that will mitigate the rate increases needed in future years.

The projections provided in the report are based on many assumptions. We recommend that the water and sewer analyses conducted for the City are reviewed and updated each year. For example, assumptions including planned expenditures and anticipated revenues, change year to year and it is important to capture those changes to ensure that the rate plans presented are based on the most accurate information available at the time.

If, in future years, retained earnings projections show balances lower than those considered industry standard, the City can look at its planned expenses to see if any can be adjusted for a given year. This review should include any planned debt as the City can choose to push out planned debt a year or two, if necessary.

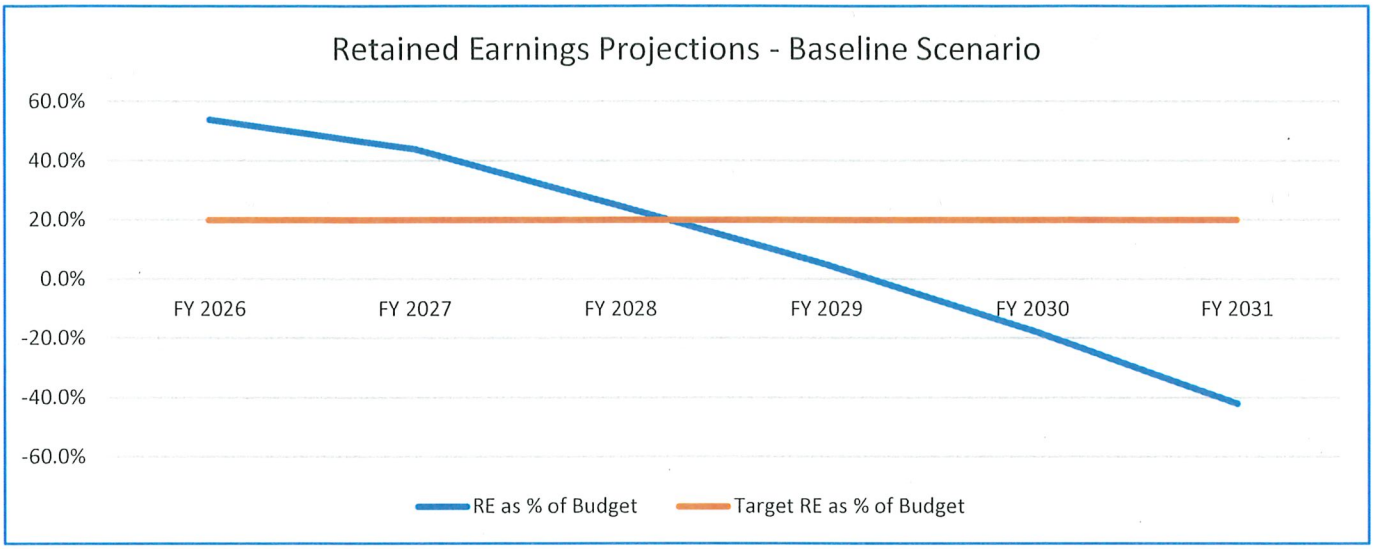
APPENDIX A

Water Rate Study

Includes:
Baseline Scenario
Option1 Summary
Option 2 Summary

Target Retained Earnings as % of Budget:	20.0%

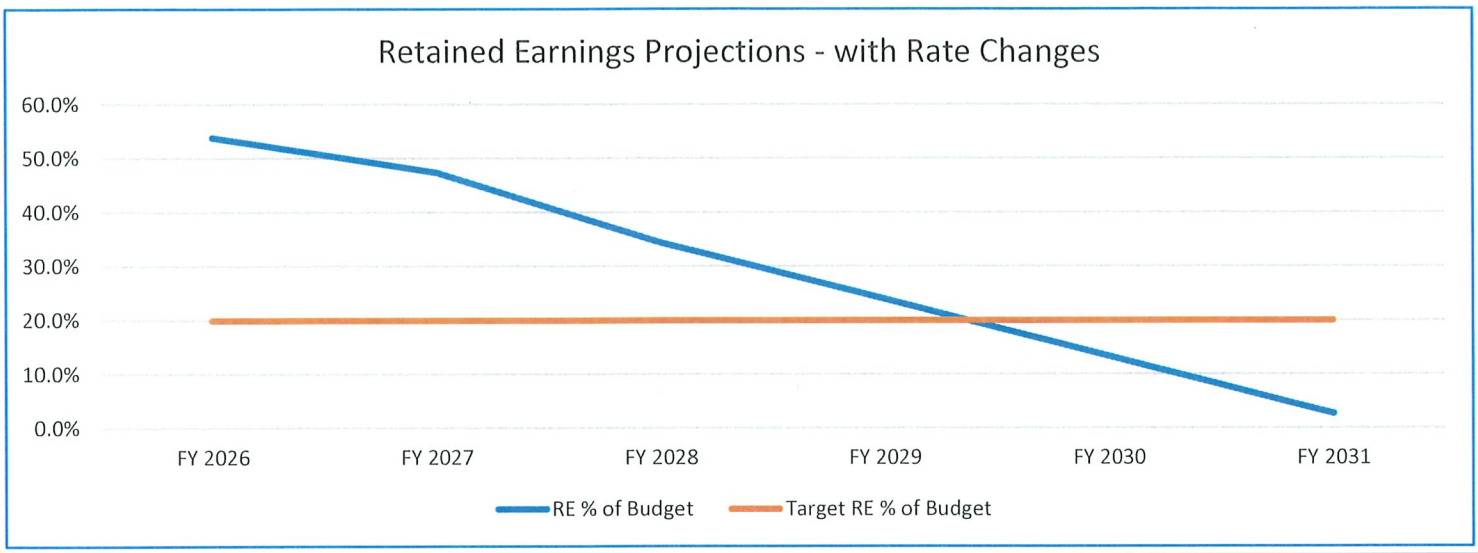
Baseline	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED
Surplus/Deficit	$ 514,183	$ (715,083)	$ (1,767,438)	$ (2,258,866)	$ (2,797,599)	$ (3,335,597)
Projected Retained Earnings	$5,335,172	$4,620,089	$ 2,852,651	$ 593,785	$ (2,203,814)	$ (5,539,411)
RE as % of Budget	53.9%	43.9%	24.6%	4.9%	-17.5%	-42.1%
Target RE as % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 BUDGETED	FY 2026 PROJECTED	FY 2027 BUDGETED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	COMMENTS
Revenues and Other Sources														
TAX LIENS REDEEMED	$ 4,605	$ 7,498	$ 6,813	$ 2,148	$ 87,477		$ 5,444		$ 5,266	$ 5,266	$ 5,266	$ 5,266	$ 5,266	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN ON LIENS/WATER	$ 8,323	$ 3,594	$ 3,987	$ 2,860	$ 21,118		$ 4,140		$ 4,691	$ 4,691	$ 4,691	$ 4,691	$ 4,691	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN WATER CHARGES	$ 49,699	$ 43,905	$ 57,217	$ 49,102	$ 70,285		$ 56,764		$ 49,981	$ 49,981	$ 49,981	$ 49,981	$ 49,981	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
WATER UTILITY USAGE CHARGES	$ 7,148,519	$ 7,304,812	$ 8,410,930	$ 8,685,156	$ 9,628,770		$ 9,686,176		$ 9,303,756	$ 9,303,756	$ 9,303,756	$ 9,303,756	$ 9,303,756	FY26, based on YTD actuals + estimated May commitments; FY27 and on based on F
MUNICIPAL WATER CHARGES	$ 160,000	$ 185,675	$ 171,810	$ 210,248	$ 201,348		$ 179,333		$ 171,810	$ 171,810	$ 171,810	$ 171,810	$ 171,810	FY26 YTD Actual; FY27 and on is the FY23 actual amount
WATER LIENS	$ 190,168	$ 234,594	$ 256,455	$ 265,022	$ 392,895		$ 340,009		$ -	$ -	$ -	$ -	$ -	FY26 based on YTD actual; zeroed out FY27-FY31 to exclude from rev req't
WATER/OTHER UTILITY CHARGES	$ 408,882	$ 68,287	$ 119,824	$ 190,732	$ 128,809		$ 54,362		$ 196,931	$ 196,931	$ 196,931	$ 196,931	$ 196,931	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
WATER TEST CHARGES	$ 74,458	$ 77,255	$ 85,537	$ 85,034	$ 98,812		$ 82,705		$ 80,571	$ 80,571	$ 80,571	$ 80,571	$ 80,571	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
SALE OF PROP/FINAL READS	$ 3,890	$ -	$ -	$ -	$ -		$ -		$ -	$ -	$ -	$ -	$ -	Assume none
WATER/INTEREST INCOME	$ 9,349	$ 1,177	$ 1,314	$ 1,939	$ 11,893		$ 10,893		$ 3,445	$ 3,445	$ 3,445	$ 3,445	$ 3,445	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
Sub Total	**$ 8,057,893**	**$ 7,926,796**	**$ 9,113,886**	**$ 9,492,241**	**$ 10,641,406**	**$ 9,905,643**	**$ 10,419,826**	**$ 10,531,542**	**$ 9,816,450**	**$ 9,816,450**	**$ 9,816,450**	**$ 9,816,450**	**$ 9,816,450**	
Retained Earnings	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assume none
Total Revenues and Other Sources	**$ 8,057,893**	**$ 7,926,796**	**$ 9,113,886**	**$ 9,492,241**	**$ 10,641,406**	**$ 9,905,643**	**$ 10,419,826**	**$ 10,531,542**	**$ 9,816,450**	**$ 9,816,450**	**$ 9,816,450**	**$ 9,816,450**	**$ 9,816,450**	
								27.5%						
Expenditures and Other Uses														
Salaries and Wages	$ 861,865	$ 999,818	$ 1,056,380	$ 991,273	$ 1,188,722	$ 1,316,084	$ 1,316,084	$ 1,325,709	$ 1,325,709	$ 1,385,366	$ 1,447,707	$ 1,512,854	$ 1,580,933	FY26 and FY27 from Budget; FY28 on 4.5% yearly incr (6.3% avg. incr. last 5 years)
MWRA Assessment	$ 3,935,832	$ 4,184,354	$ 4,147,401	$ 4,202,656	$ 4,592,105	$ 4,688,527	$ 4,688,527	$ 4,707,340	$ 4,707,331	$ 5,074,534	$ 5,272,440	$ 5,478,066	$ 5,691,710	FY26 actual and FY27 preliminary; FY28 and on based on 1.45% flow share
Other Expenses	$ 361,066	$ 358,695	$ 480,254	$ 508,423	$ 288,110	$ 492,757	$ 492,757	$ 672,000	$ 672,000	$ 688,800	$ 706,020	$ 723,671	$ 741,762	FY26 and FY27 from Budget; FY28 on 2.5% yearly incr (1.0% avg. incr. last 5 years)
Capital Outlay	$ 235,199	$ 219,757	$ 103,981	$ 468,678	$ 252,672	$ 286,000	$ 286,000	$ 286,000	$ 286,000	$ 336,000	$ 386,000	$ 436,000	$ 486,000	FY26 and FY27 from budget; $50k increase FY28 and on
Long Term Debt	$ 542,013	$ 645,750	$ 1,271,610	$ 1,288,438	$ 1,164,200	$ 1,456,650	$ 1,456,650	$ 1,417,050	$ 1,417,050	$ 1,451,425	$ 1,438,463	$ 1,459,160	$ 1,464,943	FY27 on, from Planned Debt schedule with CIP, as provided by the City
Projected Additional Capital	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450,000	$ 550,000	$ 650,000	$ 750,000	Anticipated additional capital to be funded out of RE; Increase $100,000 annually
Sub Total	**$ 5,935,975**	**$ 6,408,373**	**$ 7,059,626**	**$ 7,459,468**	**$ 7,485,828**	**$ 8,240,018**	**$ 8,240,018**	**$ 8,408,099**	**$ 8,408,090**	**$ 9,386,125**	**$ 9,800,631**	**$ 10,259,750**	**$ 10,715,348**	
Indirect Costs	$ 1,588,520	$ 1,553,006	$ 1,511,731	$ 1,423,464	$ 1,615,298	$ 1,665,625	$ 1,665,625	$ 2,123,443	$ 2,123,443	$ 2,197,764	$ 2,274,685	$ 2,354,299	$ 2,436,700	FY26 and FY27 from Budget; FY28 on 3.5% yearly incr (0% avg. incr. last 5 years, but
Transfer to Capital Projects	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -					Used to be $250K/$500K annually; not including now due to add'l debt line from ca
Total Expenditures and Other Uses	**$ 7,774,495**	**$ 7,961,379**	**$ 8,571,357**	**$ 8,882,932**	**$ 9,101,126**	**$ 9,905,643**	**$ 9,905,643**	**$ 10,531,542**	**$ 10,531,533**	**$ 11,583,888**	**$ 12,075,316**	**$ 12,614,050**	**$ 13,152,048**	
Excess (Deficiency) of Revenues and Available Funds > Expenditures and Other Uses	**$ 283,398**	**$ (34,583)**	**$ 542,529**	**$ 609,309**	**$ 1,540,281**	**$ -**	**$ 514,183**	**$ -**	**$ (715,083)**	**$ (1,767,438)**	**$ (2,258,866)**	**$ (2,797,599)**	**$ (3,335,597)**	
Retained Earnings Summary														
Proj. Certified Retained Earnings as of July 1, 2025					$ 4,820,989									
Available Retained Earnings Start of FY							$ 4,820,989		$ 5,335,172	$ 4,620,089	$ 2,852,651	$ 593,785	$ (2,203,814)	
Close Prior Year Reserves							$ -		$ -	$ -	$ -	$ -	$ -	
Establish New Year's Reserves (for Expenditures Only)							$ -		$ -	$ -	$ -	$ -	$ -	
Current Year Surplus/(Deficit)							$ 514,183		$ (715,083)	$ (1,767,438)	$ (2,258,866)	$ (2,797,599)	$ (3,335,597)	
Projected Retained Earnings Balance							$ 5,335,172		$ 4,620,089	$ 2,852,651	$ 593,785	$ (2,203,814)	$ (5,539,411)	
Projected Retained Earnings Balance as % of Budget					53.0%		53.9%		43.9%	24.6%	4.9%	-17.5%	-42.1%	

Rate Changes:	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	3.50%	4.00%	4.00%	4.00%	4.00%	4.00%

Rate Impact	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED
Surplus/Deficit	$ 514,183	$ (342,932)	$(1,008,251)	$(1,097,162)	$(1,217,277)	$(1,319,912)
Projected Retained Earnings	$5,335,172	$4,992,240	$ 3,983,989	$ 2,886,827	$ 1,669,550	$ 349,638
RE % of Budget	53.9%	47.4%	34.4%	23.9%	13.2%	2.7%
Target RE % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



Service Charge

Meter Size	Current	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
5/8"	$ 9.44	$ 9.82	$ 10.21	$ 10.62	$ 11.04	$ 11.48
3/4"	$ 10.05	$ 10.45	$ 10.87	$ 11.30	$ 11.75	$ 12.22
1"	$ 11.87	$ 12.34	$ 12.83	$ 13.34	$ 13.87	$ 14.42
1 1/2"	$ 14.29	$ 14.86	$ 15.45	$ 16.07	$ 16.71	$ 17.38
2"	$ 20.84	$ 21.67	$ 22.54	$ 23.44	$ 24.38	$ 25.36
3"	$ 69.46	$ 72.24	$ 75.13	$ 78.14	$ 81.27	$ 84.52
4"	$ 87.46	$ 90.96	$ 94.60	$ 98.38	$ 102.32	$ 106.41
6"	$ 129.46	$ 134.64	$ 140.03	$ 145.63	$ 151.46	$ 157.52

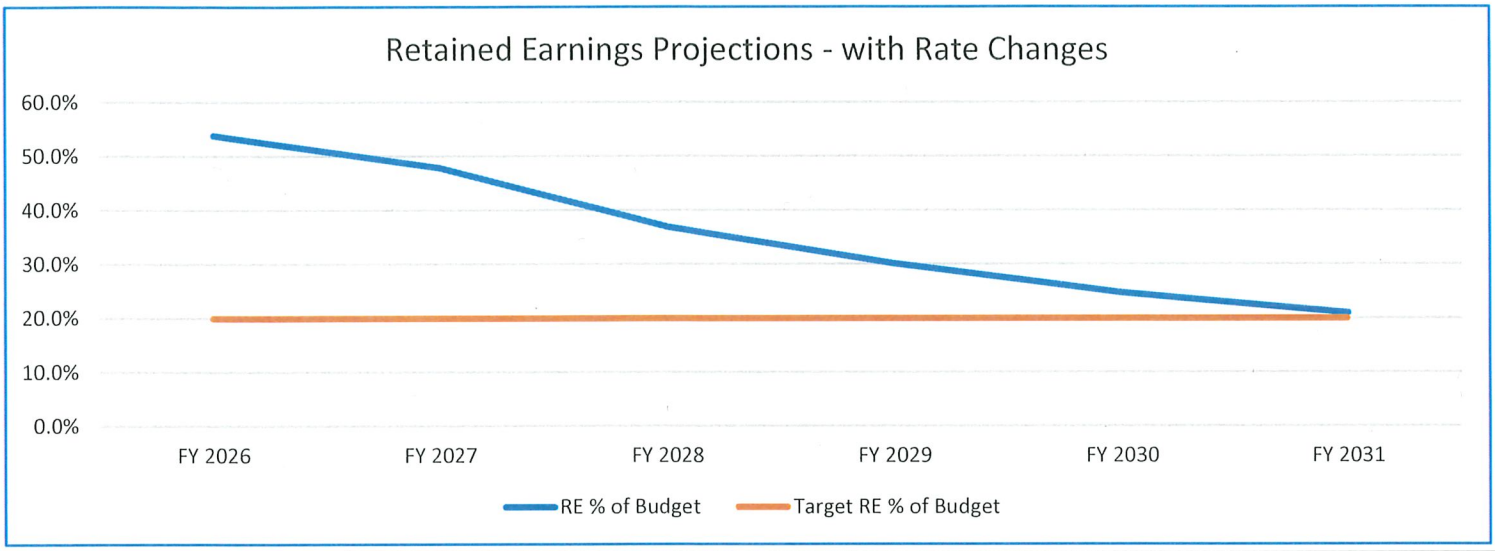
Rates (per 100 cf of usage)	Current	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
1st Step (0 - 2,500 cf)	$ 5.88	$ 6.12	$ 6.36	$ 6.61	$ 6.87	$ 7.14
2nd Step (2,501 - 5,000 cf)	$ 9.16	$ 9.53	$ 9.91	$ 10.31	$ 10.72	$ 11.15
3rd Step (5,001 - 25,000 cf)	$ 12.38	$ 12.88	$ 13.40	$ 13.94	$ 14.50	$ 15.08
4th Step (over 25,001)	$ 16.16	$ 16.81	$ 17.48	$ 18.18	$ 18.91	$ 19.67

User Impact (per Bill) - Water Bills Only			New Bills				
User Type	Usage	Current Bill	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Low-End User (5/8" meter)	1,000	$ 68.24	$ 71.02	$ 73.81	$ 76.72	$ 79.74	$ 82.88
High Tier 1 User (5/8" meter)	2,500	$ 156.44	$ 162.82	$ 169.21	$ 175.87	$ 182.79	$ 189.98
High Tier 2 User (5/8" meter)	5,000	$ 385.44	$ 401.07	$ 416.96	$ 433.62	$ 450.79	$ 468.73
Mid Tier 2 User (5/8" meter)	15,000	$ 1,623.44	$ 1,689.07	$ 1,756.96	$ 1,827.62	$ 1,900.79	$ 1,976.73
High Tier 2 User (1" meter)	25,000	$ 2,863.87	$ 2,979.59	$ 3,099.58	$ 3,224.34	$ 3,353.62	$ 3,487.67
Large User (4" meter)	75,000	$11,019.46	$ 11,463.21	$ 11,921.35	$ 12,399.38	$ 12,897.07	$13,414.66

Description	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 BUDGETED	FY 2026 PROJECTED	FY 2027 BUDGETED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	COMMENTS
Revenues and Other Sources										4.00%	4.00%	4.00%	4.00%	4.00%	
TAX LIENS REDEEMED	$ 6,608	$ 4,605	$ 7,498	$ 6,813	$ 2,148	$ 87,477	$ -	$ 5,444	$ -	$ 5,266	$ 5,266	$ 5,266	$ 5,266	$ 5,266	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN ON LIENS/WATER	$ 7,825	$ 8,323	$ 3,594	$ 3,987	$ 2,860	$ 21,118	$ -	$ 4,140	$ -	$ 4,691	$ 4,691	$ 4,691	$ 4,691	$ 4,691	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN WATER CHARGES	$ 46,155	$ 49,699	$ 43,905	$ 57,217	$ 49,102	$ 70,285	$ -	$ 56,764	$ -	$ 49,981	$ 49,981	$ 49,981	$ 49,981	$ 49,981	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
WATER UTILITY USAGE CHARGES	$6,629,005	$7,148,519	$7,304,812	$8,410,930	$8,685,156	$ 9,628,770	$ -	$ 9,686,176	$ -	$ 9,675,906	$10,062,942	$10,465,460	$10,884,078	$11,319,441	FY26, based on YTD actuals + estimated May commitments; FY27 and on based on FY2
MUNICIPAL WATER CHARGES	$ 195,000	$ 160,000	$ 185,675	$ 171,810	$ 210,248	$ 201,348	$ -	$ 179,333	$ -	$ 171,810	$ 171,810	$ 171,810	$ 171,810	$ 171,810	FY26 YTD Actual; FY27 and on is the FY23 actual amount
WATER LIENS	$ 235,517	$ 190,168	$ 234,594	$ 256,455	$ 265,022	$ 392,895	$ -	$ 340,009	$ -	$ -	$ -	$ -	$ -	$ -	FY26 based on YTD actual; zeroed out FY27-FY31 to exclude from rev req't
WATER/OTHER UTILITY CHARGES	$ 113,359	$ 408,882	$ 68,287	$ 119,824	$ 190,732	$ 128,809	$ -	$ 54,362	$ -	$ 196,931	$ 196,931	$ 196,931	$ 196,931	$ 196,931	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
WATER TEST CHARGES	$ 71,850	$ 74,458	$ 77,255	$ 85,537	$ 85,034	$ 98,812	$ -	$ 82,705	$ -	$ 80,571	$ 80,571	$ 80,571	$ 80,571	$ 80,571	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
SALE OF PROP/FINAL READS	$ 117,633	$ 3,890	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assume none
WATER/INTEREST INCOME	$ 9,819	$ 9,349	$ 1,177	$ 1,314	$ 1,939	$ 11,893	$ -	$ 10,893	$ -	$ 3,445	$ 3,445	$ 3,445	$ 3,445	$ 3,445	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
Sub Total	**$7,432,772**	**$8,057,893**	**$7,926,796**	**$9,113,886**	**$9,492,241**	**$10,641,406**	**$9,905,643**	**$10,419,826**	**$10,531,542**	**$10,188,601**	**$10,575,637**	**$10,978,154**	**$11,396,773**	**$11,832,136**	
Retained Earnings	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assume none
Total Revenues and Other Sources	**$7,432,772**	**$8,057,893**	**$7,926,796**	**$9,113,886**	**$9,492,241**	**$10,641,406**	**$9,905,643**	**$10,419,826**	**$10,531,542**	**$10,188,601**	**$10,575,637**	**$10,978,154**	**$11,396,773**	**$11,832,136**	
Expenditures and Other Uses															
Salaries and Wages	$ 898,466	$ 861,865	$ 999,818	$1,056,380	$ 991,273	$ 1,188,722	$1,316,084	$ 1,316,084	$ 1,325,709	$ 1,325,709	$ 1,385,366	$ 1,447,707	$ 1,512,854	$ 1,580,933	FY26 and FY27 from Budget; FY28 on 4.5% yearly incr (6.3% avg. incr. last 5 years)
MWRA Assessment	$3,897,384	$3,935,832	$4,184,354	$4,147,401	$4,202,656	$ 4,592,105	$4,688,527	$ 4,688,527	$ 4,707,340	$ 4,707,331	$ 5,074,534	$ 5,272,440	$ 5,478,066	$ 5,691,710	FY26 actual and FY27 preliminary; FY28 and on based on 1.45% flow share
Other Expenses	$ 330,698	$ 361,066	$ 358,695	$ 480,254	$ 508,423	$ 288,130	$ 492,757	$ 492,757	$ 672,000	$ 672,000	$ 688,800	$ 706,020	$ 723,671	$ 741,762	FY26 and FY27 from Budget; FY28 on 2.5% yearly incr (1.0% avg. incr. last 5 years)
Capital Outlay	$ 231,446	$ 235,199	$ 219,757	$ 103,981	$ 468,678	$ 252,672	$ 286,000	$ 286,000	$ 286,000	$ 286,000	$ 336,000	$ 386,000	$ 436,000	$ 486,000	FY26 and FY27 from budget; $50k increase FY28 and on
Long Term Debt	$ 676,446	$ 542,013	$ 645,750	$1,271,610	$1,288,438	$ 1,164,200	$1,456,650	$ 1,456,650	$ 1,417,050	$ 1,417,050	$ 1,451,425	$ 1,438,463	$ 1,459,160	$ 1,464,943	FY27 on, from Planned Debt schedule with CIP, as provided by the City
Projected Additional Capital	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450,000	$ 550,000	$ 650,000	$ 750,000	Anticipated additional capital to be funded out of RE; Increase $100,000 annually
Sub Total	**$6,034,439**	**$5,935,975**	**$6,408,373**	**$7,059,626**	**$7,459,468**	**$ 7,485,828**	**$8,240,018**	**$ 8,240,018**	**$ 8,408,099**	**$ 8,408,090**	**$ 9,386,125**	**$ 9,800,631**	**$10,259,750**	**$10,715,348**	
Indirect Costs	$1,631,808	$1,588,520	$1,553,006	$1,511,731	$1,423,464	$ 1,615,298	$1,665,625	$ 1,665,625	$ 2,123,443	$ 2,123,443	$ 2,197,764	$ 2,274,685	$ 2,354,299	$ 2,436,700	FY26 and FY27 from Budget; FY28 on 3.5% yearly incr (0% avg. incr. last 5 years, but big
Transfer to Capital Projects	$ 500,000	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Used to be $250K/$500K annually; not including now due to add'l debt line from capita
Total Expenditures and Other Uses	**$8,166,247**	**$7,774,495**	**$7,961,379**	**$8,571,357**	**$8,882,932**	**$ 9,101,126**	**$9,905,643**	**$ 9,905,643**	**$10,531,542**	**$10,531,533**	**$11,583,888**	**$12,075,316**	**$12,614,050**	**$13,152,048**	
Excess (Deficiency) of Revenues and Available Funds > Expenditures and Other Uses	$ (733,475)	$ 283,398	$ (34,583)	$ 542,529	$ 609,309	$ 1,540,281	$ -	$ 514,183	$ -	$ (342,932)	$ (1,008,251)	$ (1,097,162)	$ (1,217,277)	$ (1,319,912)	
Retained Earnings Summary															
Proj. Certified Retained Earnings as of July 1, 2025						$ 4,820,989									
Available Retained Earnings Start of FY								$ 4,820,989		$ 5,335,172	$ 4,992,240	$ 3,983,989	$ 2,886,827	$ 1,669,550	
Close Prior Year Reserves								$ -		$ -	$ -	$ -	$ -	$ -	
Establish New Year's Reserves (for Expenditures Only)								$ -		$ -	$ -	$ -	$ -	$ -	
Current Year Surplus/(Deficit)								$ 514,183		$ (342,932)	$ (1,008,251)	$ (1,097,162)	$ (1,217,277)	$ (1,319,912)	
Projected Retained Earnings Balance								$ 5,335,172		$ 4,992,240	$ 3,983,989	$ 2,886,827	$ 1,669,550	$ 349,638	
Projected Retained Earnings Balance as % of Budget						53.0%		53.9%		47.4%	34.4%	23.9%	13.2%	2.7%	

Rate Changes:	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	3.50%	4.50%	6.00%	6.00%	6.00%	6.00%

Rate Impact	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED
Surplus/Deficit	$ 514,183	$ (296,414)	$ (765,423)	$ (638,505)	$ (521,791)	$ (365,016)
Projected Retained Earnings	$ 5,335,172	$ 5,038,758	$ 4,273,335	$ 3,634,830	$ 3,113,039	$ 2,748,023
RE % of Budget	53.9%	47.8%	36.9%	30.1%	24.7%	20.9%
Target RE % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



Service Charge

Meter Size	Current	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
5/8"	$ 9.44	$ 9.86	$ 10.45	$ 11.08	$ 11.74	$ 12.44
3/4"	$ 10.05	$ 10.50	$ 11.13	$ 11.80	$ 12.51	$ 13.26
1"	$ 11.87	$ 12.40	$ 13.14	$ 13.93	$ 14.77	$ 15.66
1 1/2"	$ 14.29	$ 14.93	$ 15.83	$ 16.78	$ 17.79	$ 18.86
2"	$ 20.84	$ 21.78	$ 23.09	$ 24.48	$ 25.95	$ 27.51
3"	$ 69.46	$ 72.59	$ 76.95	$ 81.57	$ 86.46	$ 91.65
4"	$ 87.46	$ 91.40	$ 96.88	$ 102.69	$ 108.85	$ 115.38
6"	$ 129.46	$ 135.29	$ 143.41	$ 152.01	$ 161.13	$ 170.80

Rates (per 100 cf of usage)	Current	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
1st Step (0 - 2,500 cf)	$ 5.88	$ 6.14	$ 6.51	$ 6.90	$ 7.31	$ 7.75
2nd Step (2,501 - 5,000 cf)	$ 9.16	$ 9.57	$ 10.14	$ 10.75	$ 11.40	$ 12.08
3rd Step (5,001 - 25,000 cf)	$ 12.38	$ 12.94	$ 13.72	$ 14.54	$ 15.41	$ 16.33
4th Step (over 25,001)	$ 16.16	$ 16.89	$ 17.90	$ 18.97	$ 20.11	$ 21.32

User Impact (per Bill) - Water Bills Only			New Bills				
User Type	Usage	Current Bill	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Low-End User (5/8" meter)	1,000	$ 68.24	$ 71.26	$ 75.55	$ 80.08	$ 84.84	$ 89.94
High Tier 1 User (5/8" meter)	2,500	$ 156.44	$ 163.36	$ 173.20	$ 183.58	$ 194.49	$ 206.19
High Tier 2 User (5/8" meter)	5,000	$ 385.44	$ 402.61	$ 426.70	$ 452.33	$ 479.49	$ 508.19
Mid Tier 2 User (5/8" meter)	15,000	$ 1,623.44	$ 1,696.61	$ 1,798.70	$ 1,906.33	$ 2,020.49	$ 2,141.19
High Tier 2 User (1" meter)	25,000	$ 2,863.87	$ 2,993.15	$ 3,173.39	$ 3,363.18	$ 3,564.52	$ 3,777.41
Large User (4" meter)	75,000	$ 11,019.46	$ 11,517.15	$ 12,207.13	$ 12,936.94	$ 13,713.60	$ 14,537.13

Description	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 BUDGETED	FY 2026 PROJECTED	FY 2027 BUDGETED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	COMMENTS
Revenues and Other Sources										4.50%	6.00%	6.00%	6.00%	6.00%	
TAX LIENS REDEEMED	$ 6,608	$ 4,605	$ 7,498	$ 6,813	$ 2,148	$ 87,477	$ -	$ 5,444	$ -	$ 5,266	$ 5,266	$ 5,266	$ 5,266	$ 5,266	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN ON LIENS/WATER	$ 7,825	$ 8,323	$ 3,594	$ 3,987	$ 2,860	$ 21,118	$ -	$ 4,140	$ -	$ 4,691	$ 4,691	$ 4,691	$ 4,691	$ 4,691	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN WATER CHARGES	$ 46,155	$ 49,699	$ 43,905	$ 57,217	$ 49,102	$ 70,285	$ -	$ 56,764	$ -	$ 49,981	$ 49,981	$ 49,981	$ 49,981	$ 49,981	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
WATER UTILITY USAGE CHARGES	$6,629,005	$7,148,519	$7,304,812	$8,410,930	$8,685,156	$ 9,628,770	$ -	$ 9,686,176	$ -	$ 9,722,425	$10,305,770	$10,924,117	$11,579,564	$12,274,337	FY26, based on YTD actuals + estimated May commitments; FY27 and on based on FY24
MUNICIPAL WATER CHARGES	$ 195,000	$ 160,000	$ 185,675	$ 171,810	$ 210,248	$ 201,348	$ -	$ 179,333	$ -	$ 171,810	$ 171,810	$ 171,810	$ 171,810	$ 171,810	FY26 YTD Actual; FY27 and on is the FY23 actual amount
WATER LIENS	$ 235,517	$ 190,168	$ 234,594	$ 256,455	$ 265,022	$ 392,895	$ -	$ 340,009	$ -	$ -	$ -	$ -	$ -	$ -	FY26 based on YTD actual; zeroed out FY27-FY31 to exclude from rev req't
WATER/OTHER UTILITY CHARGES	$ 113,359	$ 408,882	$ 68,287	$ 119,824	$ 190,732	$ 128,809	$ -	$ 54,362	$ -	$ 196,931	$ 196,931	$ 196,931	$ 196,931	$ 196,931	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
WATER TEST CHARGES	$ 71,850	$ 74,458	$ 77,255	$ 85,537	$ 85,034	$ 98,812	$ -	$ 82,705	$ -	$ 80,571	$ 80,571	$ 80,571	$ 80,571	$ 80,571	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
SALE OF PROP/FINAL READS	$ 117,633	$ 3,890	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assume none
WATER/INTEREST INCOME	$ 9,819	$ 9,349	$ 1,177	$ 1,314	$ 1,939	$ 11,893	$ -	$ 10,893	$ -	$ 3,445	$ 3,445	$ 3,445	$ 3,445	$ 3,445	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
Sub Total	**$7,432,772**	**$8,057,893**	**$7,926,796**	**$9,113,886**	**$9,492,241**	**$10,641,406**	**$9,905,643**	**$10,419,826**	**$10,531,542**	**$10,235,119**	**$10,818,465**	**$11,436,811**	**$12,092,258**	**$12,787,032**	
Retained Earnings	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assume none
Total Revenues and Other Sources	**$7,432,772**	**$8,057,893**	**$7,926,796**	**$9,113,886**	**$9,492,241**	**$10,641,406**	**$9,905,643**	**$10,419,826**	**$10,531,542**	**$10,235,119**	**$10,818,465**	**$11,436,811**	**$12,092,258**	**$12,787,032**	
Expenditures and Other Uses															
Salaries and Wages	$ 898,466	$ 861,865	$ 999,818	$1,056,380	$ 991,273	$ 1,188,722	$1,316,084	$ 1,316,084	$ 1,325,709	$ 1,325,709	$ 1,385,366	$ 1,447,707	$ 1,512,854	$ 1,580,933	FY26 and FY27 from Budget; FY28 on 4.5% yearly incr (6.3% avg. incr. last 5 years)
MWRA Assessment	$3,897,384	$3,935,832	$4,184,354	$4,147,401	$4,202,656	$ 4,592,105	$4,688,527	$ 4,688,527	$ 4,707,340	$ 4,707,331	$ 5,074,534	$ 5,272,440	$ 5,478,066	$ 5,691,710	FY26 actual and FY27 preliminary; FY28 and on based on 1.45% flow share
Other Expenses	$ 330,698	$ 361,066	$ 358,695	$ 480,254	$ 508,423	$ 288,130	$ 492,757	$ 492,757	$ 672,000	$ 672,000	$ 688,800	$ 706,020	$ 723,671	$ 741,762	FY26 and FY27 from Budget; FY28 on 2.5% yearly incr (1.0% avg. incr. last 5 years)
Capital Outlay	$ 231,446	$ 235,199	$ 219,757	$ 103,981	$ 468,678	$ 252,672	$ 286,000	$ 286,000	$ 286,000	$ 286,000	$ 336,000	$ 386,000	$ 436,000	$ 486,000	FY26 and FY27 from budget; $50k increase FY28 and on
Long Term Debt	$ 676,446	$ 542,013	$ 645,750	$1,271,610	$1,288,438	$ 1,164,200	$1,456,650	$ 1,456,650	$ 1,417,050	$ 1,417,050	$ 1,451,425	$ 1,438,463	$ 1,459,160	$ 1,464,943	FY27 on, from Planned Debt schedule with CIP, as provided by the City
Projected Additional Capital	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450,000	$ 550,000	$ 650,000	$ 750,000	Anticipated additional capital to be funded out of RE; Increase $100,000 annually
Sub Total	**$6,034,439**	**$5,935,975**	**$6,408,373**	**$7,059,626**	**$7,459,468**	**$ 7,485,828**	**$8,240,018**	**$ 8,240,018**	**$ 8,408,099**	**$ 8,408,090**	**$ 9,386,125**	**$ 9,800,631**	**$10,259,750**	**$10,715,348**	
Indirect Costs	$1,631,808	$1,588,520	$1,553,006	$1,511,731	$1,423,464	$ 1,615,298	$1,665,625	$ 1,665,625	$ 2,123,443	$ 2,123,443	$ 2,197,764	$ 2,274,685	$ 2,354,299	$ 2,436,700	FY26 and FY27 from Budget; FY28 on 3.5% yearly incr (0% avg. incr. last 5 years, but big
Transfer to Capital Projects	$ 500,000	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Used to be $250K/$500K annually; not including now due to add'l debt line from capita
Total Expenditures and Other Uses	**$8,166,247**	**$7,774,495**	**$7,961,379**	**$8,571,357**	**$8,882,932**	**$ 9,101,126**	**$9,905,643**	**$ 9,905,643**	**$10,531,542**	**$10,531,533**	**$11,583,888**	**$12,075,316**	**$12,614,050**	**$13,152,048**	
Excess (Deficiency) of Revenues and Available Funds > Expenditures and Other Uses	**$ (733,475)**	**$ 283,398**	**$ (34,583)**	**$ 542,529**	**$ 609,309**	**$ 1,540,281**	**$ -**	**$ 514,183**	**$ -**	**$ (296,414)**	**$ (765,423)**	**$ (638,505)**	**$ (521,791)**	**$ (365,016)**	
Retained Earnings Summary															
Proj. Certified Retained Earnings as of July 1, 2025						$ 4,820,989									
Available Retained Earnings Start of FY								$ 4,820,989		$ 5,335,172	$ 5,038,758	$ 4,273,335	$ 3,634,830	$ 3,113,039	
Close Prior Year Reserves								$ -		$ -	$ -	$ -	$ -	$ -	
Establish New Year's Reserves (for Expenditures Only)								$ -		$ -	$ -	$ -	$ -	$ -	
Current Year Surplus/(Deficit)								$ 514,183		$ (296,414)	$ (765,423)	$ (638,505)	$ (521,791)	$ (365,016)	
Projected Retained Earnings Balance								**$ 5,335,172**		**$ 5,038,758**	**$ 4,273,335**	**$ 3,634,830**	**$ 3,113,039**	**$ 2,748,023**	
Projected Retained Earnings Balance as % of Budget						53.0%		53.9%		47.8%	36.9%	30.1%	24.7%	20.9%	

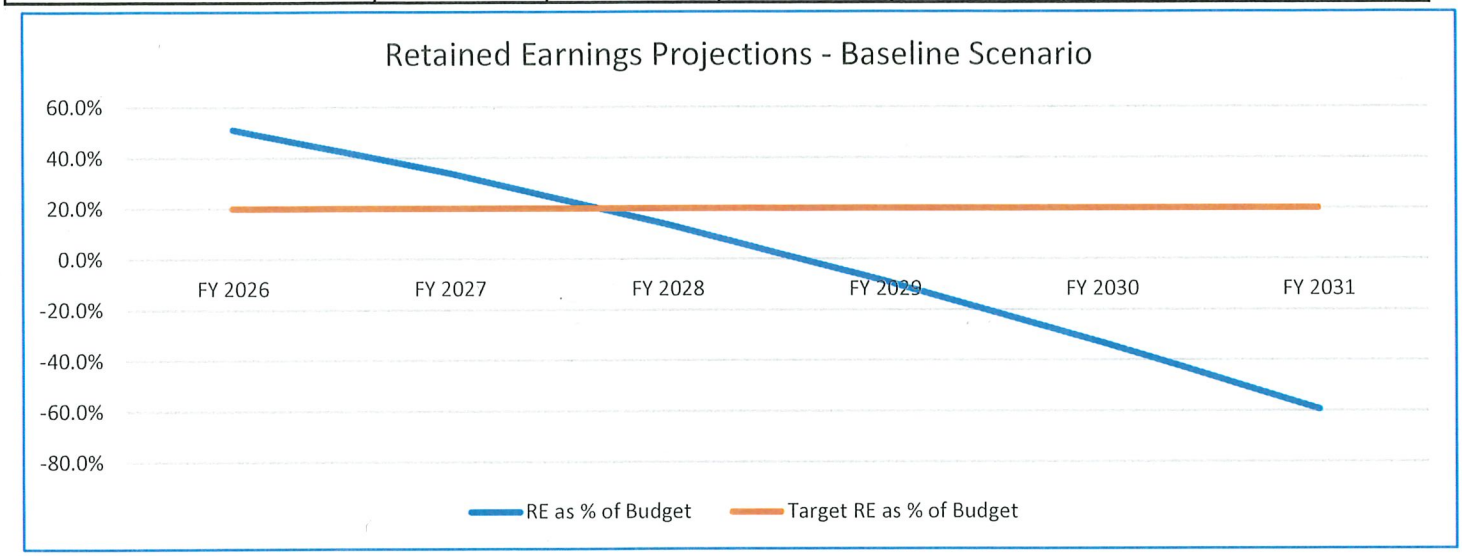
APPENDIX B

Sewer Rate Study

Includes:
Baseline Scenario
Option1 Summary
Option 2 Summary

Target Retained Earnings as % of Budget:	20.0%

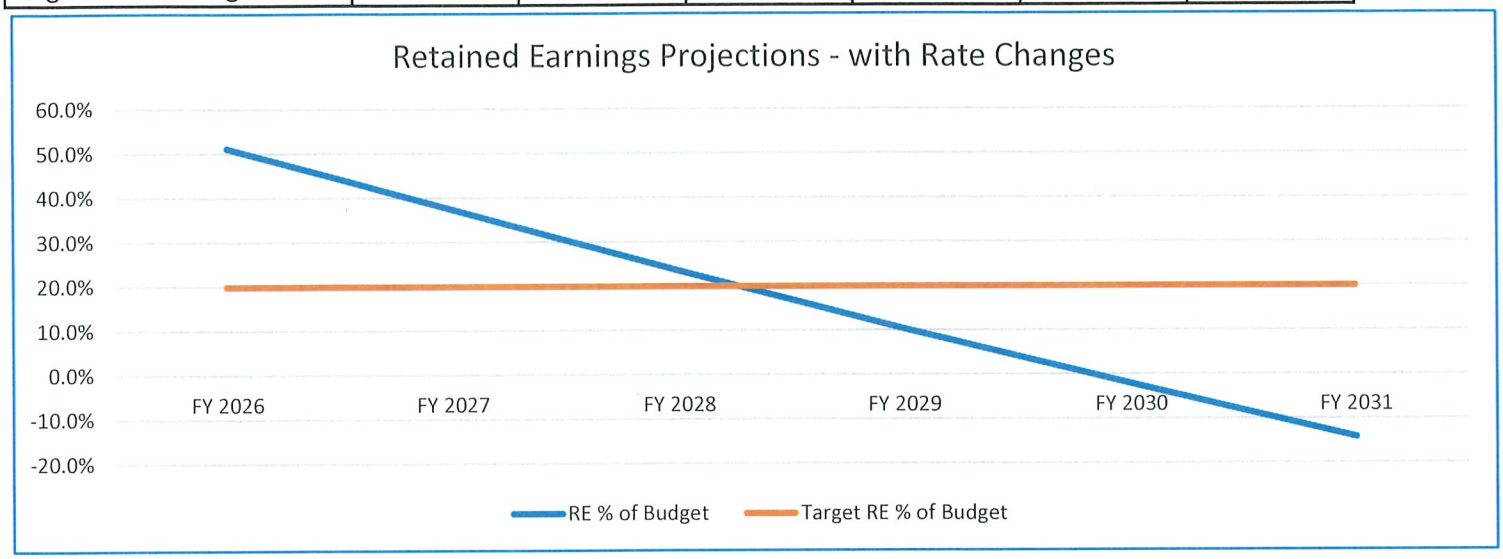
Baseline	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED
Surplus/Deficit	$ 884,676	$ (1,806,938)	$ (2,856,046)	$ (3,593,006)	$ (4,250,566)	$ (4,962,772)
Projected Retained Earnings	$ 6,811,848	$ 5,004,910	$ 2,148,864	$ (1,444,142)	$ (5,694,708)	$ (10,657,480)
RE as % of Budget	51.2%	33.8%	13.6%	-8.7%	-33.0%	-59.4%
Target RE as % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 BUDGETED	FY 2026 PROJECTED	FY 2027 BUDGETED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	COMMENTS
Revenues and Other Sources														
TAX LIENS REDEEMED	$ 7,742	$ 12,202	$ 9,969	$ 3,164	$ 130,302		$ 9,263		$ 8,269	$ 8,269	$ 8,269	$ 8,269	$ 8,269	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN ON LIENS/SEWER	$ 12,874	$ 5,233	$ 6,191	$ 4,434	$ 31,260		$ 7,102		$ 7,183	$ 7,183	$ 7,183	$ 7,183	$ 7,183	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN ON SEWER CHARGES	$ 80,888	$ 70,772	$ 88,187	$ 77,234	$ 105,199		$ 91,392		$ 79,270	$ 79,270	$ 79,270	$ 79,270	$ 79,270	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
SEWER UTILITY USAGE CHARGES	$ 10,304,173	$ 10,519,436	$ 11,557,328	$ 11,952,692	$ 13,021,653		$ 13,395,042		$ 12,804,023	$ 12,804,023	$ 12,804,023	$ 12,804,023	$ 12,804,023	FY26, based on YTD actuals + estimated May commitments; FY27 and on based on FY2
MUNICIPAL SEWER CHARGES	$ 86,068	$ 85,000	$ 77,190	$ 110,217	$ 128,731		$ 96,563		$ 77,190	$ 77,190	$ 77,190	$ 77,190	$ 77,190	FY27 and on is the FY23 actual amount
SEWER LIENS	$ 327,560	$ 383,618	$ 461,044	$ 551,077	$ 614,514		$ 581,121		$ -	$ -	$ -	$ -	$ -	FY26 based on YTD actual;zeroed out FY27-FY31 to exclude from rev req't
SEWER/OTHER UTILITY CHARGES	$ 630	$ 1,170	$ 1,705	$ 240	$ 210		$ 615		$ 936	$ 936	$ 936	$ 936	$ 936	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
SEWER/INTEREST INCOME	$ 14,855	$ 1,378	$ 1,641	$ 2,208	$ 16,325		$ 16,756		$ 5,021	$ 5,021	$ 5,021	$ 5,021	$ 5,021	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
Sub Total	$ 10,834,789	$ 11,078,809	$ 12,203,256	$ 12,701,266	$ 14,048,194	$ 13,351,401	$ 14,197,854	$ 14,788,838	$ 12,981,892	$ 12,981,892	$ 12,981,892	$ 12,981,892	$ 12,981,892	
Retained Earnings	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assume none
Total Revenues and Other Sources	$ 10,834,789	$ 11,078,809	$ 12,203,256	$ 12,701,266	$ 14,048,194	$ 13,351,401	$ 14,197,854	$ 14,788,838	$ 12,981,892	$ 12,981,892	$ 12,981,892	$ 12,981,892	$ 12,981,892	
Expenditures and Other Uses														
Salaries and Wages	$ 498,991	$ 547,601	$ 624,811	$ 620,031	$ 796,215	$ 924,601	$ 924,601	$ 1,320,030	$ 1,320,030	$ 1,379,431	$ 1,441,506	$ 1,506,374	$ 1,574,160	FY26 and FY27 from Budget; FY28 on 4.5% yearly incr (10.2% avg. incr. last 5 years)
MWRA Assessment	$ 6,648,177	$ 6,806,903	$ 6,800,255	$ 7,004,552	$ 7,277,190	$ 7,713,813	$ 7,675,590	$ 7,881,480	$ 7,881,472	$ 8,117,916	$ 8,361,454	$ 8,612,297	$ 8,870,666	FY26 actual and FY27 preliminary; increase 3.0% yearly (3.0% avevage last 5 years)
Other Expenses	$ 460,569	$ 796,940	$ 397,024	$ 694,988	$ 403,941	$ 513,775	$ 513,775	$ 529,000	$ 529,000	$ 542,225	$ 555,781	$ 569,675	$ 583,917	FY26 and FY27 from Budget; FY28 on 2.5% yearly incr (12.4% avg. incr. last 5 years)
Capital Outlay	$ 1,053,285	$ 3,648,133	$ 771,263	$ 2,835,168	$ 569,718	$ 1,405,000	$ 1,405,000	$ 1,405,000	$ 1,405,000	$ 1,455,000	$ 1,505,000	$ 1,555,000	$ 1,605,000	FY26 and FY27 from budget; $50k increase FY28 and on
Long Term Debt	$ 411,053	$ 369,578	$ 300,253	$ 254,588	$ 419,904	$ 898,355	$ 898,355	$ 1,049,635	$ 1,049,635	$ 1,298,543	$ 1,472,017	$ 1,552,351	$ 1,673,123	FY27 on, from Planned Debt schedule with CIP, as provided by the City
Projected Additional Capital	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 350,000	$ 450,000	$ 550,000	$ 650,000	Anticipated additional capital to be funded out of RE; Increase $100,000 annually
Sub Total	$ 9,072,074	$ 12,169,154	$ 8,893,606	$ 11,409,327	$ 9,466,969	$ 11,455,544	$ 11,417,321	$ 12,185,145	$ 12,185,137	$ 13,143,116	$ 13,785,757	$ 14,345,697	$ 14,956,867	
Indirect Costs	$ 1,491,802	$ 1,507,448	$ 1,397,994	$ 1,494,512	$ 1,718,878	$ 1,895,857	$ 1,895,857	$ 2,603,693	$ 2,603,693	$ 2,694,822	$ 2,789,141	$ 2,886,761	$ 2,987,798	FY26 and FY27 from Budget; FY28 on 3.5% yearly incr (2.6% avg. incr. last 5 years, but
Transfer to Capital Projects	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Was $250K per year, but not including now due to additional debt line from capital
Total Expenditures and Other Uses	$ 10,563,876	$ 13,676,602	$ 10,291,600	$ 12,903,839	$ 11,185,847	$ 13,351,401	$ 13,313,178	$ 14,788,838	$ 14,788,830	$ 15,837,938	$ 16,574,898	$ 17,232,458	$ 17,944,664	
Excess (Deficiency) of Revenues and														
Available Funds > Expenditures and Other Uses	$ 270,913	$ (2,597,792)	$ 1,911,656	$ (202,573)	$ 2,862,347	$ -	$ 884,676	$ -	$ (1,806,938)	$ (2,856,046)	$ (3,593,006)	$ (4,250,566)	$ (4,962,772)	
Retained Earnings Summary														
Certified Retained Earnings as of July 1, 2025					$ 5,927,172									
Available Retained Earnings Start of FY							$ 5,927,172		$ 6,811,848	$ 5,004,910	$ 2,148,864	$ (1,444,142)	$ (5,694,708)	
Close Prior Year Reserves							$ -		$ -	$ -	$ -	$ -	$ -	
Establish New Year's Reserves (for Expenditures Only)							$ -		$ -	$ -	$ -	$ -	$ -	
Current Year Surplus/(Deficit)							$ 884,676		$ (1,806,938)	$ (2,856,046)	$ (3,593,006)	$ (4,250,566)	$ (4,962,772)	
Projected Retained Earnings Balance							$ 6,811,848		$ 5,004,910	$ 2,148,864	$ (1,444,142)	$ (5,694,708)	$ (10,657,480)	
Projected Retained Earnings Balance as % of Budget					45.9%		51.2%		33.8%	13.6%	-8.7%	-33.0%	-59.4%	

Rate Changes:	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	3.50%	4.00%	4.00%	4.00%	4.00%	4.00%

Rate Impact	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED
Surplus/Deficit	$ 884,676	$(1,294,777)	$(1,811,237)	$(1,994,244)	$(2,075,693)	$(2,188,743)
Projected Retained Earnings	$ 6,811,848	$ 5,517,071	$ 3,705,834	$ 1,711,590	$ (364,103)	$(2,552,846)
RE % of Budget	51.2%	37.3%	23.4%	10.3%	-2.1%	-14.2%
Target RE % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



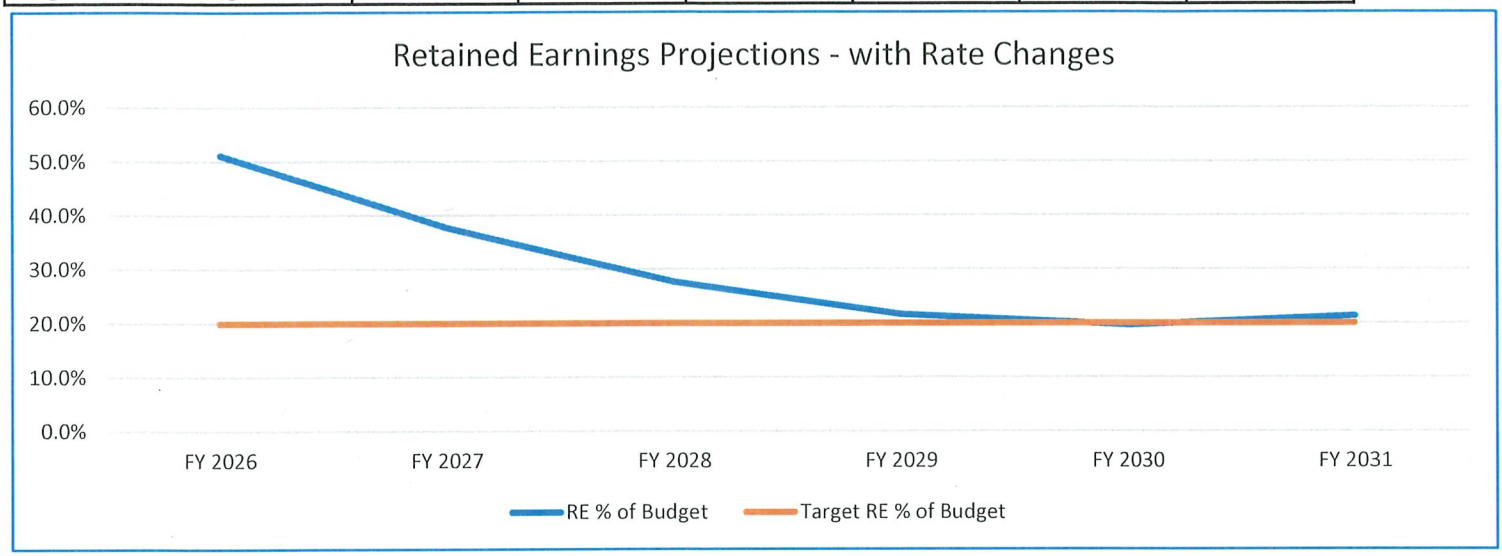
Rates (per 100 cf of usage)	Current	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
1st Step (0 - 2,500 cf)	$ 11.86	$ 12.33	$ 12.82	$ 13.33	$ 13.86	$ 14.41
2nd Step (2,501 - 5,000 cf)	$ 15.48	$ 16.10	$ 16.74	$ 17.41	$ 18.11	$ 18.83
3rd Step (5,001 - 25,000 cf)	$ 17.28	$ 17.97	$ 18.69	$ 19.44	$ 20.22	$ 21.03
4th Step (over 25,001)	$ 21.17	$ 22.02	$ 22.90	$ 23.82	$ 24.77	$ 25.76

User Impact (per Bill) - Sewer Bills Only			New Bills				
User Type	Usage	Current Bill	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Low-End User	1,000	$ 118.60	$ 123.30	$ 128.20	$ 133.30	$ 138.60	$ 144.10
High Tier 1 User	2,500	$ 296.50	$ 308.25	$ 320.50	$ 333.25	$ 346.50	$ 360.25
Low Tier 2 User	5,000	$ 683.50	$ 710.75	$ 739.00	$ 768.50	$ 799.25	$ 831.00
Mid Tier 2 User	15,000	$ 2,411.50	$ 2,507.75	$ 2,608.00	$ 2,712.50	$ 2,821.25	$ 2,934.00
High Tier 2 User	25,000	$ 4,139.50	$ 4,304.75	$ 4,477.00	$ 4,656.50	$ 4,843.25	$ 5,037.00
Large User	75,000	$ 14,724.50	$ 15,314.75	$ 15,927.00	$ 16,566.50	$ 17,228.25	$ 17,917.00

Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 BUDGETED	FY 2026 PROJECTED	FY 2027 BUDGETED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	COMMENTS
Revenues and Other Sources									4.00%	4.00%	4.00%	4.00%	4.00%	
TAX LIENS REDEEMED	$ 7,742	$ 12,202	$ 9,969	$ 3,164	$ 130,302	$ -	$ 9,263	$ -	$ 8,269	$ 8,269	$ 8,269	$ 8,269	$ 8,269	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN ON LIENS/SEWER	$ 12,874	$ 5,233	$ 6,191	$ 4,434	$ 31,260	$ -	$ 7,102	$ -	$ 7,183	$ 7,183	$ 7,183	$ 7,183	$ 7,183	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN ON SEWER CHARGES	$ 80,888	$ 70,772	$ 88,187	$ 77,234	$ 105,199	$ -	$ 91,392	$ -	$ 79,270	$ 79,270	$ 79,270	$ 79,270	$ 79,270	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
SEWER UTILITY USAGE CHARGES	$ 10,304,173	$ 10,519,436	$ 11,557,328	$ 11,952,692	$ 13,021,653	$ -	$ 13,395,042	$ -	$ 13,316,184	$ 13,848,831	$ 14,402,784	$ 14,978,896	$ 15,578,052	FY26, based on YTD actuals + estimated May commitments; FY27 and on based on FY24
MUNICIPAL SEWER CHARGES	$ 86,068	$ 85,000	$ 77,190	$ 110,217	$ 128,731	$ -	$ 96,563	$ -	$ 77,190	$ 77,190	$ 77,190	$ 77,190	$ 77,190	FY27 and on is the FY23 actual amount
SEWER LIENS	$ 327,560	$ 383,618	$ 461,044	$ 551,077	$ 614,514	$ -	$ 581,121	$ -	$ -	$ -	$ -	$ -	$ -	FY26 based on YTD actual;zeroed out FY27-FY31 to exclude from rev req't
SEWER/OTHER UTILITY CHARGES	$ 630	$ 1,170	$ 1,705	$ 240	$ 210	$ -	$ 615	$ -	$ 936	$ 936	$ 936	$ 936	$ 936	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
SEWER/INTEREST INCOME	$ 14,855	$ 1,378	$ 1,641	$ 2,208	$ 16,325	$ -	$ 16,756	$ -	$ 5,021	$ 5,021	$ 5,021	$ 5,021	$ 5,021	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
Sub Total	$ 10,834,789	$ 11,078,809	$ 12,203,256	$ 12,701,266	$ 14,048,194	$ 13,351,401	$ 14,197,854	$ 14,788,838	$ 13,494,053	$ 14,026,700	$ 14,580,654	$ 15,156,765	$ 15,755,921	
Retained Earnings	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assume none
Total Revenues and Other Sources	$ 10,834,789	$ 11,078,809	$ 12,203,256	$ 12,701,266	$ 14,048,194	$ 13,351,401	$ 14,197,854	$ 14,788,838	$ 13,494,053	$ 14,026,700	$ 14,580,654	$ 15,156,765	$ 15,755,921	
Expenditures and Other Uses														
Salaries and Wages	$ 498,991	$ 547,601	$ 624,811	$ 620,031	$ 796,215	$ 924,601	$ 924,601	$ 1,320,030	$ 1,320,030	$ 1,379,431	$ 1,441,506	$ 1,506,374	$ 1,574,160	FY26 and FY27 from Budget; FY28 on 4.5% yearly incr (10.2% avg. incr. last 5 years)
MWRA Assessment	$ 6,648,177	$ 6,806,903	$ 6,800,255	$ 7,004,552	$ 7,277,190	$ 7,713,813	$ 7,675,590	$ 7,881,480	$ 7,881,472	$ 8,117,916	$ 8,361,454	$ 8,612,297	$ 8,870,666	FY26 actual and FY27 preliminary; increase 3.0% yearly (3.0% aveage last 5 years)
Other Expenses	$ 460,569	$ 796,940	$ 397,024	$ 694,988	$ 403,941	$ 513,775	$ 513,775	$ 529,000	$ 529,000	$ 542,225	$ 555,781	$ 569,675	$ 583,917	FY26 and FY27 from Budget; FY28 on 2.5% yearly incr (12.4% avg. incr. last 5 years)
Capital Outlay	$ 1,053,285	$ 3,648,133	$ 771,263	$ 2,835,168	$ 569,718	$ 1,405,000	$ 1,405,000	$ 1,405,000	$ 1,405,000	$ 1,455,000	$ 1,505,000	$ 1,555,000	$ 1,605,000	FY26 and FY27 from budget; $50k increase FY28 and on
Long Term Debt	$ 411,053	$ 369,578	$ 300,253	$ 254,588	$ 419,904	$ 898,355	$ 898,355	$ 1,049,635	$ 1,049,635	$ 1,298,543	$ 1,472,017	$ 1,552,351	$ 1,673,123	FY27 on, from Planned Debt schedule with CIP, as provided by the City
Projected Additional Capital	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 350,000	$ 450,000	$ 550,000	$ 650,000	Anticipated additional capital to be funded out of RE; Increase $100,000 annually
Projected New Debt (stormwater capital plan below)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Anticipated debt tied to additional stormwater projects as shown below
Prior Year Expenses	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Only FY17 impact shown
Prior Year Capital	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Only FY17 and FY18 impact shown
New Long Term Debt Service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Ignoring since new debt provided by Town in schedule on Existing Debt row
Short Term Debt (Related to New Debt Service)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assuming none for now
Sub Total	$ 9,072,074	$ 12,169,154	$ 8,893,606	$ 11,409,327	$ 9,466,969	$ 11,455,544	$ 11,417,321	$ 12,185,145	$ 12,185,137	$ 13,143,116	$ 13,785,757	$ 14,345,697	$ 14,956,867	
Indirect Costs	$ 1,491,802	$ 1,507,448	$ 1,397,994	$ 1,494,512	$ 1,718,878	$ 1,895,857	$ 1,895,857	$ 2,603,693	$ 2,603,693	$ 2,694,822	$ 2,789,141	$ 2,886,761	$ 2,987,798	FY26 and FY27 from Budget; FY28 on 3.5% yearly incr (2.6% avg. incr. last 5 years, but big
Transfer to Capital Projects	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Was $250K per year, but not including now due to additional debt line from capital
Total Expenditures and Other Uses	$ 10,563,876	$ 13,676,602	$ 10,291,600	$ 12,903,839	$ 11,185,847	$ 13,351,401	$ 13,313,178	$ 14,788,838	$ 14,788,830	$ 15,837,938	$ 16,574,898	$ 17,232,458	$ 17,944,664	
Excess (Deficiency) of Revenues and Available Funds > Expenditures and Other Uses	$ 270,913	$ (2,597,792)	$ 1,911,656	$ (202,573)	$ 2,862,347	$ -	$ 884,676	$ -	$ (1,294,777)	$ (1,811,237)	$ (1,994,244)	$ (2,075,693)	$ (2,188,743)	
Retained Earnings Summary														
Certified Retained Earnings as of July 1, 2025					$ 5,927,172									
Available Retained Earnings Start of FY							$ 5,927,172		$ 6,811,848	$ 5,517,071	$ 3,705,834	$ 1,711,590	$ (364,103)	
Close Prior Year Reserves							$ -		$ -	$ -	$ -	$ -	$ -	
Establish New Year's Reserves (for Expenditures Only)							$ -		$ -	$ -	$ -	$ -	$ -	
Current Year Surplus/(Deficit)							$ 884,676		$ (1,294,777)	$ (1,811,237)	$ (1,994,244)	$ (2,075,693)	$ (2,188,743)	
Projected Retained Earnings Balance							$ 6,811,848		$ 5,517,071	$ 3,705,834	$ 1,711,590	$ (364,103)	$ (2,552,846)	
Projected Retained Earnings Balance as % of Budget					45.9%		51.2%		37.3%	23.4%	10.3%	-2.1%	-14.2%	

Rate Changes:	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	3.50%	4.50%	8.00%	8.00%	8.00%	8.00%

Rate Impact	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED
Surplus/Deficit	$ 884,676	$(1,230,757)	$(1,209,448)	$ (790,359)	$ (199,385)	$ 436,825
Projected Retained Earnings	$ 6,811,848	$ 5,581,091	$ 4,371,643	$ 3,581,284	$ 3,381,899	$ 3,818,724
RE % of Budget	51.2%	37.7%	27.6%	21.6%	19.6%	21.3%
Target RE % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



Rates (per 100 cf of usage)	Current	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
1st Step (0 - 2,500 cf)	$ 11.86	$ 12.39	$ 13.38	$ 14.45	$ 15.61	$ 16.86
2nd Step (2,501 - 5,000 cf)	$ 15.48	$ 16.18	$ 17.47	$ 18.87	$ 20.38	$ 22.01
3rd Step (5,001 - 25,000 cf)	$ 17.28	$ 18.06	$ 19.50	$ 21.06	$ 22.74	$ 24.56
4th Step (over 25,001)	$ 21.17	$ 22.12	$ 23.89	$ 25.80	$ 27.86	$ 30.09

User Impact (per Bill) - Sewer Bills Only			New Bills				
User Type	Usage	Current Bill	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Low-End User	1,000	$ 118.60	$ 123.90	$ 133.80	$ 144.50	$ 156.10	$ 168.60
High Tier 1 User	2,500	$ 296.50	$ 309.75	$ 334.50	$ 361.25	$ 390.25	$ 421.50
Low Tier 2 User	5,000	$ 683.50	$ 714.25	$ 771.25	$ 833.00	$ 899.75	$ 971.75
Mid Tier 2 User	15,000	$ 2,411.50	$ 2,520.25	$ 2,721.25	$ 2,939.00	$ 3,173.75	$ 3,427.75
High Tier 2 User	25,000	$ 4,139.50	$ 4,326.25	$ 4,671.25	$ 5,045.00	$ 5,447.75	$ 5,883.75
Large User	75,000	$ 14,724.50	$ 15,386.25	$ 16,616.25	$ 17,945.00	$ 19,377.75	$ 20,928.75

Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 BUDGETED	FY 2026 PROJECTED	FY 2027 BUDGETED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	COMMENTS
Revenues and Other Sources									1.99%	8.00%	8.00%	8.00%	8.00%	
TAX LIENS REDEEMED	$ 7,742	$ 12,202	$ 9,969	$ 3,164	$ 130,302	$ -	$ 9,263	$ -	$ 8,269	$ 8,269	$ 8,269	$ 8,269	$ 8,269	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN ON LIENS/SEWER	$ 12,874	$ 5,233	$ 6,191	$ 4,434	$ 31,260	$ -	$ 7,102	$ -	$ 7,183	$ 7,183	$ 7,183	$ 7,183	$ 7,183	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN ON SEWER CHARGES	$ 80,888	$ 70,772	$ 88,187	$ 77,234	$ 105,199	$ -	$ 91,392	$ -	$ 79,270	$ 79,270	$ 79,270	$ 79,270	$ 79,270	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
SEWER UTILITY USAGE CHARGES	$ 10,304,173	$ 10,519,436	$ 11,557,328	$ 11,952,692	$ 13,021,653	$ -	$ 13,395,042	$ -	$ 13,380,204	$ 14,450,620	$ 15,606,670	$ 16,855,203	$ 18,203,620	FY26, based on YTD actuals + estimated May commitments; FY27 and on based on FY24 +
MUNICIPAL SEWER CHARGES	$ 86,068	$ 85,000	$ 77,190	$ 110,217	$ 128,731	$ -	$ 96,563	$ -	$ 77,190	$ 77,190	$ 77,190	$ 77,190	$ 77,190	FY27 and on is the FY23 actual amount
SEWER LIENS	$ 327,560	$ 383,618	$ 461,044	$ 551,077	$ 614,514	$ -	$ 581,121	$ -	$ -	$ -	$ -	$ -	$ -	FY26 based on YTD actual;zeroed out FY27-FY31 to exclude from rev req't
SEWER/OTHER UTILITY CHARGES	$ 630	$ 1,170	$ 1,705	$ 240	$ 210	$ -	$ 615	$ -	$ 936	$ 936	$ 936	$ 936	$ 936	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
SEWER/INTEREST INCOME	$ 14,855	$ 1,378	$ 1,641	$ 2,208	$ 16,325	$ -	$ 16,756	$ -	$ 5,021	$ 5,021	$ 5,021	$ 5,021	$ 5,021	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
Sub Total	$ 10,834,789	$ 11,078,809	$ 12,203,256	$ 12,701,266	$ 14,048,194	$ 13,351,401	$ 14,197,854	$ 14,788,838	$ 13,558,073	$ 14,628,490	$ 15,784,539	$ 17,033,073	$ 18,381,489	
Retained Earnings	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assume none
Total Revenues and Other Sources	$ 10,834,789	$ 11,078,809	$ 12,203,256	$ 12,701,266	$ 14,048,194	$ 13,351,401	$ 14,197,854	$ 14,788,838	$ 13,558,073	$ 14,628,490	$ 15,784,539	$ 17,033,073	$ 18,381,489	
Expenditures and Other Uses														
Salaries and Wages	$ 498,991	$ 547,601	$ 624,811	$ 620,031	$ 796,215	$ 924,601	$ 924,601	$ 1,320,030	$ 1,320,030	$ 1,379,431	$ 1,441,506	$ 1,506,374	$ 1,574,160	FY26 and FY27 from Budget; FY28 on 4.5% yearly incr (10.2% avg. incr. last 5 years)
MWRA Assessment	$ 6,648,177	$ 6,806,903	$ 6,800,255	$ 7,004,552	$ 7,277,190	$ 7,713,813	$ 7,675,590	$ 7,881,480	$ 7,881,472	$ 8,117,916	$ 8,361,454	$ 8,612,297	$ 8,870,666	FY26 actual and FY27 preliminary; increase 3.0% yearly (3.0% avevage last 5 years)
Other Expenses	$ 460,569	$ 796,940	$ 397,024	$ 694,988	$ 403,941	$ 513,775	$ 513,775	$ 529,000	$ 529,000	$ 542,225	$ 555,781	$ 569,675	$ 583,917	FY26 and FY27 from Budget; FY28 on 2.5% yearly incr (12.4% avg. incr. last 5 years)
Capital Outlay	$ 1,053,285	$ 3,648,133	$ 771,263	$ 2,835,168	$ 569,718	$ 1,405,000	$ 1,405,000	$ 1,405,000	$ 1,405,000	$ 1,455,000	$ 1,505,000	$ 1,555,000	$ 1,605,000	FY26 and FY27 from budget; $50k increase FY28 and on
Long Term Debt	$ 411,053	$ 369,578	$ 300,253	$ 254,588	$ 419,904	$ 898,355	$ 898,355	$ 1,049,635	$ 1,049,635	$ 1,298,543	$ 1,472,017	$ 1,552,351	$ 1,673,123	FY27 on, from Planned Debt schedule with CIP, as provided by the City
Projected Additional Capital	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 350,000	$ 450,000	$ 550,000	$ 650,000	Anticipated additional capital to be funded out of RE; Increase $100,000 annually
Projected New Debt (stormwater capital plan below	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Anticipated debt tied to additional stormwater projects as shown below
Prior Year Expenses	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Only FY17 impact shown
Prior Year Capital	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Only FY17 and FY18 impact shown
New Long Term Debt Service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Ignoring since new debt provided by Town in schedule on Existing Debt row
Short Term Debt (Related to New Debt Service)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assuming none for now
Sub Total	$ 9,072,074	$ 12,169,154	$ 8,893,606	$ 11,409,327	$ 9,466,969	$ 11,455,544	$ 11,417,321	$ 12,185,145	$ 12,185,137	$ 13,143,116	$ 13,785,757	$ 14,345,697	$ 14,956,867	
Indirect Costs	$ 1,491,802	$ 1,507,448	$ 1,397,994	$ 1,494,512	$ 1,718,878	$ 1,895,857	$ 1,895,857	$ 2,603,693	$ 2,603,693	$ 2,694,822	$ 2,789,141	$ 2,886,761	$ 2,987,798	FY26 and FY27 from Budget; FY28 on 3.5% yearly incr (2.6% avg. incr. last 5 years, but big
Transfer to Capital Projects	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Was $250K per year, but not including now due to additional debt line from capital
Total Expenditures and Other Uses	$ 10,563,876	$ 13,676,602	$ 10,291,600	$ 12,903,839	$ 11,185,847	$ 13,351,401	$ 13,313,178	$ 14,788,838	$ 14,788,830	$ 15,837,938	$ 16,574,898	$ 17,232,458	$ 17,944,664	
Excess (Deficiency) of Revenues and														
Available Funds > Expenditures and Other Uses	$ 270,913	$ (2,597,792)	$ 1,911,656	$ (202,573)	$ 2,862,347	$ -	$ 884,676	$ -	$ (1,230,757)	$ (1,209,448)	$ (790,359)	$ (199,385)	$ 436,825	
Retained Earnings Summary														
Certified Retained Earnings as of July 1, 2025					$ 5,927,172									
Available Retained Earnings Start of FY							$ 5,927,172		$ 6,811,848	$ 5,581,091	$ 4,371,643	$ 3,581,284	$ 3,381,899	
Close Prior Year Reserves							$ -		$ -	$ -	$ -	$ -	$ -	
Establish New Year's Reserves (for Expenditures Only)							$ -		$ -	$ -	$ -	$ -	$ -	
Current Year Surplus/(Deficit)							$ 884,676		$ (1,230,757)	$ (1,209,448)	$ (790,359)	$ (199,385)	$ 436,825	
Projected Retained Earnings Balance							$ 6,811,848		$ 5,581,091	$ 4,371,643	$ 3,581,284	$ 3,381,899	$ 3,818,724	
Projected Retained Earnings Balance as % of Budget					45.9%		51.2%		37.7%	27.6%	21.6%	19.6%	21.3%	

WATERTOWN
MASSACHUSETTS
HUMAN RESOURCES

MEMORANDUM

To: Honorable City Council

From: Colleen Doyle, Human Resources Director

Date: June 5, 2026

RE: Chapter 268, Section 20b exemption

Enclosed for consideration is a Chapter 286A, Section 20b disclosure for Andrew MacDonald. His primary position with the City is with the Watertown Recreation Department as a part-time seasonal employee and will serve as a Summer Laborer with the Watertown Department of Public Works.

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

	MUNICIPAL EMPLOYEE INFORMATION
Name of municipal employee:	Andrew MacDonald
Title/ Position	DPW Summer Laborer
Fill in this box if it applies to you.	If you are a municipal employee because a municipal agency has contracted with your company or organization, please provide the name and address of the company or organization.
Agency/ Department	City of Watertown - DPW
Agency Address	149 Main Street Watertown, MA 02472
Office phone:	617-972-6494
Office e-mail:	hr@watertown-ma.gov
	Check one: ☐ **Elected** **or** ☒ **Non-elected**
Starting date as a municipal employee.	Tuesday 6/9/26
BOX # 1 **Select either STATEMENT #1 or STATEMENT #2.** **Write an X beside your financial interest.**	**ELECTED MUNICIPAL EMPLOYEE** I am an **elected municipal employee**. ___ **STATEMENT #1**: I had one of the following financial interests in a contract made by a municipal agency before I was elected to my municipal employee position. I will continue to have this financial interest in a municipal contract. **OR** ___ **STATEMENT #2**: I will have a new financial interest in a contract made by a municipal agency. **My financial interest in a municipal contract is:** ____ I have a non-elected, compensated municipal employee position. ____ A municipal agency has a contract with me. ____ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. ____ I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.
BOX # 2 **Select either STATEMENT #1 or STATEMENT #2.**	**NON-ELECTED, COMPENSATED MUNICIPAL EMPLOYEE** I am a **non-elected municipal employee**. ___ **STATEMENT # 1**: I had one of the following financial interests in a contract made by a municipal agency **before** I took a position as a non-elected municipal employee. I will continue to have this financial interest in a municipal contract.

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

What is your financial interest In the municipal contract?	- Please explain the financial interest and include the dollar amount if you know it.
Date when you acquired a financial interest	
What is the financial interest of your immediate family?	- Please explain the financial interest and include the dollar amount if you know it.
Date when your immediate family acquired a financial interest	
Write an X to confirm each statement.	**FOR A CONTRACT FOR PERSONAL SERVICES –** **Answer the questions in this box ONLY if you will have a contract for personal services with a municipal agency (i.e., you will do work directly for the contracting agency).** I will have a contract with a municipal agency to provide personal services. __X_ The services will be provided outside my normal working hours as a municipal employee. __X_ The services are not required as part of my regular duties as a municipal employee. __X_ For these services, I will be compensated for not more than 500 hours during a calendar year.
Employee signature:	
Date:	06/05/2026

Attach additional pages if necessary.

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

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

FOR CONTRACTS FOR PERSONAL SERVICES ONLY:

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

CERTIFICATION BY HEAD OF CONTRACTING AGENCY

	INFORMATION ABOUT HEAD OF CONTRACTING AGENCY
Name:	George Proakis
Title/ Position	City Manager
Municipal Agency:	City of Watertown
Agency Address:	149 Main Street Watertown, MA 02472
Office Phone:	617-972-6465
	CERTIFICATION
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to my municipal agency, identified above. I certify that no employee of my agency is available to perform the services described above as part of his or her regular duties.
Signature:	
Date:	

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

	INFORMATION ABOUT APPROVING BODY
Name:	
Title/ Position	
Agency Address:	149 Main Street Watertown, MA 02472
Office Phone:	617-972-6470
	APPROVAL
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to a municipal agency, identified above. The exemption under § 20(b) is approved.
Signature:	On behalf of the Council or Board, I sign this approval.
Date:	

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

Form revised February, 2012

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 23, 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 expenditure of gifts of funds – Watertown Food Pantry

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

RESOLUTION # 69 **2026 – R –** 69

RESOLUTION APPROVING THE EXPENDITURE OF GIFTS TO THE WATERTOWN FOOD PANTRY

WHEREAS, the City of Watertown gratefully acknowledges the generosity of individuals, community organizations, businesses, and foundations that provide ongoing support to the Watertown Food Pantry; and

WHEREAS, the total amount of donations received between January and May 2026, amounts to $31,967.38 in combined food and monetary donations, reflecting exceptional community commitment to supporting residents in need; and

WHEREAS, in accordance with Massachusetts General Laws Chapter 44, Section 53A, the expenditure of gifted funds requires the approval of both the City Manager and the City Council;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Watertown hereby approves the expenditure of gifts totaling $31,967.38 for the benefit of the Watertown Food Pantry, as outlined in the correspondence submitted by the Director of Human Services

Council Member

I hereby certify that at a meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of 9 for, 0 against, and 0 present on June 23, 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

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: June 15, 2026

RE: Agenda Item – Approval of Gift Expenditures

I am pleased to share the attached correspondence from Jenna Bancroft, Director of Human Services, detailing the generous support provided to the Watertown Food Pantry. Between January and May 2026, the pantry received a total of $31,967.38 in combined food and monetary donations. This exceptional level of support reflects the collective generosity of individuals, community organizations, 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 June 23, 2026.

Thank you for your consideration and action on this matter

WATERTOWN
MASSACHUSETTS
HUMAN SERVICES

MEMORANDUM

To: George Proakis, City Manager
From: Jenna Bancroft, Director of Human Services
Date: June 11, 2026
Subject: Watertown Food Pantry Donation Acceptance (January – May 2026)

During the months of January, February, March, April and May 2026, the Watertown Food Pantry, a program of Human Services, received a total of $31,967.38 in monetary donations from individual community members, groups, and local businesses. These donations include funds from the Watertown Community Foundation through their online fundraising platform for local food access programs.

I respectfully ask that these donations be brought to City Council for review and acceptance. Please contact me with any questions. Thank you.

Watertown Food Pantry Donations
January – March 2026

Fidelity Charitable (Anonymous) $6,000
Watertown Community Foundation (unidentified individual donors) $9,077.78
Sons of Italy $2,000
Phyllis Birnbaum $3,000
Sophie Rich $2,245
John Murray $1,000
Mary Heilman $140
St. Stephen's Armenian Apostolic Church $1,000
Carol Ryder-Foley $2,000
The Franchi-Hershoff Family Charitable Foundation $1,000
Shervin Riahi $300

Greater Boston Church of Spiritualism $200
Eventbrite, Inc. $292.74
Gregory Lichniak $100
Canadian American Club of MA $150
Odysseys Unlimited Inc. $528
Susan Fish $300
Marian Kowalski $50
William Aldridge $200
John Oliver Trust $60
Vanasse Hangen Brustlin, Inc. $1,923.86
Roberta Brown $100
Carl & May Daw $100
Wendy Scott $200

Total $31,967.38

ORDINANCE #__ **2026 – O – _**

WHEREAS noise pollution is a hazard to public health, welfare, safety, and quality of life; and

WHEREAS a substantial body of science and technology exists by which noise pollution may be measured and abated; and

WHEREAS people have a right to and should be ensured an environment free from excessive noise pollution that may jeopardize their health, welfare, or safety.

NOW THEREFORE BE IT ORDAINED by the City Council of Watertown that Title IX, Chapter 95 of the Watertown Code of Ordinances, inclusive of all sections, is hereby repealed and replaced in its entirety with a new Chapter 95 as follows:

95.01 Statement of Purpose

A. Noise pollution is a serious hazard to public health, welfare, safety, and quality of life. A substantial body of science and technology exists by which noise may be measured and substantially abated, and the people have a right to and should be ensured an environment free from excessive noise that may jeopardize their health, welfare, or safety, or degrade their quality of life. This chapter serves to address persistent noise pollution.

95.02 Definitions:

A. Construction and demolition: Any site preparation, assembly, erection, substantial repair, alteration, destruction, or similar action for public or private rights of way, structures, utilities, or similar property, and also the use of any equipment for any processing of any material

B. Emergency: Any occurrence or set of circumstances involving actual or imminent physical hazard or property damage which demands immediate action

C. Emergency work: Any work performed to prevent or alleviate the physical hazard or property damage threatened or caused by an emergency

D. Noise pollution: A noise source which increases noise level above ambient to the level prescribed in 95.03 (A), or the level prescribed in 95.03 (B) in the case of tonal noise

E. A-weighted decibels (dBA): The A-weighted sound-pressure level expressed in decibels

F. Ambient noise level: The sound level associated with a given environment, being a composite of sounds from all sources excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made

G. Plainly audible: any sound that is detectable and distinguishable from ambient or background noise at a specified location, such that the sound's source or character can be reasonably identified under ordinary conditions. A determination of plainly audible sound may be made by direct observation

H. Tonal noise: any noise that is judged by a listener to have the characteristics of a pure tone, whine, hum, or buzz

95.03 Prohibition of Noise Pollution

A. Any activity, other than those exempted by 95.03(C) below, which creates or produces sound measured at 10 dBA above ambient noise level at any of the following locations shall be deemed a violation of this section:
    1. The property line of any property
    2. At least fifty feet away from the source of noise if on any publicly accessible space within a private property

B. When a tonal noise, as defined in 95.02 (H) above, is emitted, the creation or production of noise measured at 5 dBA above ambient noise level at any of the following locations shall be deemed a violation of this section:
    1. The property line of any property
    2. At least fifty feet away from the source of noise if on any publicly accessible space within a private property

C. Noise emanating from the operation of the following is exempt from the application of this section 95.03:
    1. Motor vehicles on a public highway
    2. Equipment used for construction and demolition
    3. Equipment used in domestic or commercial maintenance
    4. Noncommercial public speaking and public assembly as protected by state and federal constitutions
    5. An emergency or emergency work
    6. City-sponsored events

D. No person owning, leasing or controlling a source of noise shall cause, suffer, allow or permit unnecessary emissions from said source of noise that causes noise pollution.

95.04 Construction and Demolition

A. All devices employed in construction or demolition which are plainly audible shall be permitted for use during the hours of 7:00 AM to 7:00 PM on Monday through Friday, and during the hours of 8:00 AM to 7:00 PM on Saturdays. All such devices shall be prohibited outside of such hours on Monday through Friday and Saturdays, and at any time on Sundays and legal holidays.

B. Nothing in this section shall be construed to prohibit noise emanating from vehicles used in construction or demolition for the purposes of safety such as backup alarms on a vehicle.

95.05 Domestic and Commercial Maintenance

A. All devices employed in domestic lawn, garden, or grounds maintenance which are plainly audible shall be permitted for use during the hours of 7:00 AM to 8:00 PM on Monday through Friday, and from 8:00 AM to 7:00 PM on Saturdays, Sundays, and legal holidays. All such devices which are plainly audible are prohibited outside of such hours.

B. All devices employed in commercial lawn, garden, or grounds maintenance which are plainly audible shall be permitted for use during the hours of 7:00 AM to 5:00 PM on Monday through

Friday, and from 8:00 AM to 5:00 PM on Saturdays, Sundays, and legal holidays. All such devices which are plainly audible are prohibited outside of such hours.

95.06 Waiver

A. The Director of Public Health or their designee may grant a waiver for any activity otherwise forbidden by the provisions of this chapter upon a determination that compliance in the conduct of such activity would cause undue hardship on the person or persons conducting such activity or on the community, taking into account the extent of noise pollution caused by not requiring such compliance and whether reasonable efforts have been made to abate the noise. The Director of Public Health shall establish appropriate procedures for the processing of requests for such waivers, including such hearings as they deem appropriate. The Director of Public Health may seek the input of the Director of Public Works in waiver requests related to construction or demolition. In granting any such waiver, the Director of Public Health may impose such appropriate conditions as they deem necessary pursuant to this section. Copies of all such waivers shall be filed with the City Clerk and sent to all City Councilors.

95.07 Enforcement

A. The provisions of this chapter may be enforced by the Director of Public Health or their designee. The provisions of this chapter may also be enforced by the Chief of Police or their designee, the Fire Chief or their designee, and the Building Inspector or their designee.

95.08 Penalty

A. Pursuant to Chapter 40, Section 21D of Massachusetts General Law and the City's non-criminal disposition ordinance, any person who violates any provision of this chapter shall be issued a written and 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 subsequent day or part thereof on which a violation occurs, whether continuous or intermittent, shall be considered a separate and succeeding 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.

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 23, 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 March 23, 2026

Watertown City Council
Committee on Climate and Energy

Councilor Palomba, Chair, Councilor Bays, Vice Chair, Councilor Offei, Secretary

Committee Report from Committee Meeting held on March 23, 2026

The Committee convened on Monday March 23, 2026, at 5:45 pm in the Richard E. Mastrangelo Council Chamber. The meeting was also on zoom. Present were Councilor Anthony Palomba, Chair; Councilor Caroline Bays, Vice Chair; and Councilor Theo Offei, Secretary. Also present in chambers were Councilor Vincent Piccirilli, Councilor Lisa Feltner, and Councilor Nicole Gardner. Staff present were Mia Kania, Sustainability Planner; Silas Fyler, Assistant Director for Energy Management; Katie Swan, Environmental Planner and Conservation Agent; and Em Schule, Energy Advocate. Residents attending the meeting in-person included Deborah Peterson, Nancy Hammett, Ernesta Kraczkiewicz, Susan Falkoff, Jolly Tager, and David Aitcheson. Resident Brian Hebeisen attended on Zoom.

Purpose of the Meeting

The purpose of the meeting was to review and discuss the Climate and Energy Plan 3-Year Metric Report. The Report is attached.

Opening Remarks

Councilor Offei

Councilor Offei thanked the public for their attendance and characterized the meeting as meaningful climate accountability work — not merely goal-setting, but pausing to measure progress honestly and course-correcting where needed. He thanked city staff for producing the three-year metrics report, acknowledging the difficulty of pulling from dozens of data sources, navigating gaps, and being transparent about what is not yet known. He also recognized WFCC for the quality and technical rigor of their written response, noting that their letter raised concrete methodological questions and proposed alternative approaches. He stated his goals for the meeting: clarity on data questions raised, a shared understanding of where the plan needs acceleration, and a path forward on metrics not yet being tracked. He requested his opening remarks be included in the official minutes.

Councilor Palomba (Chair)

Councilor Palomba thanked the sustainability team, WFCC, and all attendees. He noted that the 2022 Climate and Energy Plan is subject to a five-year comprehensive review in 2027, making this metrics review a valuable preparatory step. He stated his intention to conclude the meeting no later than 8:00 PM and, if necessary, to schedule a follow-up meeting. He provided an orientation to the plan structure — five elements, each with goals, strategies, and actions, totaling 67 proposed actions — and noted that a column correlating plan actions to specific metrics had been added to the report at his request following the December committee meeting.

Staff Presentation: Three-Year Metrics Review

Mia Kania, Sustainability Planner, led the presentation on behalf of the sustainability team, joined by Silas Fyler, Katie Swan, and Em Schule.

Plan Actions Status Overview

Of the 67 total actions in the Climate and Energy Plan, staff reported the following status breakdown:

- 22% Initiated — preliminary or ground-level work has begun
- 39% In Progress — initial research complete; city staff and partners actively working
- 12% Established and Ongoing — program built and functioning
- 6% Completed — specific end goal achieved (e.g., organics recycling program)
- 21% Not Yet Scheduled — no work or research begun

Context and Purpose of the Metrics Review

Ms. Kania explained that the metrics were written by consultant KLA in the original 2022 plan and were not designed to correlate directly with specific plan actions — they were proposed as quantitative approximations of progress in each plan section. The metrics review asked three driving questions: Are the proposed metrics still appropriate? Are the data sources still viable? Where are data gaps that need to be addressed before the five-year review?

Staff identified five categories of metric status used throughout the report:

- Data remains consistent with the original source
- Updated to a more precise data source
- No metric was ever created for this action step
- Original source no longer available or not updated; alternative source needed
- No source or proxy available at this time; data cannot be reported

Ms. Kania noted that overall Watertown is trending toward most goals that could be tracked, while acknowledging real gaps in several areas.

Discussion by Plan Element

1. Buildings and Energy

Staff reported the following status across the eight Buildings and Energy metrics:

- Trending toward goals (4): potential solar capacity on rooftops; installed solar capacity; number of gas/oil-heated residential properties; number of gas/oil-heated commercial properties
- Trending away from goals (1): enrollment in Watertown Electricity Choice
- Data availability issues (3): percent of income spent on energy for households at 0–30% AMI; estimated total solar electricity produced; commercial energy use intensity (EUI) for buildings over 5,000 sq ft

Discussion

Gas/Oil-Heated Residential Properties: Councilor Offei noted that the number of gas-heated homes increased slightly from 9,625 to 9,701 against a 2030 target of 5,775. Silas Fyler explained that the Specialized Stretch Code, effective 2024, now requires any new gas connection to include full electric wiring and panel capacity, effectively preventing further growth. The prior uptick was partly attributable to construction activity during the COVID period. Commercial properties showed improvement, declining from 510 to 347 against a target of 312.

Fossil Fuel Pathway in Stretch Code: Councilor Offei noted that the Specialized Stretch Code contains a fossil fuel pathway — it incentivizes electrification but does not prohibit gas. Homes being fully renovated are still being sold with gas systems. He argued this distinction must be clearly communicated when claiming progress on this metric.

Installed Solar Capacity — Data Jump: Installed solar capacity appeared to jump from 4,521 kW to 811,902 kW. Mr. Fyler clarified this reflects a switch in data source from the Mass. CDC solar tracking program (which had significant missing entries) to DPW tracking of PPS1 and PPS2 — the original baseline was materially understated. The corrected figure is still incomplete, as it excludes installations that did not claim SMART incentives, including the city's own installations at Hosmer School and the new high school. Those facilities are not on SMART because the city elected to retain the RECs for municipal use; the new high school additionally cannot participate in SMART due to LEED Platinum certification requirements.

Solar Goals Already Exceeded: Several members noted that if the corrected data is accurate, Watertown has already surpassed its original solar goals. Staff agreed the 2030 and 2050 targets for this metric will need to be revised upward. Mr. Fyler offered to attempt to reconstruct historical figures, noting that PPS1 records do not include start dates, making this difficult.

Watertown Electricity Choice Enrollment Decline: Concerns were voiced about why enrollment in the 100% renewable option was declining. Staff explained that the standard option has been upgraded to 100% Class 3 renewable energy, causing some residents to perceive the two products as equivalent and drop to the lower tier. Additionally, some residents are opting out of the community choice program entirely to seek individually negotiated rates. Solar panel owners also represent an opt-out segment.

Assessor Database Accuracy: Councilor Piccirilli noted that the Assessor's database — proposed as a source for several metrics including gas/oil-heated properties — is materially out of date. He cited his own home as an example: a slate roof replaced in 2018 and gas heat replaced with electric heat pumps within the past year are both still recorded incorrectly. He urged the committee to address the reliability of this source before relying on it for plan metrics.

Denominator and Definition Issues: Councilor Piccirilli raised a methodological concern applicable across multiple metrics: as Watertown adds housing, per-property and per-capita denominators change over time, making gross numbers hard to interpret without context. He argued that both gross numbers and percentages should be reported, and that key terms such as "residential property" should be precisely defined (e.g., whether a 100-unit apartment building counts as one property or 100). He noted that Watertown has added approximately 500–600 new housing units since 2019, which could mean the percentage of gas-heated homes is declining even if the gross count is slightly up.

Graph Presentation — Target Lines: Brian Hebeisen raised an overarching presentation concern: while 2030 and 2050 targets are listed in tables, they are not shown graphically within the charts, making it difficult for readers to assess progress visually. He requested that target lines be added to all charts.

Proposed Metric 9 — Total Greenhouse Gas Emissions: WFC member Jolly Tager proposed the addition of a ninth metric tracking total citywide greenhouse gas emissions. This metric is not currently tracked. There was broad agreement among committee members that this metric is essential to the plan's goals.

2. Transportation and Mobility

Staff reported the following status across the five Transportation and Mobility metrics:

- Trending toward goals (3): total EVs by percentage; total population within half mile of public EV charging; number of publicly accessible EV charging stations
- Trending away from goals (1): residents using sustainable modes to travel to work (bike, walk, transit)
- Data availability issues (1): roads rated 4 or 5 stress level — analysis from the Bike and Pedestrian Plan has not been updated

Discussion

Work-From-Home as a Sustainable Mode: Councilor Offei cited WFCC's critique that counting work-from-home (WFH) as a sustainable commute mode inflates the metric while only capturing approximately 20% of total car trips. Staff acknowledged the concern, explaining that WFH was included to show totals with and without it included and to account for pandemic-era shifts. Staff indicated willingness to explore a weighted methodology.

Road Stress Level Data: The data for this metric comes from a stress-level analysis in the Bike and Pedestrian Plan, which has not been updated and has no published update date. WFCC representative Deborah Peterson suggested that as an interim measure, the city could assess a smaller subset of key north-south routes and major corridors. Staff indicated they would work with Transportation Planner Zeke Mermell to determine whether an update could be incorporated into an upcoming plan revision.

Process Concern from WFCC: Deborah Peterson noted that WFCC responded to what they understood to be a finalized published document, but additional work has since been done on the metrics, creating an out-of-sync dynamic. She suggested that some methodological questions would be better resolved through direct conversations between WFC and sustainability staff rather than through formal public meetings. Councilor Palomba acknowledged the suggestion. Ms. Kania confirmed the metrics document has not been revised since its January 2026 publication.

3. Natural Resources

Katie Swan, Environmental Planner, presented on Natural Resources metrics. Staff reported:

- Trending toward goals (2): open space per person; area (sq ft) of school and community gardens
- Data availability issues (4): tree canopy coverage; impervious surfaces; number of public trees; air quality

Discussion

Open Space Per Capita — Data Discrepancy: The baseline figure of 3.25 acres per 1,000 people appeared to jump to 15.3 acres — well above the 2030 target of 5 and the 2050 target of 10. Ms. Swan explained that the original consultants used a methodology that could not be replicated, as it required access to a proprietary program. Staff instead used census tract data matched with citywide open space data, calculating an average. She acknowledged this is a methodological shift, not simply updated data. Figures also vary significantly by census tract — eastern Watertown shows higher open space per capita in part due to Mount Auburn Cemetery.

Definition of Open Space: WFCC noted that the distinction between open space and green space has not been defined in the plan. Artificial turf fields (e.g., BBN fields, Watertown High School athletic fields) should not be counted as natural open space for climate and ecological purposes. The committee agreed that a clear definitional framework is needed before the five-year review.

Tree Canopy Study: A tree canopy study is currently being administered by DPW with a consultant, expected to be delivered by June 30 with results likely available in July. The current baseline figure is from 2016 (20.89%), with a 2030 target of 23% and a 2050 target of 27%.

Stormwater Quality as a Metric: A member speaking on behalf of the Stormwater Advisory Committee noted that the city already collects stormwater quality data from all drains annually as part of its MS4 permit reporting. She proposed that water quality data going from Watertown's drains into the Charles River could serve as a direct and measurable indicator of the combined impact of tree canopy, open space management, and infiltration practices. Staff and the committee received the suggestion positively, noting that the Natural Resources section already includes a goal to minimize stormwater runoff and improve quality.

Open Space Equity Mapping: Councilor Gardner asked whether staff has data showing where open space gaps are greatest within the city. Ms. Swan confirmed this information exists in the raw data and offered to share it. Councilor Gardner indicated strong interest in making this information available to the full council.

4. Infrastructure and Waste

Staff reported the following:

- Trending toward goals (4): tons of trash sent to incineration; household waste generation (lbs/household/year); diversion rate (recycled tons / total tons); number of households signed up for food waste pickup
- Data availability issues (1): critical infrastructure in hazardous areas — pending the Hazard Mitigation Plan

Discussion

Food Waste Pickup Enrollment: As of March 6, 2026, 3,316 households are enrolled in the food waste pickup program.

Diversion Rate Definition: WFCC requested confirmation that the diversion rate metric includes both recycling and composting in the numerator. Staff indicated they would verify with Matthew Bacon, the city recycling coordinator, who provides the data directly from Republic Services and Waste Management.

Coverage Gap for Multi-Family and Commercial Waste: Approximately 70% of Watertown residents use city-contracted trash services; the remaining 30% — primarily large residential buildings and commercial properties with private haulers — are not captured in current data. Staff committed to researching whether other municipalities have developed methods to track waste for this segment.

5. Public Health and Community Preparedness

Staff reported the following:

- Trending toward goals (2): community members signed up for emergency alerts; customer hours of weather-related power outages
- Data availability issues (3): number of census tracts with moderate or high heat vulnerability scores; businesses signed up for emergency alerts; number of residents served by resilience hubs annually

Discussion

Weather-Related Power Outages: The data shows a dramatic improvement from the baseline figure. Staff acknowledged uncertainty about how the original metric was calculated and backtracked the data manually from annual state reports to verify consistency. The large improvement does appear to hold. Staff intends to continue using Eversource and DPW/Department of Public Utilities records as sources.

Relevance of Power Outage Metric: Councilor Bays questioned whether city actions can meaningfully move this metric, since most outage duration is determined by Eversource's infrastructure and maintenance. Staff acknowledged that city tree maintenance does have some impact but that the city is not the primary responsible party.

Heat Vulnerability Score Metric: The original data source was created for a one-time study and has not been updated. Staff has been unable to recreate the methodology and is working to identify an equivalent alternative.

Business Emergency Alert Enrollment: Emergency alert data is collected through the Watertown Police Department, which has no way to distinguish individual from business sign-ups. This metric cannot be tracked under the current system.

Resilience Hubs: The city is actively working to establish resilience hubs but has not yet finalized locations or programming. Staff noted a related grant application was recently submitted. The metric for residents served cannot be reported until the program is operational.

Next Steps

Councilor Palomba closed the presentation and summarized the path forward:

- The sustainability team will review suggestions from WFCC and councilors and incorporate revisions as appropriate in preparation for the five-year plan review.
- The five-year comprehensive review of the Climate and Energy Plan is anticipated for 2027. Laurel Schwab returns from parental leave in approximately three weeks and will lead that process.
- Several data sources and baseline figures require revision before the five-year review, including at minimum: solar capacity data, open space calculation methodology, and gas/oil-heated property definitions.
- A follow-up Committee meeting may be needed to continue discussion on unresolved items.
- Staff will work with WFCC directly to address open methodological questions, including the work-from-home commute classification and road stress data.
- Staff will consult with Transportation Planner Zeke Mermell on a timeline for updating the road stress analysis.
- Staff will follow up on: accuracy of the Assessor's database as a heating system data source; feasibility of tracking waste for the 30% of residents not on city-contracted collection; and historical solar capacity figures if PPS1 start dates can be obtained.

Meeting Summary

Key Findings

- Watertown is trending toward most trackable goals. Real wins include solar growth, composting enrollment, stretch energy code adoption, and EV charging infrastructure.
- Several goals have already been exceeded — notably installed solar capacity and open space per capita — but this is largely the result of understated baselines and methodology changes, not solely new progress. Targets in these areas must be revised upward before the five-year review.
- The Specialized Stretch Code is an important policy tool but contains a fossil fuel pathway — it does not require all-electric construction. Progress claims on gas/oil-heated properties must reflect this nuance.
- The Assessor’s database is not being reliably updated and should not be used as a primary data source for heating system type until its accuracy is verified.
- Total citywide greenhouse gas emissions are not currently tracked. There was broad agreement that this must be added as a metric (proposed Metric 9) before the five-year review.
- The sustainable commute metric is trending in the wrong direction, and the methodology — including work-from-home as a sustainable mode — requires reassessment.
- Definitions of “open space” and “green space” are not established in the plan. Artificial turf fields should be excluded from natural open space calculations.
- Approximately 30% of resident waste (multi-family and commercial with private haulers) is not captured in current diversion and generation metrics.

Action Items and Next Steps

- **Staff — Solar data:** Attempt to reconstruct a corrected historical baseline for installed solar capacity using PPS1/PPS2 data; report back on what is recoverable.
- **Staff — Solar and open space goals:** Revise 2030 and 2050 targets for solar capacity and open space per capita to reflect corrected baselines.
- **Staff — Assessor database:** Investigate why the Assessor's database is not being updated with current heating system and roof data, and assess its viability as a data source for plan metrics.
- **Staff — Charts:** Add 2030 and 2050 target lines to all metric charts in the report.
- **Staff — Greenhouse gas metric:** Develop a methodology and data source for tracking total citywide greenhouse gas emissions (proposed Metric 9) for inclusion in the five-year review.
- **Staff — Commute metric:** Explore a weighted methodology for the sustainable commute metric that accounts for the disproportionate share of total trips represented by work-from-home, in consultation with WFCC.
- **Staff — Road stress data:** Work with Transportation Planner Zeke Mermell to determine a timeline for updating the road stress analysis in the Bike and Pedestrian Plan, or identify an interim subset of corridors to measure.
- **Staff — Open space definition:** Establish clear definitions of "open space" and "green space" for use in the plan, ensuring artificial turf areas are excluded from natural open space calculations.
- **Staff — Open space equity data:** Share open space gap analysis by census tract with Councilor Gardner and the full council.
- **Staff — Stormwater metric:** Work with the Stormwater Committee to evaluate incorporating MS4 stormwater quality data into the Natural Resources metrics.
- **Staff — Diversion rate:** Confirm with Matthew Bacon that the diversion rate metric includes both recycling and composting in the numerator.
- **Staff — Waste coverage gap:** Research how other municipalities track waste for residents and commercial properties not on city-contracted collection services.
- **Chair — Follow-up meeting:** Councilor Palomba to schedule a follow-up Committee meeting as needed to continue discussion on unresolved items ahead of the 2027 five-year review.

Motions and Votes

No formal motions were made or votes taken at this meeting. The session was a presentation and discussion forum. The committee anticipates further action at a follow-up meeting once outstanding data and methodology questions have been addressed by staff.

The meeting adjourned 7:50 PM
Minutes were prepared by Councilor Offei

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 23, 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 June 11, 2026

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 23, 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 first action item from the report of the Committee on Public Works from June 11, 2026

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 23, 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 second action item from the report of the Committee on Public Works from June 11, 2026

Watertown City Council
Committee on Public Works
Councilor Piccirilli-Chair, Councilor Feltner-Vice Chair, Councilor Palomba- Secretary

Committee Report of June 11, 2026 Meeting
Presented to the City Council on June 23, 2026

The Committee on Public Works met on Thursday, June 11 in the City Council Office at 5:30 PM to interview Christopher Coner for appointment to the Stormwater Committee, Eileen Ryan for reappointment to the Solid Waste and Recycling Committee, and Russ Arico for reappointment to the Solid Waste and Recycling Committee. Present at the meeting where Councilor Piccirilli, Chair, Councilor Feltner, Vice Chair, and Councilor Palomba, Secretary.

Please note that Ms. Ryan was unable to attend the meeting. The Committee will schedule a meeting in the future to interview her.

Appointment of Christopher Coner to the Stormwater Committee to fill the unexpired term of Lilian Muscala.

Mr. Coner and his family have lived in Watertown since 2015. He has extensive experience as an environmental scientist and consultant. He has served in this capacity for the last 15 years. He decided to apply to serve on the Stormwater Committee after he received an invitation to do so from the City.

He believes that he can contribute to the Stormwater Committee's mission because of his professional experience. In addition, he feels he can assist the Committee's public education efforts given his ability to translate technical information into language that residents will understand. While he has not had direct experience working or volunteering with municipalities, he is very interested in learning about the scientific goals of the Committee and helping to achieving those goals. He is also interested in the efforts of the Committee's chair to revitalize the Committee and increase its interaction with Watertown residents and believes he can make a valuable contribution to these important efforts.

Councilor Feltner made the following motion –
The Committee on Public Works recommends that the City Council approve the appointment of Christopher Coner to the Stormwater Committee for a term expiring July 15, 2027.
Councilor Palomba seconded the motion and it passed 3 – 0.

Reappointment of Russ Arico to the Solid Waste and Recycling Committee

Mr. Arico is proud of what the Solid Waste and Recycling Committee has done and continues to do. He feels above all else recycling has the most positive impact on our environment. He is particularly pleased with the Swap Shop program which has taken place four times to date. He has participated in three of the programs. He believes it is a great community event in addition to a valuable recycling activity as residents are genuinely appreciative of being able to bring items to the Sway Shop and at the same time leave with something they need.

He has great respect for Matt Bacon, our Recycling and Sustainability Coordinator, who staffs the Committee. He personally does not have specific suggestions on what new initiatives the Committee might pursuit. However, he believes that it is important that whatever the Committee agrees to do in the future they must create goals that can be reached for accomplishing specific goals is key to the Committee's future growth, collaboration, and effectiveness.

Councilor Feltner made the following motion –
The Committee on Public Works recommends that the City Council approve the reappointment of Russ Arico to the Solid Waste and Recycling Committee for a term ending May 15, 2029.
Councilor Palomba seconded the motion and it passed 3 – 0.

Councilor Feltner made a motion to adjourn which was seconded by Councilor Palomba and passed 3 – 0. The meeting adjourned at approximately 6:25 PM. Minutes were prepared by Councilor Palomba.

Watertown City Council

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

RESOLUTION # 70 **2026 – R -** 70

RESOLUTION CONFIRMING THE APPOINTMENT OF CHRISTOPHER CONER TO THE STORMWATER COMMITTEE

BE IT RESOLVED: That pursuant to the provisions of the Watertown Home Rule Charter, the City Council of the City of Watertown hereby confirms the appointment of Christopher Coner to the Stormwater Committee for a term expiring July 15, 2027.

Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of 9 for, 0 against, and 0 present on June 23, 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

Watertown City Council

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

RESOLUTION # 71 **2026 – R -** 71

RESOLUTION CONFIRMING THE REAPPOINTMENT OF RUSS ARICO TO THE SOLID WASTE & RECYCLING ADVISORY COMMITTEE

BE IT RESOLVED: That pursuant to the provisions of the Watertown Home Rule Charter, the City Council of the City of Watertown hereby confirms the reappointment of Russ Arico to the Solid Waste & Recycling Advisory Committee for a term expiring May 15, 2029.

Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of 9 for, 0 against, and 0 present on June 23, 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

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 23, 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 Human Services from June 15, 2026

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 23, 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 of the report of the Committee on Human Services from June 15, 2026

Watertown City Council

Committee on Human Services

Councilor Palomba-Chair, Councilor Bays-Vice Chair, Councilor Izzo- Secretary

Committee Report of June 15, 2026 Meeting

Presented to the City Council on June 23, 2026

The Committee convened on Monday, June 15, 2026, at 5:30 p.m. in the City Council Chamber. Present were Tony Palomba, Chair, Caroline Bays, Vice Chair, and Emily Izzo, Secretary. Also present were Council President Mark Sideris, Councilor Vinnie Piccirilli, Councilor Nicole Gardner, and Councilor John Gannon. City staff present included Gideon Schreiber, Director of Planning and Zoning and Will Downie, Senior Planner for Housing. Representatives from the Metropolitan Area Planning Council ("MAPC") included Adam Ploetz, Emma Yudelevitch, and Evelyne St-Louis. Also present were Cliff Cook, Chair of the Affordable Housing Trust, Barney Heath, Executive Director of Metro West Collaborative Development, Jacky van Leeuwen, Jamie Gordon, and Daniel Pritchard from Housing for All Watertown, and resident Dawn Slaven. Ms. St-Louis, Mr. Pritchard, and Ms. Slaven were present via Zoom.

The purpose of the meeting was to receive a presentation and discuss the Watertown Affordable Housing Incentives Study prepared by MAPC. Please see the Study attached.

Mr. Downie explained that the study originated from the Watertown Square planning and zoning process. As part of that effort, the City adopted several affordable housing incentives with the understanding that a broader evaluation would be undertaken to examine additional strategies for encouraging both market-rate developers and affordable housing developers to produce more affordable housing. The study was intended to evaluate potential incentives, identify barriers to housing production, and provide recommendations for future policy consideration.

MAPC staff presented the study findings and recommendations. The study examined incentives that could encourage market-rate developers to provide affordable housing beyond the requirements of Watertown's Inclusionary Zoning Ordinance, as well as strategies to support the development of affordable housing projects. The study concluded that incentives that reduce development costs, increase predictability, and shorten permitting timelines are generally the most effective tools for improving project feasibility and encouraging additional affordable housing production.

The presentation highlighted a number of recommendations for market-rate development, including density bonuses, height and dimensional relief, reductions in parking requirements, expedited permitting, waiver of certain ground-floor commercial requirements, and fee reductions. MAPC noted that many of these incentives can improve project feasibility by reducing construction costs or increasing the number of units that can be developed on a site. The study also emphasized that reducing uncertainty in the permitting process can provide significant value to developers and may encourage greater housing production.

The Committee also received information regarding recommendations designed to support affordable housing developers. MAPC explained that affordable housing projects face significant funding challenges because affordable rents generate less revenue than market-rate developments. As a result, affordable housing projects often rely on multiple subsidy sources and face funding gaps that can delay or prevent development. Recommendations included reducing land acquisition costs through the use of publicly owned land, reducing parking requirements, waiving commercial space requirements where appropriate, reducing fees, and exploring targeted financial assistance programs to support deeper affordability.

The presentation further discussed a potential “buy-down” program through which the City could provide financial assistance to support affordability levels below those currently required by inclusionary zoning. MAPC explained that deeper affordability generally requires substantial public investment because of the gap between affordable rents and market-rate rents. The study estimated that significant subsidies would be necessary to convert market-rate units into affordable units or to deepen affordability levels within projects that already contain affordable housing.

Committee members discussed the relationship between zoning reform and incentive-based approaches. Questions were raised regarding whether broader streamlining of zoning and permitting processes could be more effective than project-specific incentives. MAPC responded that the two approaches are not mutually exclusive and that streamlining development review can itself function as an incentive by reducing project delays, carrying costs, and uncertainty. The Committee also discussed the importance of clear development standards and expectations so that applicants better understand what is required before entering the permitting process.

Discussion also focused on the practical implementation of the study recommendations. It was noted that the recommendations are complex and may interact with one another in different ways. Questions were raised regarding potential unintended consequences and the need to evaluate how various incentives would function within Watertown’s existing zoning framework. It was emphasized that the study should serve as the beginning of a broader policy discussion involving the City Council, Administration,

Watertown Affordable Housing Trust, City's housing advocates, and development community.

Public comment highlighted the continuing regional housing shortage and the challenges affordable housing developers face in competing for land and securing financing. Commenters expressed support for further exploration of the study's recommendations and emphasized the importance of identifying practical ways to increase affordable housing production in Watertown. Concerns were also raised regarding staff capacity and the resources that may be necessary to implement future housing initiatives. The study presents a number of potential policy options and provides a useful framework for future discussion. The Chair emphasized the need to actualize the study recommendations in a timely fashion and to further investigate issues identified in the study such as parking requirements, additional methods of increasing density, the elimination of permit fees, and tax-exemption options.

Councilor Palomba made the following motion,

The Committee on Human Services recommends that the City Council direct the Administration to further analyze the Watertown Affordable Housing Incentives Study and develop options for implementing specific programs and policies based on the Study's recommendations.

Councilor Bays seconded the motion and it passed by a vote of 3–0.

The meeting adjourned at 7:07 p.m. Report prepared by Councilor Emily Izzo.

Watertown Affordable Housing Incentives Study

City Council Committee on Human Services

June 15, 2026

MAPC
Metropolitan Area Planning Council

Agenda

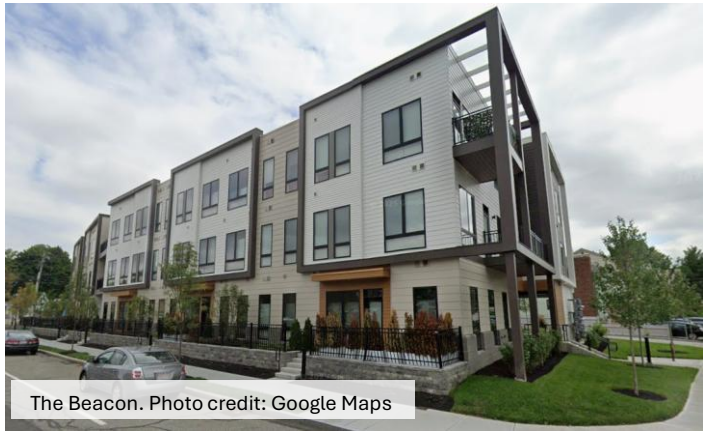
- Study overview
- Recap of process and major tasks
- Summary of recommendations
  - Recommendations for market-rate projects
  - Recommendations for affordable projects

Project Overview

Purpose of this Study

The purpose of this study is to assess **voluntary incentives** that would encourage either or both:

- **Market rate developers** to produce **more or deeper affordable units** than is already required by Watertown's mandatory inclusionary zoning (IZ) policy
- Greater production of **affordable housing developments** (e.g., 100% affordable LIHTC projects)



The Beacon. Photo credit: Google Maps

St-Joseph Hall. Photo credit: MetroWest

Watertown's Existing Policy Context

Mandatory inclusionary zoning (IZ) policy

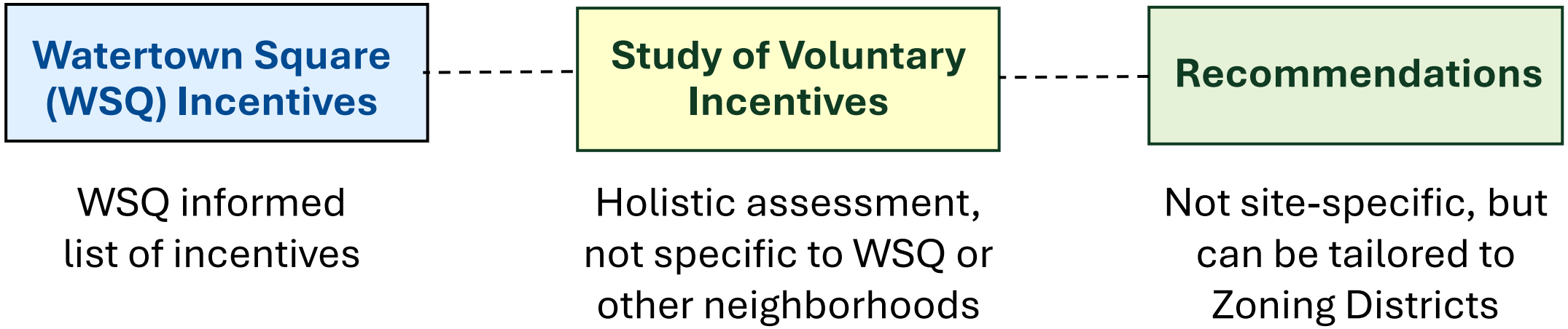
- **Threshold:** new developments with a minimum 6 units
- **Small-scale development (6-19 units):** 12.5% of units at 80% AMI (rental and ownership)
- **Medium- to large-scale development (20+ units):** 10% of units @ 80% AMI + 5% of units @ 65% AMI (rental); 15% at 80% AMI (ownership)

**Only considering incentives for rental developments*

Incentives for affordable projects in Watertown Square

- Multifamily projects in Watertown Square with at least **50% of units affordable at <80% AMI are eligible for incentives.**
- **Incentives:**
  - 1 additional floor if affordable units are <80% AMI
  - 2 additional floors if affordable units are <60% AMI average
  - Reduced parking minimum (0.25 spaces/unit); greater reduction by special permit

Policy Context + Incentive Study



Recap of Process and Major Tasks

Recap of Major Tasks

Phase 1: Understanding the Local Context

- Market and submarket assessment
- Zoning assessment

Phase 2: Informing the List and Use of Voluntary Incentives

- Interviews with market-rate developers
- Interviews with affordable housing developers
- Focus group with Planning and Zoning Board members
- Case study research of voluntary affordable housing incentive programs in other municipalities

Phase 3: Testing the Incentives

- Market-rate financial feasibility analyses: market rate pro forma and a simplified buy-down model
- Affordable sources & uses model for a typical 100% affordable project

Phase 4: Recommendations

- Summary of recommendations based on findings from Phases 1-3

Recap of Major Tasks

Phase 1: Understanding the Local Context

- Market and submarket assessment
- Zoning assessment

Phase 2: Informing the List and Use of Voluntary Incentives

- Interviews with market-rate developers
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- Summary of recommendations based on findings from Phases 1-3

Recap of Major Tasks

Phase 1: Understanding the Local Context

- Market and submarket assessment
- Zoning assessment

Phase 2: Informing the List and Use of Voluntary Incentives

- Interviews with market-rate developers
- Interviews with affordable housing developers
- Focus group with Planning and Zoning Board members
- Case study research of voluntary affordable housing incentive programs in other municipalities

Focus of Dec 2025 presentation

Phase 3: Testing the Incentives

- Market-rate financial feasibility analyses: market rate pro forma and a simplified buy-down model
- Affordable sources & uses model for a typical 100% affordable project

Phase 4: Recommendations

- Summary of recommendations based on findings from Phases 1-3

Recap of Major Tasks

Phase 1: Understanding the Local Context

- Market and submarket assessment
- Zoning assessment

Phase 2: Informing the List and Use of Voluntary Incentives

- Interviews with market-rate developers
- Interviews with affordable housing developers
- Focus group with Planning and Zoning Board members
- Case study research of voluntary affordable housing incentive programs in other municipalities

Phase 3: Testing the Incentives

- Market-rate financial feasibility analyses: market rate pro forma and a simplified buy-down model
- Affordable sources & uses model for a typical 100% affordable project

Phase 4: Recommendations

- Summary of recommendations based on findings from Phases 1-3

Recap of Major Tasks

Phase 1: Understanding the Local Context

- Market and submarket assessment
- Zoning assessment

Phase 2: Informing the List and Use of Voluntary Incentives

- Interviews with market-rate developers
- Interviews with affordable housing developers
- Focus group with Planning and Zoning Board members
- Case study research of voluntary affordable housing incentive programs in other municipalities

Phase 3: Testing the Incentives

- Market-rate financial feasibility analyses: market rate pro forma and a simplified buy-down model
- Affordable sources & uses model for a typical 100% affordable project

Focus of March 2026 presentation

Phase 4: Recommendations

- Summary of recommendations based on findings from Phases 1-3

Recap of Major Tasks

Phase 1: Understanding the Local Context

- Market and submarket assessment
- Zoning assessment

Phase 2: Informing the List and Use of Voluntary Incentives

- Interviews with market-rate developers
- Interviews with affordable housing developers
- Focus group with Planning and Zoning Board members
- Case study research of voluntary affordable housing incentive programs in other municipalities

Phase 3: Testing the Incentives

- Market-rate financial feasibility analyses: market rate pro forma and a simplified buy-down model
- Affordable sources & uses model for a typical 100% affordable project

Phase 4: Recommendations

- Summary of recommendations based on findings from Phases 1-3

Recap of Major Tasks

Phase 1: Understanding the Local Context

- Market and submarket assessment
- Zoning assessment

Phase 2: Informing the List and Use of Voluntary Incentives

- Interviews with market-rate developers
- Interviews with affordable housing developers
- Focus group with Planning and Zoning Board members
- Case study research of voluntary affordable housing incentive programs in other municipalities

Phase 3: Testing the Incentives

- Market-rate financial feasibility analyses: market rate pro forma and a simplified buy-down model
- Affordable sources & uses model for a typical 100% affordable project

Phase 4: Recommendations

- Summary of recommendations based on findings from Phases 1-3

Focus for today

List of Incentives Tested

	Market-rate Pro Forma	Affordable Sources & Uses Model
Free Publicly Owned Land		✓
Reduced Parking Minimum (0.25 spaces per unit)*		✓
Reduced Parking Minimum (0.5 spaces per unit)*	✓	✓
Waived Commercial Requirement	✓	✓
Waived Permitting Fees	✓	✓
Waived Commercial Requirement and Permitting Fees	✓	
Density bonus (1x)	✓	✓
Density bonus (2x)	✓	✓
Density Bonus (1x) and Reduced Parking (0.25 spaces per unit)		✓
Density Bonus (1x) and Reduced Parking (0.5 spaces per unit)	✓	
Density Bonus (1x) and Waived Commercial Requirement	✓	
Density Bonus (1x) and Waived Permitting Fees	✓	

Summary of Recommendations

Approach to recommendations

- **Total of seven recommendations:**
  - Four for market-rate projects
  - Three for affordable projects

- MAPC worked closely with City Staff to develop these recommendations.
  - When moving from testing incentives to formulating recommendations, there is a need to balance what may be granted (incentive) for what is gained (more or deeper affordability). Narrative includes what tradeoffs should be considered.
  - Some recommendations can be applied citywide (regardless of the zoning district), and some require tailoring to the neighborhood/zoning district context.
  - Some recommendations are new, while some the city is already pursuing, but are important to emphasize.

Summary of Recommendations

Recommendations for market-rate projects

Recommendation #1: Consider adopting a voluntary incentive program for market-rate development projects that provide more or deeper affordability, available citywide, tiered by project size.

- **#1a: Small-scale development (6-19 units) affordable + incentive options:**
  - For more affordable units (15% of units at 80% AMI): Waive commercial requirements + permitting fees.

OR

  - For deeper affordability (10% of units at 65% AMI): Less viable unless a density bonus is offered. *Note that a density bonuses could change scale/size from small-scale to a medium-scale*.

- **#1b: Medium-to Large-scale development (20+ units) affordable + incentive options:**
  - All incentives and affordable options (more or deeper affordability) could be considered in a voluntary incentive program.
  - Consider offering a menu of incentives based on housing and economic goals.

Recommendation #2: Consider offering zoning standard relief incentives by base zoning district as part of the City's comprehensive zoning update, so that market-rate projects are encouraged to provide more or deeper affordability.

Because some incentives can directly change the proposed development, it is important to tailor these incentives to local zoning and neighborhood context. Incentives that could be tailored by neighborhood/zoning district context and goals:

- **Density bonuses** are not only feasible but an attractive incentive across the board.
- **Rightsize parking ratios** based on zoning and neighborhood context.
- **Consider waiving commercial requirements** for medium- to large-scale projects in areas where mixed-use development is less important and/or financially challenging.

Recommendation #3: Adopt a buy-down tool to achieve more or deeper affordability within market-rate projects subject to the City's inclusionary zoning policy.

Consider adopting a buy-down tool to create additional affordable units:

- Buy-down a market-rate unit to an 80% AMI unit (estimated fee of $215,000 to $290,000 per unit)

OR

- Buy-down a market-rate unit to an 60% AMI unit (estimated fee of $373,000 to $448,000 per unit)

OR

- **(To achieve deeper affordability)** Buy-down an 80% AMI unit to a 60% AMI unit (estimated fee of $158,000 per unit).
    - *This approach is more cost-effective and could be most promising for the City to explore.*

Recommendation #4: Maintain a strong commitment to other ongoing actions that the City is already pursuing, including tracking inclusionary units and incentives over time, and regularly reassessing the City's inclusionary zoning program.

- **#4a: Regularly revisit the City's inclusionary zoning policy and incentives.** The City's latest Housing Plan identifies such an assessment as a "near-term" strategy.

- **#4b: Continue to track inclusionary zoning units, voluntary affordable units, and incentives.** This is essential for evaluating which incentives are effective. Making this data publicly available is also a best practice.

- **#4c: Educate the development community about what incentives are available, especially after they are adopted.** Building relationships with the development community is key to a healthy housing market and ecosystem.

- **#4d: As part of the comprehensive zoning update, include consideration of the City's permitting/approval process.** This will help the city better areas of improvement/streamlining.

Summary of Recommendations

Recommendations for affordable projects

Recommendation #5: Adopt an incentive package available to affordable projects citywide, including streamlined permitting, ground-floor commercial requirements waiver, permit fee waivers, and reduced parking minimum to 1 space per unit.

These incentives all had some positive impact on affordable projects and offering them as a package helps increase their impact. They can be implemented in different ways, and they also all also have some tradeoffs to consider.

- **Streamlined permitting** could be implemented by allowing affordable projects by-right citywide (e.g., site plan review only with no special permit required).
- **Waiving ground-floor commercial requirements** could be offered as an incentive by-right or on a discretionary basis.
- **The range of permit fees** to be considered for the waiver would need to be determined by City staff with more specificity.
- **The minimum parking ratio** for affordable developments (other than in WSQ district) could be set to 1 space per unit.

Recommendation #6: Consider offering density bonuses and further parking reduction (<1 space per unit) as incentives for affordable projects on a district-specific basis, to be implemented as part of City's comprehensive zoning update.

Consider offering these incentives on a district-specific basis:

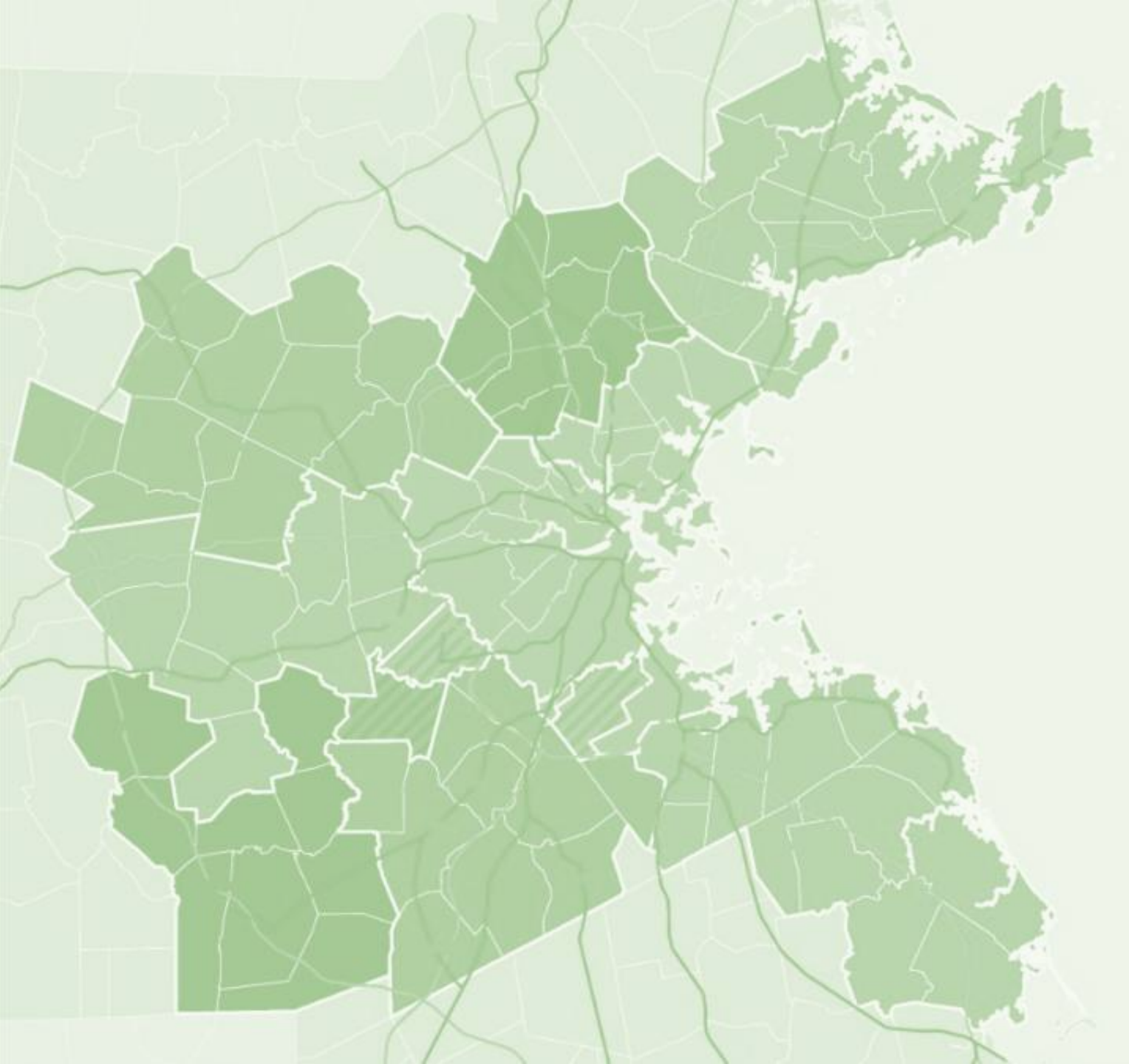
- **Density bonuses** provide important flexibility to affordable developers and tend to be most helpful in making affordable projects feasible on smaller lots. *(Note: Density bonus can be applied in different ways, e.g., residential floor area, FAR, height, etc.)*

- **Reduced parking minimums** provide developers with the option to reduce their parking if the site or projected demand warrants it.

- There is already a precedent for these types of incentives in WSQ.

Recommendation #7: Maintain a strong commitment to other actions the City is already pursuing to incentivize affordable developments.

- **#7a: Dedicating publicly owned land and offering land for free or at discounted rates** is a very meaningful way to incentivize affordable projects. The City's Housing Plan includes this strategy.
- **#7b: Providing City funds as a local funding match** (from the AHT, CPA, or other local funds) is an essential way for the City to support affordable projects and help them meet EOHLC criteria.
- **#7c: Tracking voluntary incentives offered to affordable projects** will be important for evaluation of the effectiveness of incentives over time. Making this data publicly available is also a best practice.
- **#7d: Growing and educating the network of affordable developers who could be active in Watertown is essential.** The AHT has done outreach to affordable developers about Watertown opportunities and the latest Housing Plan includes this as a strategy.



Thank you!

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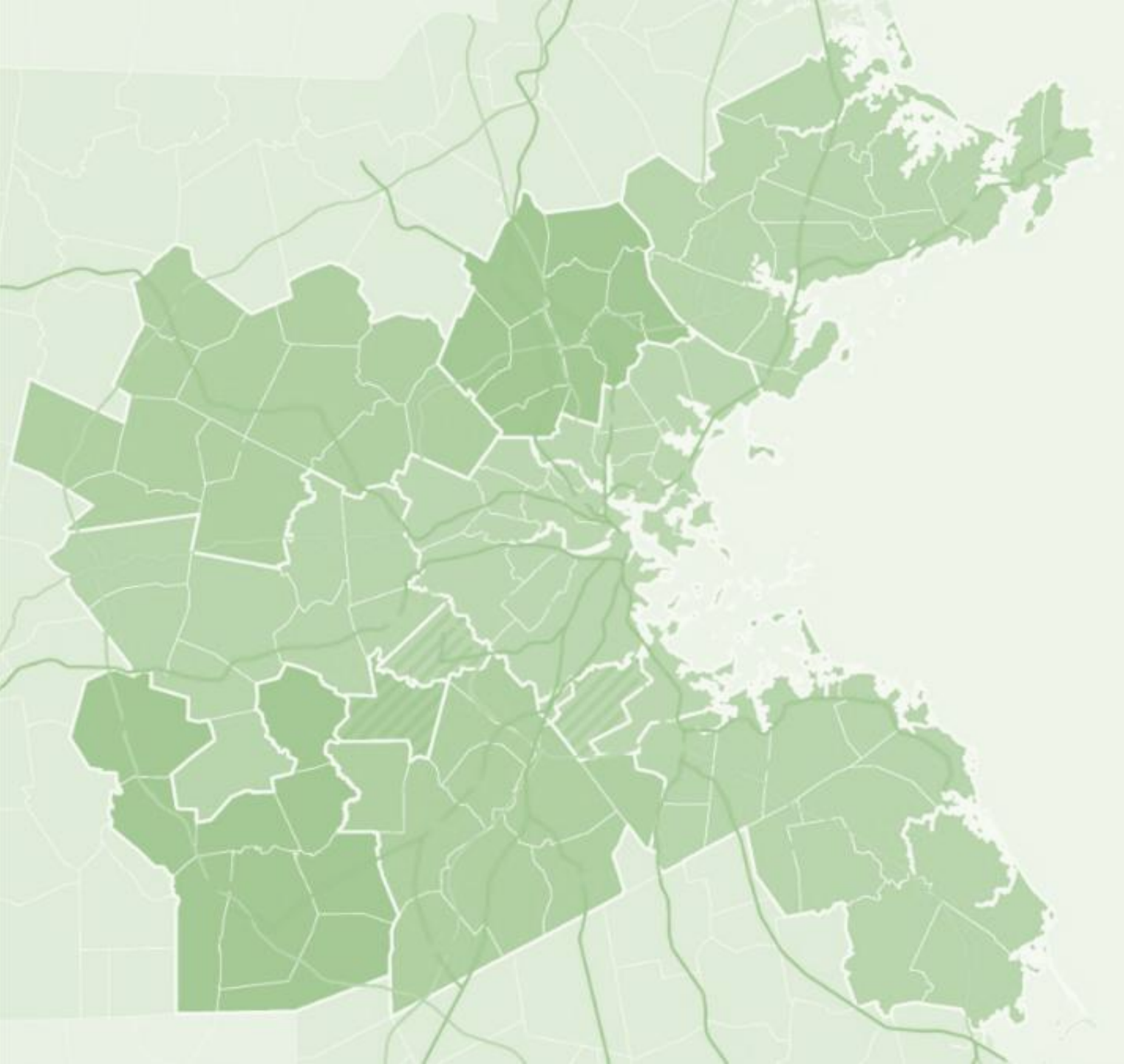
MAPC
Metropolitan Area Planning Council



Appendix

Metropolitan Area Planning Council

Market Rate Financial Feasibility Analysis

Overview

- **Purpose:** Test the impact of incentives on the financial feasibility of market-rate developments providing more or deeper affordability than what is currently required under Watertown's IZ policy.

- **Main focus:** Zoning-based and other 'indirect' incentives as tested in the Pro Forma Model (Method 1)

- Preliminary exploration of direct subsidy incentives as tested in the Buy-Down Model (Method 2)

Market Rate Financial Feasibility Analysis

Method 1: Pro Forma Model

Methodology – Pro Forma Model

- **Pro Forma Model:** a tool that a developer typically uses to understand whether a real estate project is likely to be profitable.

- For policy makers, a pro forma model is a useful tool to understand how a particular policy might impact the local housing market.

- **Data sources:** CoStar, Warren Group, Zillow, RS Means, MAPC's rental listings database, and Developer interviews

Prototypes – Pro Forma Model

Prototype = hypothetical developments representing what *could be* built in Watertown based on current market conditions.

Note: Not site-specific, but based on aggregated data.

Prototype 1: 8 units with 800 sq ft of commercial space

- 2 stories – wood frame construction, 100% surface parking

Prototype 2: 25 units with 3,500 sq ft of commercial space

- 3 stories – wood frame construction, 100% podium parking

Prototype 3: 60 units with 5,000 sq ft of commercial space,

- 5 stories – podium construction, 100% podium parking

Affordability Scenarios

Prototype	Current IZ Policy	More Units	Deeper Affordability	Even Deeper Affordability
Prototype 1: 8 units w/ 800 sq ft	12.5% units @ 80% AMI	15% units @ 80% AMI	10% units @ 80% AMI + 5% units @ 65% AMI	10% units @ 80% AMI + 5% units @ 50% AMI
Prototype 2: 25 units w/ 3,500 sq ft **Prototype 3:** 60 units w/ 5,000 sq ft	10% units @ 80% AMI + 5% units @ 65% AMI	15% units @ 80% AMI + 5% units @ 65% AMI	10% units @ 80% AMI + 5% units @ 60% AMI	15% units @ 80% AMI + 5% units @ 50% AMI

Incentives Tested for Market-Rate Analysis

Incentives that reduce construction costs:

Waived Commercial Requirement

Waived Permitting Fees

Reduced Parking Ratio (0.5 space/unit)

Incentives Tested for Market-Rate Analysis

Incentives that reduce construction costs:

Waived Commercial Requirement

Waived Permitting Fees

Reduced Parking Ratio (0.5 space/unit)

**WSQ base is 0.5 space/units*

Incentives Tested for Market-Rate Analysis

Incentives that reduce construction costs:

Waived Commercial Requirement

Waived Permitting Fees

Reduced Parking Ratio (0.5 space/unit)

Waived Commercial Requirement

+ Waived Permitting Fees

**WSQ base is 0.5 space/units*

Incentives Tested for Market-Rate Analysis

Incentives that increase revenue:

- Density Bonus (1x)
- Density Bonus (2x)

Incentives Tested for Market-Rate Analysis

Incentives that increase revenue:

- Density Bonus (1x)
- Density Bonus (2x)

An extra density bonus above the by-right maximum is by far the **most common development incentive.**

Incentives Tested for Market-Rate Analysis

Incentives that increase revenue:

- Density Bonus (1x)
- Density Bonus (2x)

This could look like…

- Additional height*
- Increased Floor-Area-Ratio (FAR)
- Additional % of floor area or unit count

** WSQ offers extra height*

Incentives Tested for Market-Rate Analysis

Prototype 1: 8 units

Density Bonus (1x) → 4 additional affordable units

Density Bonus (2x) → 8 additional affordable units

Incentives Tested for Market-Rate Analysis

Coupled Density Bonus (1x) with other incentives:

Density Bonus (1x)

Density Bonus (2x)

+ Waived Commercial Requirement

+ Waived Permitting Fees

+ Reduced Parking Ratio

Feasibility of Small-Scale Development

Prototype 1: 8 units w/ 800 sq ft

Findings

- Deeper affordability requirements (50% AMI) are **not feasible** for small-scale housing projects.
- 65% AMI **might be possible** if commercial requirements are waived and density bonuses allowed.
- Adding more units for 80% AMI is **possible** if the commercial requirements are waived.
- Density bonuses can make small-scale development **feasible, but** they also significantly change the project size.

Preliminary Takeaways

- **More affordable units (15% units @ 80% AMI) can be carved out** with a menu of incentives for small-scale developments:

Possible Menu of Incentives

- Waived Commercial Requirement and Permitting Fees
- Density Bonus (1x) with the option to couple additional incentives
- Density Bonus (2x)

- All incentives can also help small-scale development **pencil out under the current IZ policy**.

Feasibility of Medium- to Large-Scale Development

Prototype 2: 25 units w/ 3,500 sq ft

Prototype 3: 60 units w/ 5,000 sq ft

Findings

- For **medium-scale projects**, **most** affordability options were **feasible,** with some incentives being more attractive than others.
- For **large-scale projects**, **all** affordable options were **feasible,** with some incentives being more attractive than others.

Most Attractive Incentives

- Waived Commercial Requirement
- Waived Commercial and Permitting Fees
- Density Bonus (1x) with the option to couple additional incentives
- Density Bonus (2x)

Preliminary Takeaways

Waiving commercial requirements for market-rate developments that opt for more or deeper affordability is an **attractive incentive.**

+ **Coupling it with waived permitting fees** provides additional financial offsets to construction costs.

Offering a density bonus for market-rate developments that opt for more or deeper affordability is an **attractive incentive.**

+ **Coupling it with other incentives** increases the potential margin of profitability, allowing for more or deeper affordable gains.

Preliminary Takeaways

Waiving permitting fees alone is not an attractive incentive, but it can be when coupled with other incentives.

+ **Auditing the permitting/approval process** will help clarify the real time and cost to development.

Lowering the floor and ceiling set for parking ratios allows for greater flexibility.

+ **Coupling parking reduction with other incentives** make the incentive more meaningful.

Revisiting and recalibrating IZ policy and incentives periodically will be important to ensure policy reflects market conditions change.

Detailed Assumptions: Market Rate Feasibly Analysis

Additional Appendix Materials

Incentives Tested for Market-Rate Analysis

Prototype 2: 25 units

- Density Bonus (1x) → 8 additional affordable units
- Density Bonus (2x) → 17 additional affordable units

Incentives Tested for Market-Rate Analysis

Prototype 3: 60 units

- Density Bonus (1x) → 12 additional affordable units
- Density Bonus (2x) → 24 additional affordable units

Findings – Small-scale Development

Incentives	Current IZ Policy	More Units	Deeper Affordability	Even Deeper Affordability
Waived Commercial Requirement	Feasible + Attractive	Possible	Possible	Not Feasible
Waived Permitting Fees	Feasible	Not Feasible	Not Feasible	Not Feasible
Reduced Parking Ratio	Feasible	Not Feasible	Not Feasible	Not Feasible
	Feasible + Attractive	Feasible	Possible	Not Feasible
	Feasible + Attractive	Feasible + Attractive	Feasible + Attractive	Feasible + Attractive

Findings – Medium-scale Development

Incentives	Current IZ Policy	More Units	Deeper Affordability	Even Deeper Affordability
	Feasible + Attractive	Feasible + Attractive	Feasible + Attractive	Feasible
	Feasible	Possible	Feasible	Possible
	Feasible	Possible	Possible	Possible
	Feasible + Attractive	Feasible + Attractive	Feasible + Attractive	Feasible + Attractive
	Feasible + Attractive	Feasible + Attractive	Feasible + Attractive	Feasible + Attractive

Findings – Large-scale Development

Incentives	Current IZ Policy	More Units	Deeper Affordability	Even Deeper Affordability
	Feasible + Attractive	Feasible	Feasible	Feasible
	Feasible	Feasible	Feasible	Feasible
	Feasible	Feasible	Feasible	Feasible
	Feasible + Attractive	Feasible + Attractive	Feasible + Attractive	Feasible + Attractive
	Feasible + Attractive	Feasible + Attractive	Feasible + Attractive	Feasible + Attractive

Market Rate Financial Feasibility Analysis

Method 2: Buy Down Model

Overview – Buy-down model

- Buy-down programs are an alternative way to achieve deeper or more affordability in an existing market rate project subject to IZ.

- Instead of offering indirect incentives, **a buy-down program involves a direct payment by the municipality to the developer.**

- The **buy-down model is a tool to estimate how much subsidy a municipality would need to pay a developer to:**
  - Deepen the affordability of an existing affordable unit (e.g. 80% AMI to 60% AMI)
  - Add a new affordable unit, by buying down a market rate unit to an affordable unit.

Overview – Buy-down model

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- Instead of offering indirect incentives, **a buy-down program involves a direct payment by the municipality to the developer.**

- The **buy-down model is a tool to estimate how much subsidy a municipality would need to pay a developer to:**
  - Deepen the affordability of an existing affordable unit (e.g. 80% AMI to 60% AMI)
  - Add a new affordable unit, by buying down a market rate unit to an affordable unit.

Note: This is a preliminary analysis. More work would be needed to refine the results and explore program design and implementation in more detail.

Methodology – Buy-down model

- Buy-down costs are expressed as a **range** based on three different methods to reflect the variability and complexity in how this cost is estimated.
- Some similarities with methods for estimating in-lieu fee payments.
- Calculations are **based on Prototype 3** and use many of the same assumptions.

Methodology – Buy-down model

- Buy-down costs are expressed as a **range** based on three different methods to reflect the variability and complexity in how this cost is estimated.
- Some similarities with methods for estimating in-lieu fee payments.
- Calculations are **based on Prototype 3** and use many of the same assumptions.

Method 1: Affordability Gap

Fee = Difference between the fair market value and the value of the affordable unit (based on rents).

Method 2: Revenue Loss

Fee = Difference in rental income over 20 years, plus cost of operating an affordable unit (annual income certification, selection lottery, etc.)

Method 3: Development Cost

Fee = Difference between the total development cost and the value of the affordable units (based on rents).

Findings

Fee needed to buy down…	Approximate fee range
Market rate unit to 60% AMI	$373,000 to $448,000 per unit
Market rate unit to 80% AMI	$215,000 to $290,000 per unit
80% AMI unit to 60% AMI unit	$158,000 per unit*

**The results are the same across the three methodologies for the 80% AMI to 60% AMI scenario because the difference in value between a 60% AMI unit and an 80% AMI unit is a constant value.*

Preliminary Takeaways

- Buy-down payments are a **potentially viable incentive**, **especially for buying down deeper affordability from existing IZ units (e.g., 80% to 60% AMI),** but would require greater subsidy from the municipality.

- **Further work is needed** to assess developer interest and the specifics of program design and implementation.

- Watertown may want to **continue exploring a buy-down program as complementary to other proposed incentives.**

Affordable Housing Sources & Uses Model

Methodology – Sources & Uses Model

- We use a **simplified 'source & uses model'** to represent project costs (uses) and revenues (sources) for a typical 100% affordable housing project that might be expected in Watertown.

- Whereas a pro forma model compares the impact of incentives on the profitability of different prototypes, the sources & uses model compares the impact of incentives by looking at the **relative change in the funding gap.**

Methodology – Sources & Uses Model

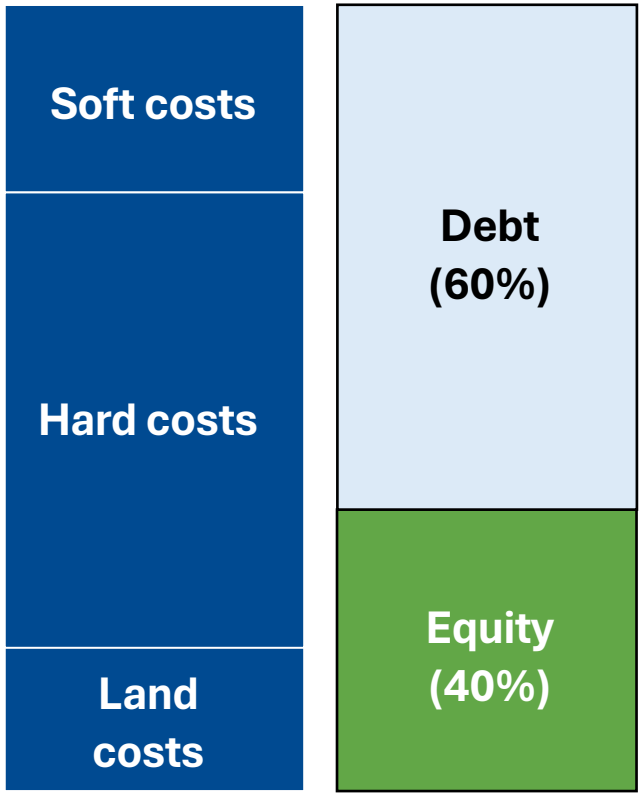
- We use a **simplified 'source & uses model'** to represent project costs (uses) and revenues (sources) for a typical 100% affordable housing project that might be expected in Watertown.

- Whereas a pro forma model compares the impact of incentives on the profitability of different prototypes, the sources & uses model compares the impact of incentives by looking at the **relative change in the funding gap.**

Note: The sources & uses model is supplemented with interviews with affordable housing developers, which provide additional context that cannot be as easily quantified.

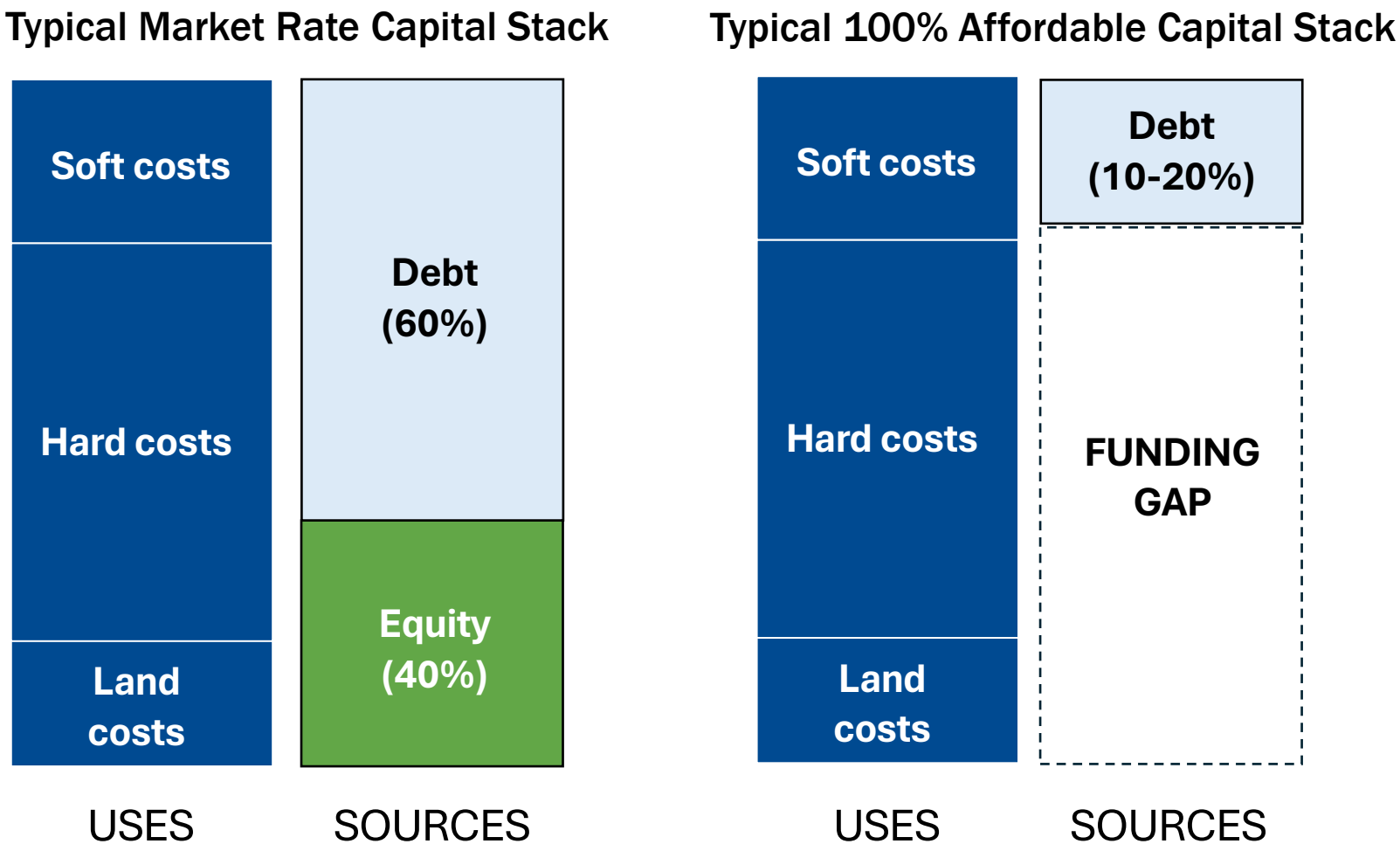
Methodology: What is a funding gap?

Typical Market Rate Capital Stack



Graphic modified from: https://shelterforce.org/2025/05/28/affordable-housing-finance-101/

Methodology: What is a funding gap?



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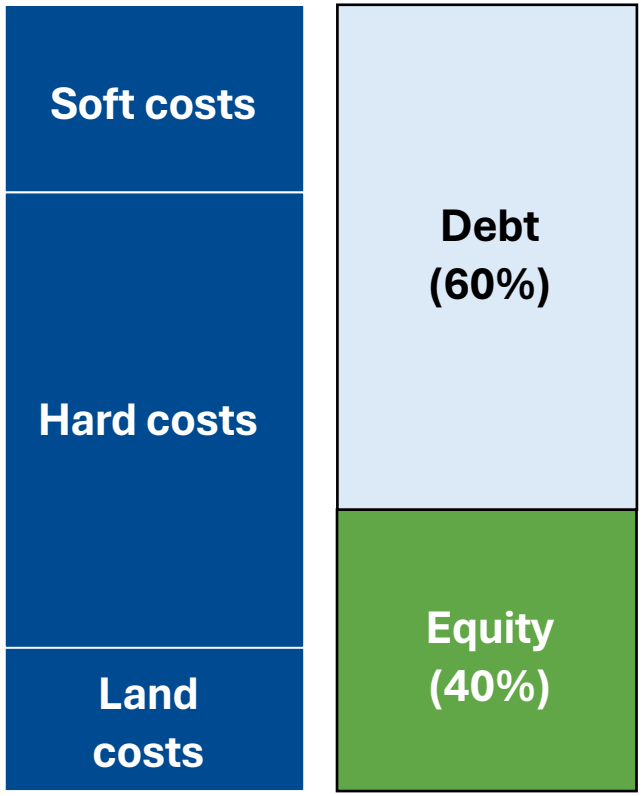
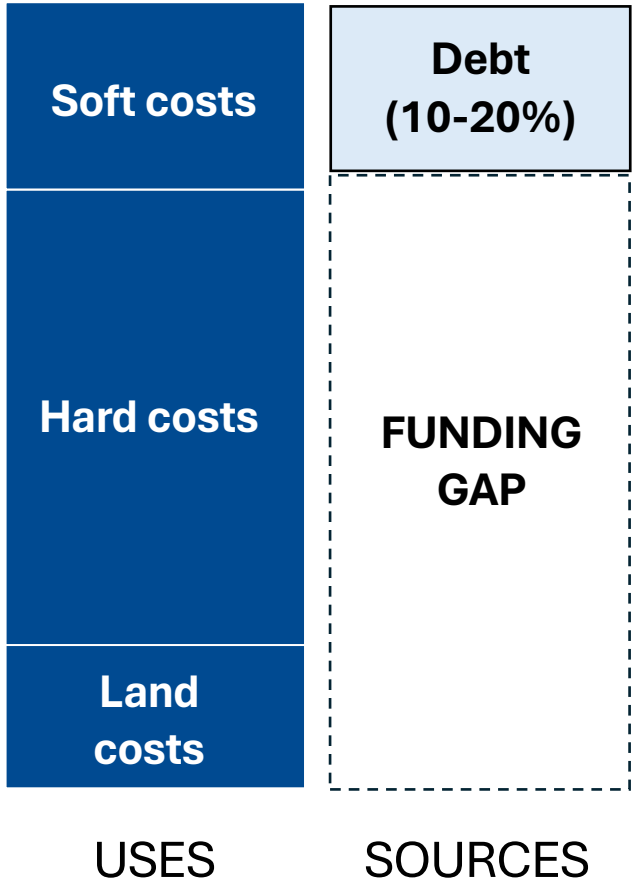


Typical 100% Affordable Capital Stack

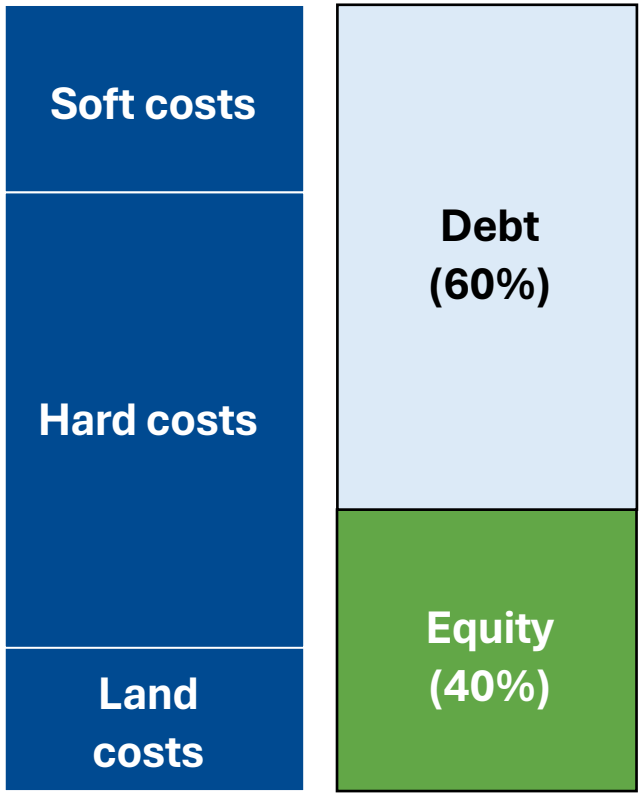


Funding gap = difference between total development costs and permanent debt (leveraged from affordable rents).

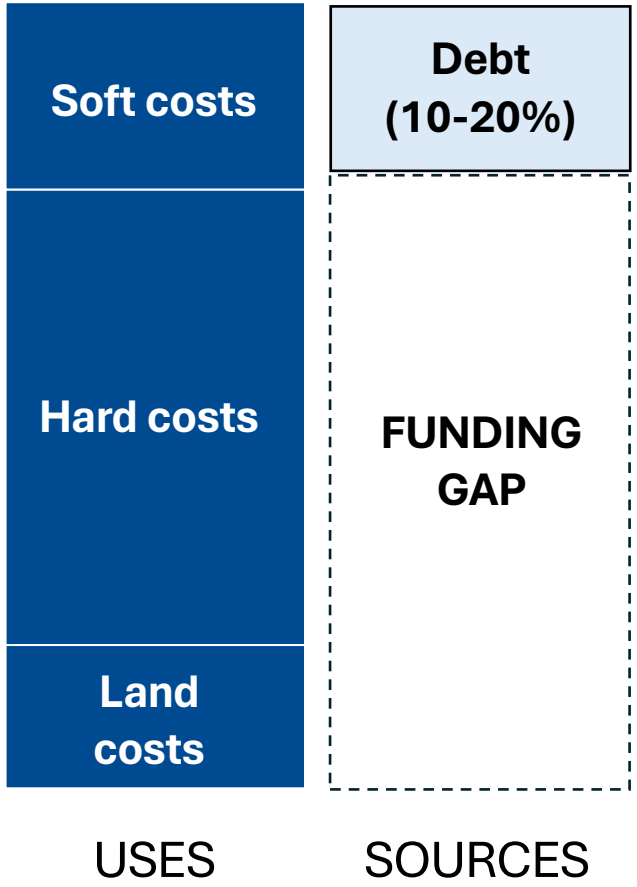
Graphic modified from: https://shelterforce.org/2025/05/28/affordable-housing-finance-101/

Methodology: What is a funding gap?

Typical Market Rate Capital Stack



Typical 100% Affordable Capital Stack



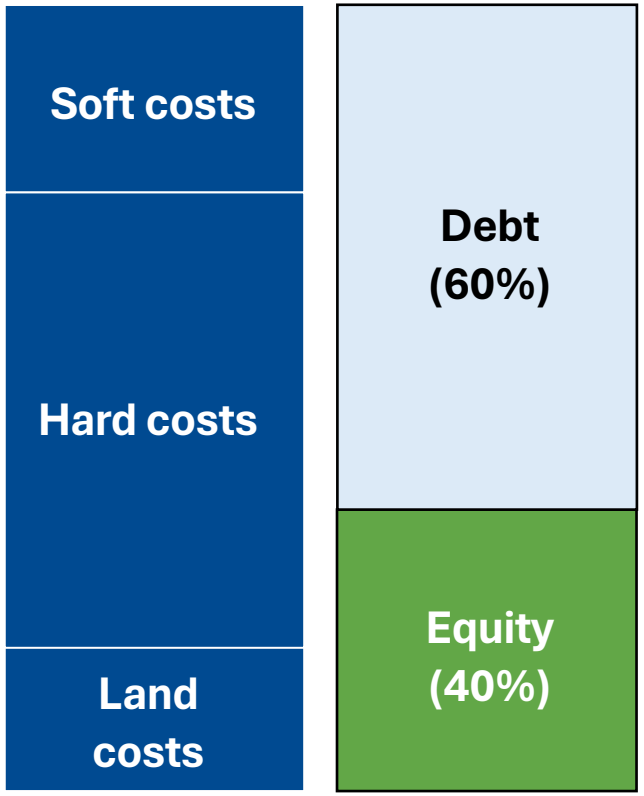
Funding gap = difference between total development costs and permanent debt (leveraged from affordable rents).

Developers must seek out **multiple funding sources to fill this funding gap** (federal/state tax credits, local or state grants, project-based vouchers, etc.)

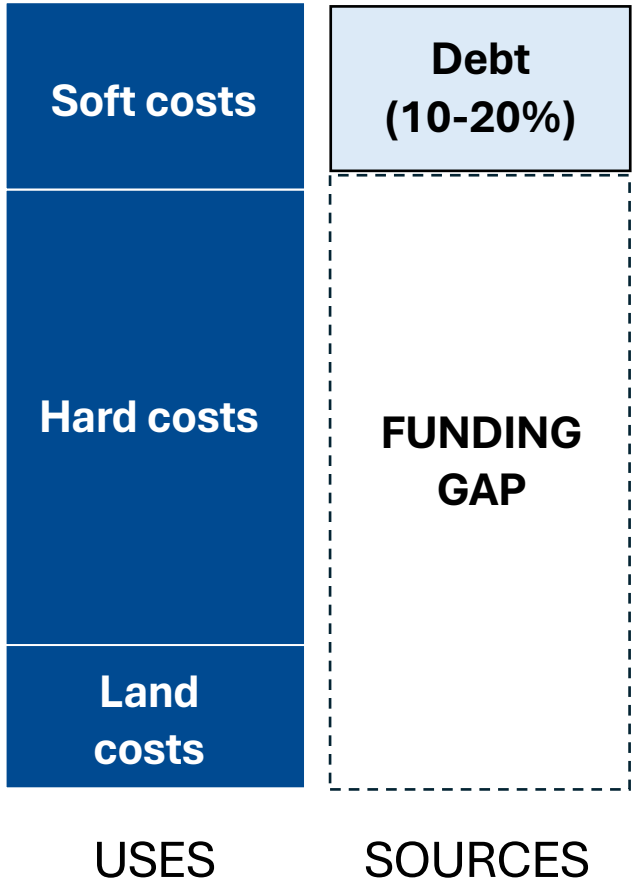
Graphic modified from: https://shelterforce.org/2025/05/28/affordable-housing-finance-101/

Methodology: What is a funding gap?

Typical Market Rate Capital Stack



Typical 100% Affordable Capital Stack



Funding gap = difference between total development costs and permanent debt (leveraged from affordable rents).

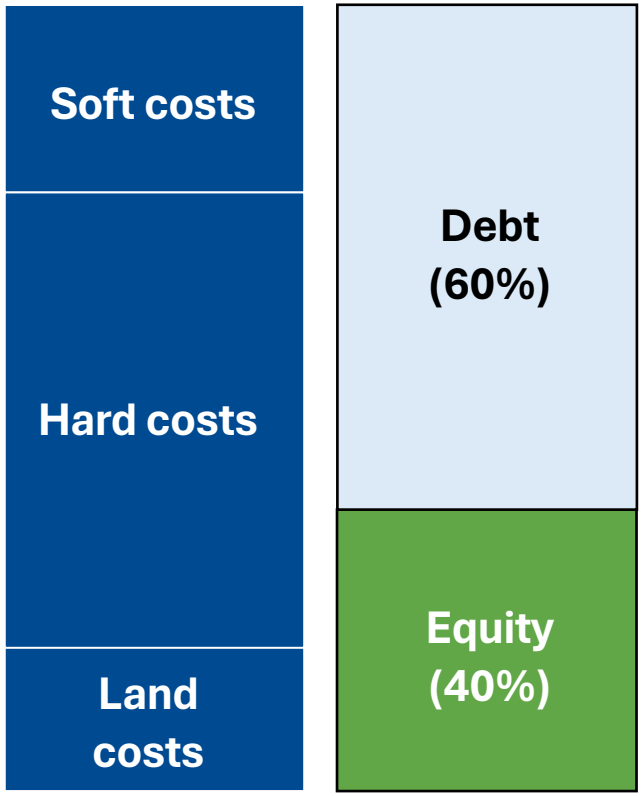
Developers must seek out **multiple funding sources to fill this funding gap** (federal/state tax credits, local or state grants, project-based vouchers, etc.)

Note: Equity sources vary, but most often are federal and/or state tax credits, and/or the developer's own equity.

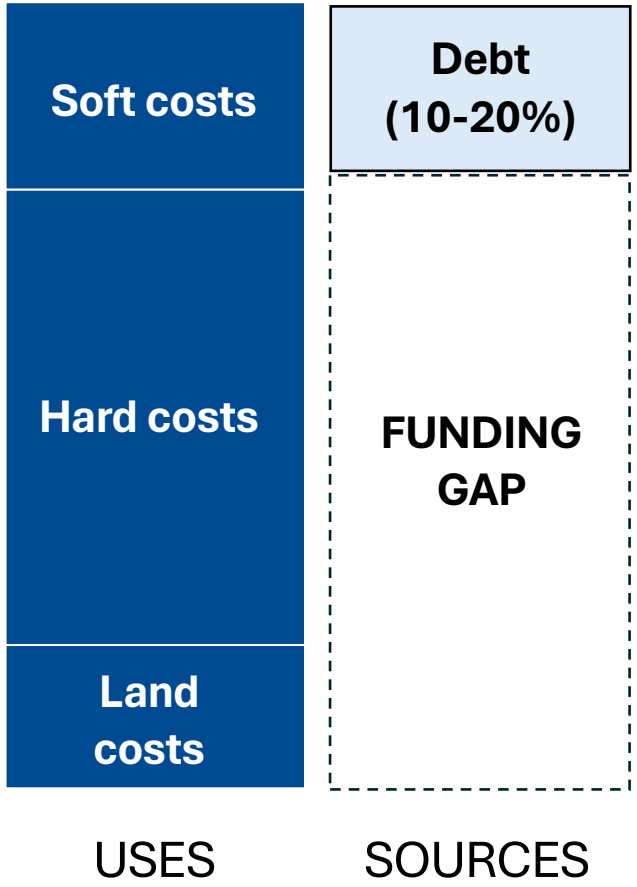
Graphic modified from: https://shelterforce.org/2025/05/28/affordable-housing-finance-101/

Methodology: What is a funding gap?

Typical Market Rate Capital Stack



Typical 100% Affordable Capital Stack



Funding gap = difference between total development costs and permanent debt (leveraged from affordable rents).

Developers must seek out **multiple funding sources to fill this funding gap** (federal/state tax credits, local or state grants, project-based vouchers, etc.)

Anything that helps close the funding gap is beneficial. For example, the funding gap can also be closed by reducing total development costs.

Graphic modified from: https://shelterforce.org/2025/05/28/affordable-housing-finance-101/

Prototypes – Sources & Uses Model

Prototype = hypothetical developments representing what ***could*** *be* built in Watertown based on typical 100% affordable housing development trends.

Note: Not site-specific, but based on aggregated data.

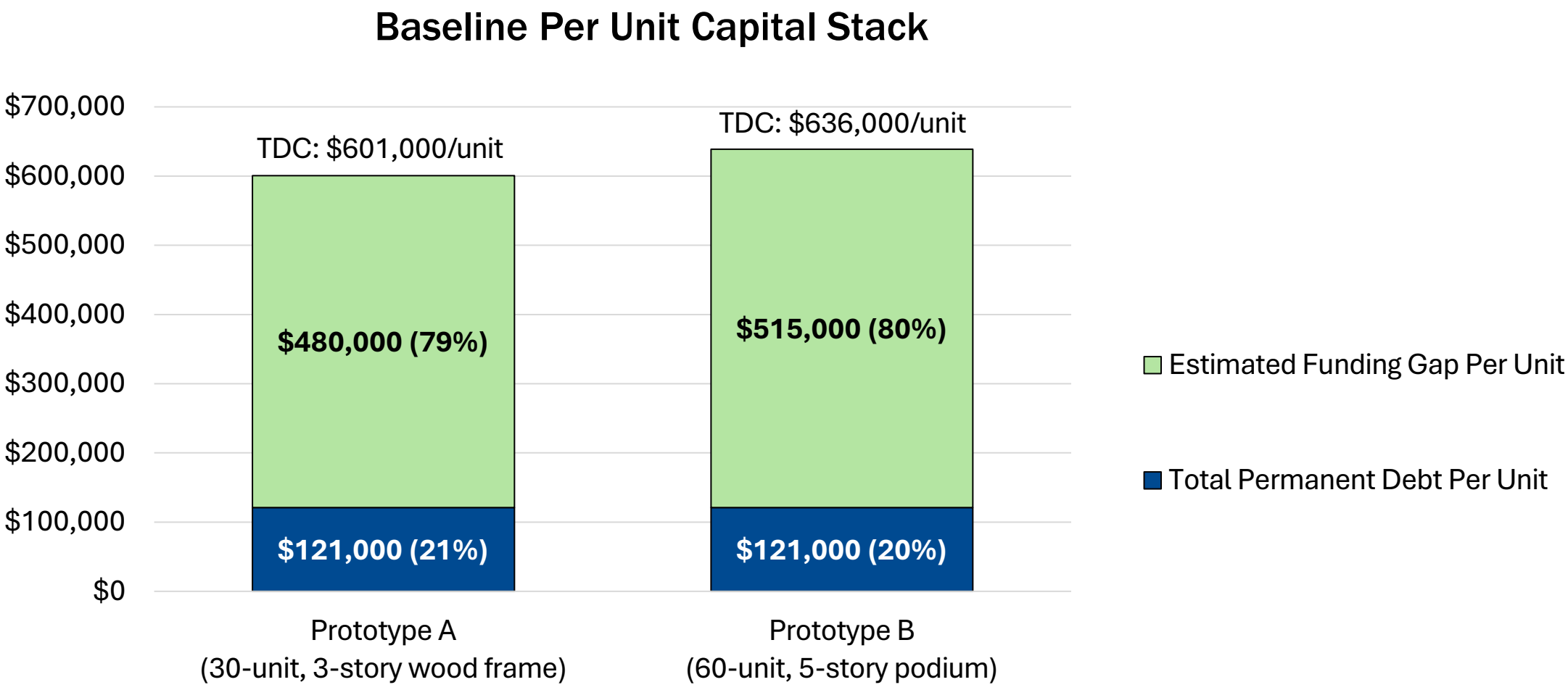
Prototype A: 30 units @ 55% AMI with 2,000 sq ft of commercial space

- 3 stories – wood frame construction
- 100% surface parking

Prototype B: 60 units @ 55% AMI with 3,500 sq ft of commercial space

- 5 stories – 4 wood frame over 1 podium
- 50% surface parking, 50% podium parking

Baseline Development Costs & Funding Gap



Incentives Tested for Affordable Analysis

Incentives that reduce construction costs:

Waived Commercial Requirement

Waived Permitting Fees

Reduced Parking Ratio (0.5 spaces/unit)
Reduced Parking Ratio (0.25 spaces/unit)

Free publicly-owned land

**WSQ base is 0.5 space/unit and 0.25 space/unit is the current incentive.*

Incentives Tested for Affordable Analysis

Incentives that increase revenue:

Density Bonus (1x) → Prototype A: 30 to 45 units
Prototype B: 60 to 75 units

Density Bonus (2x) → Prototype A: N/A
Prototype B: 60 to 90 units

\+ Density Bonus (1x) + Reduced Parking Ratio (0.25 spaces/unit)

**WSQ offers extra height*

Findings

Percent Change in the Per Unit Funding Gap Relative to the Baseline

Incentives	Prototype A	Prototype B
Waived commercial requirement	-6%	-5%
Waived permitting fees	-1%	-1%
Reduced parking ratio (0.5)	-2%	-3%
Reduced parking ratio (0.25)	-3%	-5%
Free publicly-owned land	-19%	-17%
Density bonus (1x)	-6% **	-4% **
Density bonus (2x)	n/a	-7% **
+ Density bonus (1x) + Parking	-9% **	-9% **

Findings

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+ Density bonus (1x) + Parking	-9% **	-9% **

Although there is a reduction in the per unit funding gap, the **total funding gap** increases as the number of affordable unit increases.

Findings

Percent Change in the Per Unit Funding Gap Relative to the Baseline

Incentives	Prototype A	
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Waived permitting fees	-1%	
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Density bonus (2x)	n/a	-7% **
+ Density bonus (1x) + Parking	-9% **	-9% **

While there are benefits to more efficient projects**, an increase in the total funding gap means more funding sources are needed.**

Preliminary Takeaways

Most impactful

Free publicly-owned land

Also supports affordable developers in other ways, e.g., having a patient land seller; reduced competition with market rate developers.

Somewhat impactful

Waived commercial requirements

Affordable developers also noted this as an appealing incentive.

Preliminary Takeaways

Somewhat impactful, but varies

Reduced parking minimums

Provide greater flexibility, but impact varies based on the site and developer.

Density bonuses

Provide greater flexibility and help with economies of scale, but impact varies based on the site and developer.

Less impactful

Waived permitting fees

Minimal impact if offered alone; couple with other incentives for more impact.

Other Considerations

Informed by interviews with affordable housing developers

Most impactful

Mechanisms that allow 100% multifamily affordable housing by-right
Discretionary review creates significant risk and uncertainty.

Local funding match
Key for most capital stacks and often impacts ability to secure tax credits.

Impactful

Staff capacity
Can help champion and shepherd projects through local review processes.

Network of locally active affordable developers

Submarket Analysis

High-level Takeaways

Initial Findings

- **City's Median Rent:** $2,357
- **Small differences** in median rent and median unit size by neighborhood
- There is little variation in market conditions by neighborhood, **so no evidence of strong submarkets in Watertown.**
- However, **incentives tailored to neighborhood context** may still make sense based on zoning allowances.

Market Level Synthesis - Residential

Unit Type	% of Housing Stock	Average Sq Ft	Median Rent
Studio	16%	626 sq ft	$2,300
1-bedroom	46%	782 sq ft	$2,800
2-bedroom	32%	1,089 sq ft	$3,400
3-bedroom	6%	1,501 sq ft	$3,900

Source: Costar, Zillow, MAPC Rental Listing Database

Market Level Synthesis – Commercial

Type	Market Rents per Sq Ft	Average Sq Ft
Office	$43.50	3080 sq ft
Retail	$33.00	2960 sq ft

Vacancy Rate Range: 10%-15%

**Pending Data Update – Numbers may change.*

Source: Costar

Submarket Analysis - Residential

Pleasant Street

Average Unit SF:
960 sq ft

Average Rental Price:
$3,300

Watertown Square

Average Unit SF:
800 sq ft

Average Rental Price:
$3,000

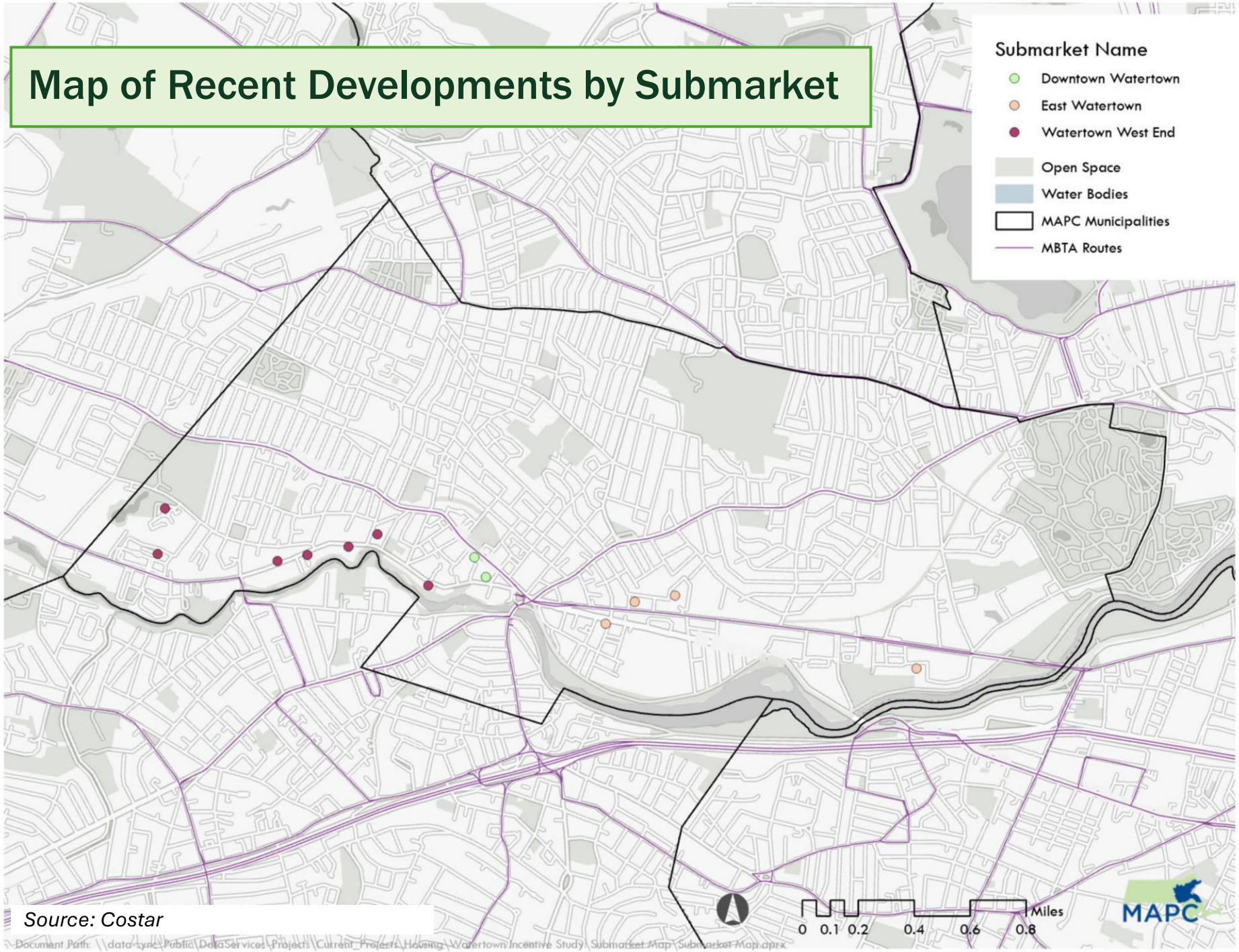
Arsenal Street

Average Unit SF:
940 sq ft

Average Rental Price:
$3,500

Source: Costar, Zillow

Map of Recent Developments by Submarket



Source: Costar

Next Steps:

- Add Zoning Layer to Submarket Map

Zoning Assessment

High-level Takeaways

Purpose

- Understand use and dimensional regulations for residential development

- Identify potential constraints to housing production and potential areas where zoning relief may be considered as an incentive for providing affordability

Zoning Assessment Framework

Geographic Areas

- Pleasant Street Corridor
- Arsenal Street Corridor
- Watertown Square
- Mt. Auburn Street Corridor/ Coolidge Square

We looked at

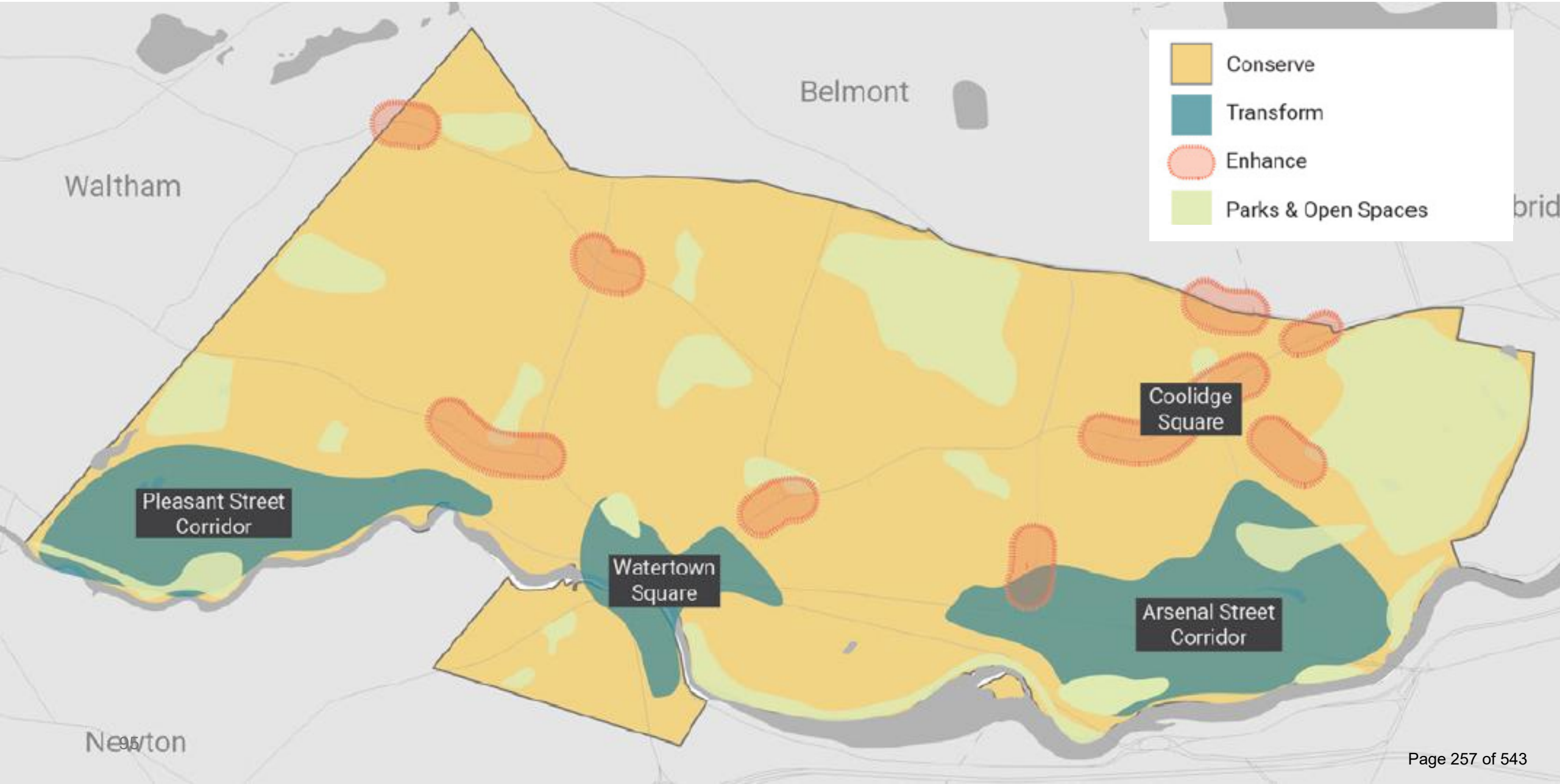
- Future uses and allowable uses
- Dimensional regulations
- Requested zoning relief from past development
- Opportunities + Considerations

Spoiler alert!

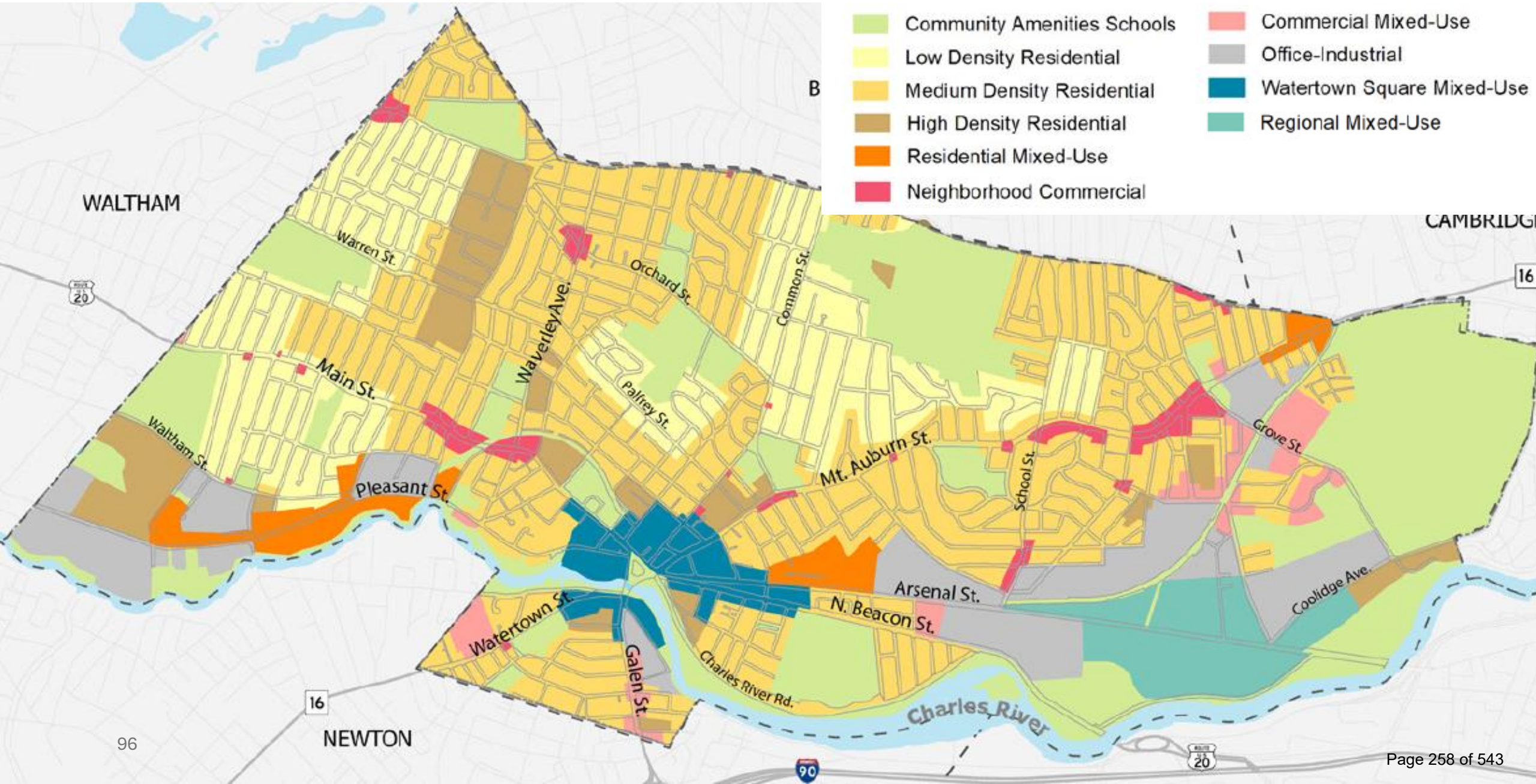
Good news: Watertown's existing zoning is quite good

Bad news: Fewer obvious or easy places to use zoning incentives to incentivize affordability

Future Land Use (2023 Comp Plan)

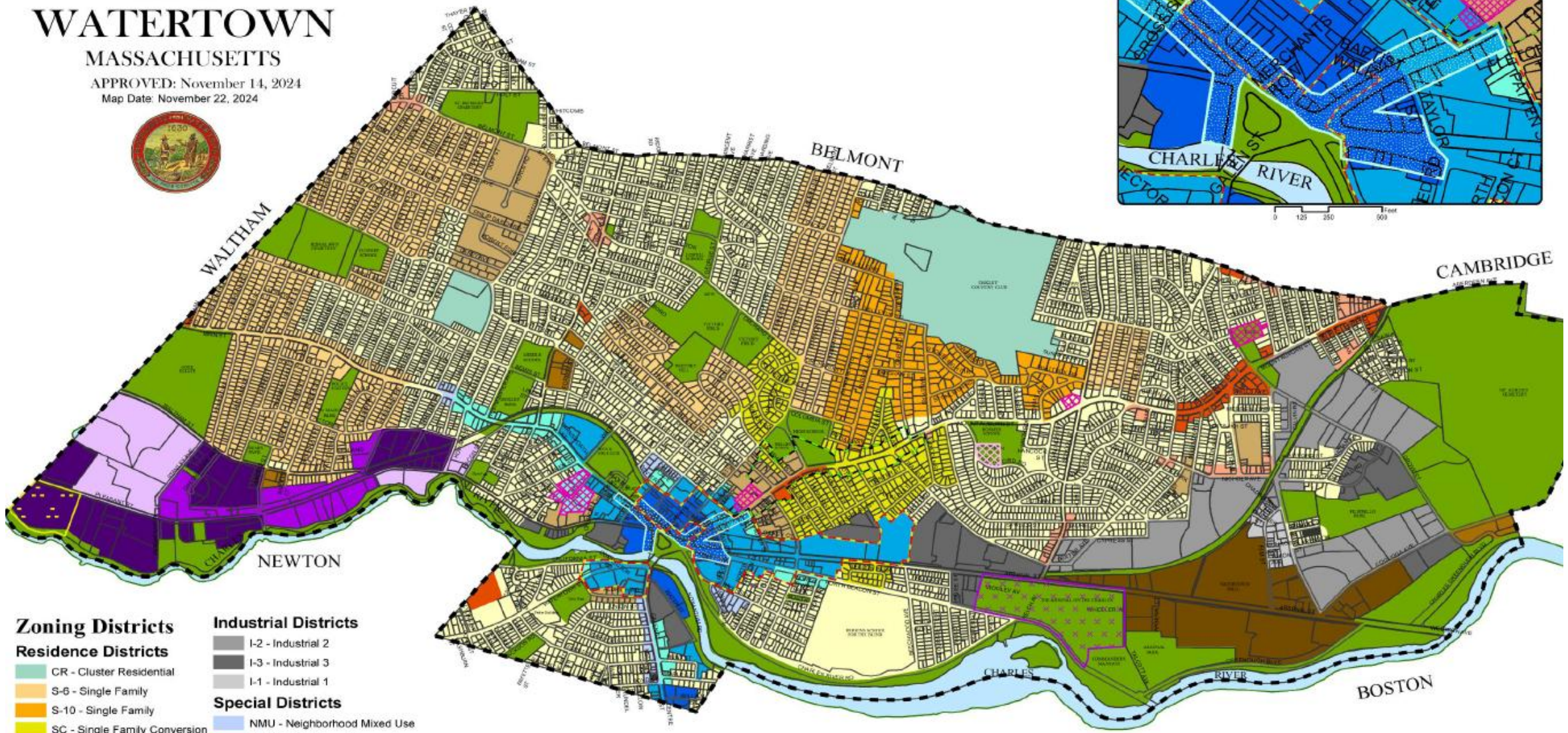


Future Land Use (2023 Comp Plan)

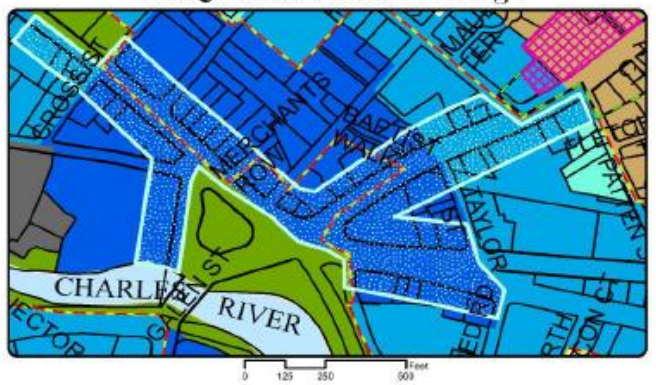


ZONING MAP OF WATERTOWN MASSACHUSETTS

APPROVED: November 14, 2024
Map Date: November 22, 2024



WSQ Active Street Frontage



Zoning Districts

Residence Districts
- CR - Cluster Residential
- S-6 - Single Family
- S-10 - Single Family
- SC - Single Family Conversion
- T - Two Family
- R.75 - Residential Multi-Family
- R1.2 - Residential Multi-Family

Business Districts
- NB - Neighborhood Business
- LB - Limited Business

Industrial Districts
- I-2 - Industrial 2
- I-3 - Industrial 3
- I-1 - Industrial 1

Special Districts
- NMU - Neighborhood Mixed Use
- WSQ3 - Watertown Square 3
- WSQ2 - Watertown Square 2
- WSQ1 - Watertown Square 1
- RMUD - Regional Mixed Use
- PSCD-3 - Pleasant Street Corridor
- PSCD-2 - Pleasant Street Corridor
- PSCD-1 - Pleasant Street Corridor
- OSC - Open Space/Conservancy

Overlay Districts
- ALOD - Assisted Living Overlay
- AODD - Arsenal Overlay Development
- R/SOD - Religious/School Building Overlay
- RD - Limited Redevelopment District
- TODO - Transit Oriented Development Overlay

Map Key
- Active Street Frontage
- Mt. Auburn St. Historic District
- City Boundary
- Water
- Parcels

Feet: 0, 250, 500, 1,000
Miles: 0, 0.125, 0.25, 0.5

N W E S

Pleasant Street Corridor

Pleasant Street Corridor

Future land use

2023 Comp Plan

- High density residential
- Residential mixed use
- Office-industrial

Existing zoning

Zoning Map

- **PSCD-1:** Multifamily by SP
  Res. mixed-use by SP
- **PSCD-2:** Multifamily not permitted
  Res mixed-use by SP
- **PSCD-3:** Multifamily not permitted
  Res. mixed-use not permitted
- **R1.2:** Multifamily by SP
  Res. mixed-use not permitted

Pleasant Street Corridor

Dimensional Requirements

Min. lot size	10,000 sq.ft.
Min. frontage	n/a
Front build-to line	10-30’
Side setback	0’ or 18’*
Rear setback	18’*
Open space	20%
Max. bldg. coverage	50% or 60% with SP
Max. height	55’/5 stories or 66’/6 stories with SP
Max. density	1,000sqft/unit (44 units/acre)
Max. FAR	1.0 / 2.0 with SP / 2.0 for mixed use
Res. parking minimums	0.75-2.0 spaces/unit
Retail/office parking min.	1 space per 350 sq.ft. (ground floor)

**Setbacks or reduced heights within 40’ of S-6 or T districts*

Requested Zoning Relief

PSCD: Two projects
- Height (one)
- Parking (one)
- FAR (one)

Arsenal Street Corridor

Arsenal Street Corridor

Future land use

2023 Comp Plan

- Office-industrial
- Regional mixed use
- High-density residential
- Commercial mixed use
- Neighborhood commercial

Existing zoning

Zoning Map

- **I-3:** Multifamily by SP
  Res. Mixed-use by SP
- **I-2:** Multifamily not permitted
  Res. Mixed-use not permitted
- **I-1:** Multifamily not permitted
  Res. Mixed-use not permitted
- **RMUD:** Multifamily not permitted
  Res. mixed-use by Master Plan SP

Arsenal Street Corridor

Dimensional Requirements

	Industrial-3	RMUD
Min. lot size	n/a	2 Acre Min.
Min. frontage	50’	50’
Front build-to line	10-30’	10-30’
Side setback	25’	15’
Rear setback	30’	20’
Max. bldg. coverage	50%	75%
Max. height	55’/5 stories*	55’/5 stories*
Max. density	800 sqft/unit	n/a
Max. FAR	1.0 / 2.0 with SP	1.0 / 2.0 with SP
Open space	20%	20%
Res. parking min.	0.75-2.0/unit	0.75-2.0 /unit

**Additional setbacks or reduced heights abutting residential districts*

Requested Zoning Relief

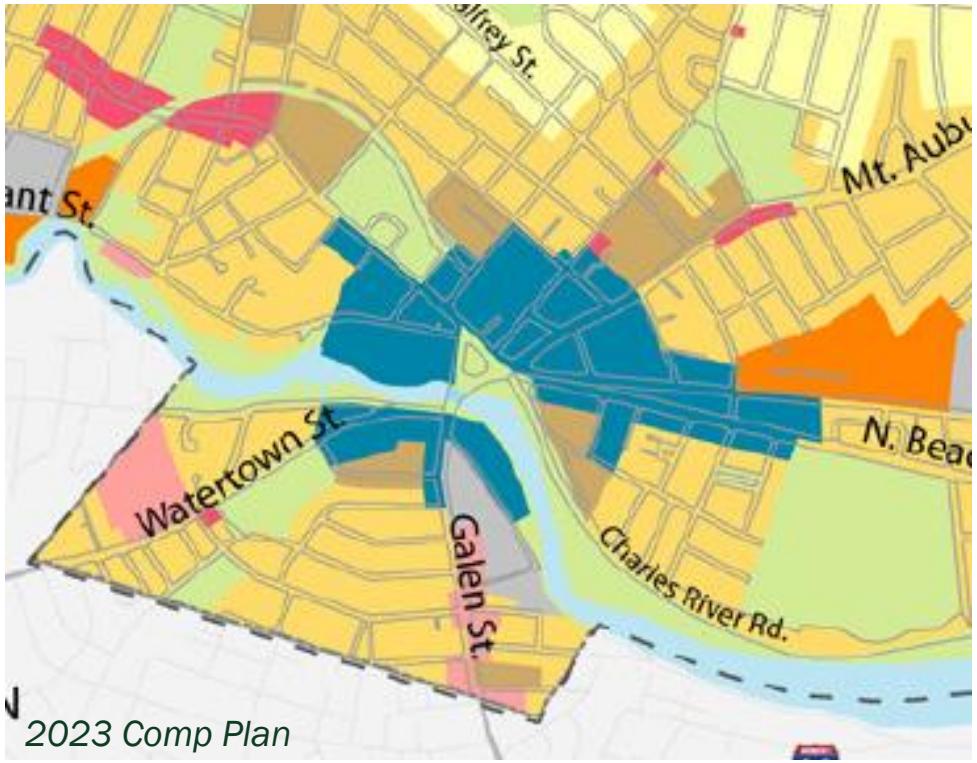
Industrial-3: Two projects
- FAR (one)
- Façade length (one)

RMUD: Two projects
- Height (two)
- Façade length (one)

Watertown Square

Watertown Square

Future land use



2023 Comp Plan

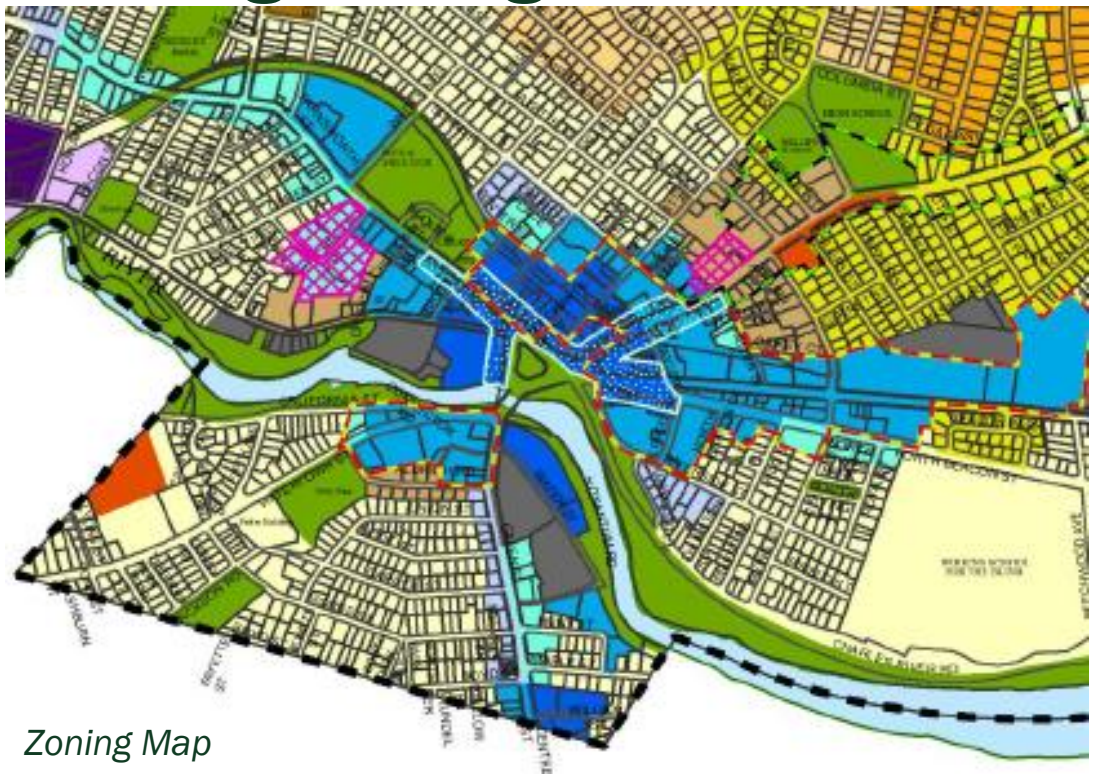
- WSQ mixed-use
- Res. mixed-use
- High density res.
- Com. mixed-use
- Office/Ind.
- Neighborhood com.

Existing zoning

Zoning Map

Watertown Square

Existing zoning



Zoning Map

TODO: Multifamily by right
Res. mixed-use by right

WSQ-3: Multifamily by SP
Res. mixed-use by SP

WSQ-2: Multifamily by SP
Res mixed-use by SP

WSQ-3: Multifamily by SP
Res. mixed-use by SP

NMU: Multifamily by SP
Res mixed-use by SP

R .75: Multifamily by SP
Res mixed-use not permitted

I-3: Multifamily by SP
Res. mixed-use by SP

LB: Multifamily by SP
Res. mixed-use by SP

Watertown Square

Dimensional Requirements

	WSQ-3	WSQ-2	WSQ-1	NMU
Min. lot size	n/a	n/a	n/a	n/a
Min. frontage	n/a	n/a	n/a	n/a
Front setback	0’	0’	0’	5’
Side setback	0’ or 10’	0’ or 10’	0’ or 10’	0’ or 10’
Rear setback	10-20’	10-20’	10-15’	10-15’
Max. bldg. coverage	n/a	n/a	n/a	n/a
Max. height (flat roof)	82’/5+ stories	66’/4+ stories	53’/3+ stories	38’/3 stories
Max. density	n/a	n/a	n/a	n/a
Max. FAR	n/a	n/a	n/a	n/a
Open space	5%	10-15%	15-20%	15-20%
Min. parking spaces	0.5/unit	0.5/unit	0.5/unit	0.5/unit

Mt. Auburn Street Corridor / Coolidge Square

Mt. Auburn Street Corridor/Coolidge Square

Future land use

2023 Comp Plan

- Neighborhood commercial
- Residential mixed-use
- Commercial mixed-use
- High density residential
- Office/industrial

Existing zoning

Zoning Map

- **LB:** Multifamily by SP
  Res. mixed-use by SP
- **NB:** Multifamily by SP
  Res mixed-use not permitted
- **I-2:** Multifamily not permitted
  Res mixed-use not permitted
- **R.75:** Multifamily by SP
  Res. mixed-use not permitted

Mt. Auburn Street Corridor/Coolidge Square

Dimensional Requirements

	LB	NB	R.75	R1.2
Min. lot size	n/a	n/a	5,000 sq.ft	5,000 sq.ft
Min. frontage	40’	50’	50’	50’
Front setback	n/a	n/a	15’	15’
Side setback	0’ or 15’	0’ or 10’	20’	25’
Rear setback	20’	15’	25’	30’
Max. bldg. coverage	80%	50%	35%	50%
Max. height	40’/4 stories*	35’/2.5 stories*	35’	45’
Max. density	n/a	n/a	1,500 sf./unit	1,000 sf./unit
Max. FAR	1.0	0.5	0.75	1.2
Open space	10%	10%	20%	20%
Min. parking spaces	0.75-2.0/unit	0.75-2.0/unit	0.75-2.0/unit	0.75-2.0/unit

**Additional setbacks or reduced heights abutting residential districts*

Potential Zoning Opportunities

Changes that could provide value in exchange for affordability/promote affordable development:

- By-right multifamily development in targeted zoning districts
- Waive ground-floor commercial requirements
- Increase in height and/or offer height bonus
- Increase FAR maximums and/or offer density bonus
- Reduce parking minimums
- Façade and set-back relief

This list **will inform the incentives that will be tested** in the next phase of research.

Market-Rate Developer Interviews

High-level Takeaways

Initial Findings

- Generally, developers are going to include parking, but **parking ratios vary by developer preference and project**.
- Height and density bonuses are **dependent on the proposed development and the type of developer.**
- **Land acquisition costs are high**, with landowners holding out for the best price on density. Free or discounted land was seen as a valuable incentive. Property tax relief would provide a real financial offset.
- Every developer noted that the **permitting and approval process (informal + formal) took several years**, which adds costs to the project, in addition to the cost of the permits.
- **Zoning in WSQ districts** was mentioned as positive changes.

Affordable Developer Interviews

High-level Takeaways

Initial Findings

- Discretionary review process creates risk and uncertainty
  - For affordable housing developers, having certainty about what is permitted is important. It is especially impactful when trying to attract ‘new players’ to your community
  - Cambridge AHO mentioned as an excellent model
- Land acquisition is often a major impediment
  - Nonprofit developers struggle to compete with market rate developers. Having a patient seller (such as a municipality) is a big advantage while the developer goes through pre-development and financing.
  - Donated or discounted land can significantly reduce the funding gap, and is often considered a form of local funding match by EOHLC.
- Having a local funding match is essential, such as CPA or AHT funding

Initial Findings

- Other types of incentives help --
  - Waived ground-floor commercial requirement– seen as very impactful
  - Reduced parking requirement – seen as impactful, although developers noted that parking ratios would depend on site dimensions and location within Watertown.
  - Density/height bonus – flexibility is good, but not necessarily impactful for 100% affordable housing
  - Waived permitting fees – somewhat impactful, but tend to represent a low amount and can be counted towards LIHTC eligible basis
  - Property tax relief – seen as impactful
- But in general, by-right approvals, land acquisition, and local funding were seen as more impactful issues relative to the incentives noted above.
- Lack of affordable housing developers/CDCs in Watertown was also mentioned

Zoning + Planning Board Focus Group

High-level Takeaways

Initial Findings

When asked about the development approval process:

- Board members noted a quick (formal) approval process, in part due to the developer conference completed beforehand.
    - Developers noted the opposite, which means there may be a disconnect between what developers' view as the formal approval process/timeline.
- Special Permits as a tool that gives boards more ability to balance development and community, allowing for more flexibility in granting development reliefs.
- Believed more can be done with funding the Affordable Housing Trust to help with affordable housing development, such as better coordination between AHT and CPC.

Initial Findings

When asked about the voluntary incentives:

- There was some hesitancy among participants with offering more voluntary incentives to developers without getting more units at deeper affordability.
- Parking minimums were seen as a favorable offering,but noted the dilemma of having more cars on the street.
- Property tax relief was a non-starter given the current political and economic climate, but offering other financial offsets, such as waiving building permit fees, was seen as more favorable.

Comparison Communities Research

High-level Takeaways

Purpose and approach

- Purpose: Analyze affordable housing incentive programs from relevant comparison communities to help inform Watertown's policy decisions.

- Case study approach used to assess successes and challenges of different program designs
  - Step 1. Conducted a broad scan of existing voluntary incentive programs targeting deeper affordability in and outside of MA.
  - Step 2. Agreed to a list of seven comparison communities with Watertown staff.
  - Step 3. Reviewed each program's enabling ordinance in detail.
  - Step 4. Conducted 1:1 interviews with municipal staff* and collected data when possible.

**Interview with Cambridge city staff is still pending*

Context on voluntary incentive programs

- Voluntary incentive programs differ based on a number of criteria:
  - Fully voluntary vs. blended program type (mandatory IZ + additional voluntary incentives)
  - Type/menu of incentives offered
  - Affordability requirements
  - Project eligibility
  - Alternative forms of compliance

- Program effectiveness depends on:
  - Market conditions
  - How long the program has been active
  - Balance between the value of the incentives vs. affordability required in return

Selected Comparison Communities

Jurisdiction	Program Name	Program Type	Year Effective
Taunton, MA	Inclusionary Housing	Fully voluntary (Note: Taunton does not have a mandatory IZ policy)	1989
Cambridge, MA	100 Percent Affordable Housing Overlay (AHO)	Fully voluntary (Note: Cambridge has a separate IZ policy)	2020
Denver, CO	Expanding Housing Affordability (EHA)	Blended mandatory / voluntary	2022
Minneapolis. MN	Inclusionary Zoning	Blended mandatory / voluntary	2019
Kirkland, WA	Affordable Housing Incentives Program	Blended mandatory / voluntary	2010
Salt Lake City, UT	Affordable Housing Incentives (AHI)	Fully voluntary	2024
Iowa City, IA	Tax Exemption for Affordable Rental Housing	Fully voluntary	2019

Initial Findings from Interviews

Overall findings:

- Voluntary incentives may not be effective at spurring additional affordable units if they do not offer benefits that are significantly more desirable for a developer than the no-incentive scenario.

- Market rate developers showed limited interest in pursuing deep affordability (<50% AMI) even when paired with voluntary incentives.

- Denver, and to some degree Minneapolis and Kirkland, offer examples of blended programs that have had some success in generating additional affordability beyond their mandatory IZ program.

Initial Findings from Interviews

More about incentives:

- Offering a menu of incentives and tiered affordability requirements was generally seen as an effective strategy, as it provides flexibility across different sites and developers.
- Expediting the permitting process was often seen very positively by developers.
- Providing zoning-based incentives on a by-right basis (rather than discretionary basis) was seen very favorably because of the predictability it offers.
- Height and density bonuses are a common zoning-based incentive, and are often tied to underlying zoning allowances.

Initial Findings from Interviews

Other considerations for program implementation:

- Educating and building relationships with developers impacts program success, especially in the initial adjustment period after program implementation.

- Tracking program outcomes is key for ongoing program evaluation and recalibration.

Taunton, MA

Program Characteristics

- Fully voluntary program. Through special permit, a density bonus may be offered to residential projects that agree to provide one of the following affordability options:
  - Option 1: 10% of units donated to Taunton Housing Authority (THA) or other nonprofit
  - Option 2: 15% of units purchased by THA and 15% sold or rented at < 50% AMI
  - Option 3: 100% of units sold or rented at <120% AMI, with at least 25% of units at < 80% AMI
  - In-lieu fee payment (negotiated through the SP process, equal to construction costs)
- Maximum allowable density with bonus = base density x 1.75 to 2.75

Outcomes

- Program has been used by 5-6 projects in the last decade, but all projects opted for the in-lieu fee payment. Generated $2.8 million (about $510,000 per project).
- Average density bonus offered was 2.0
- Lack of data and tracking; generally seen as a helpful tool but not very impactful

Cambridge, MA

Program Characteristics

- Fully voluntary program for projects with 100% units <100% of AMI, and at least 50% of units <80% of AMI.
- Applies in all zoning districts except for Open Space districts.
- Incentives offered:
  - No special permit approval required. There is still a requirement to conduct at least 2 community meetings and participate in a non-binding design consultation with the Planning Board.
  - Height, density, and parking zoning relief offered by-right. Most notably, up to 12 stories in AHO corridors and up to 15 stories in AHO squares.

Outcomes

- Based on data available online, the program has been frequently used : 9 projects have completed the AHO process (750 units) and 7 projects are underway.
- Average affordable housing production has increased from 40-60 units/year prior to 2020, and closer to 150 units/year in the 2020-2025 period.
- Still pending an interview with Cambridge staff.

Denver, CO

Program Characteristics

- Blended program: Mandatory IZ policy with baseline incentives and affordability requirements, and enhanced incentives for enhanced affordability requirements.
- Baseline affordability vs. enhanced affordability: Varies between Typical vs. High Market areas; generally, between 8-15% of units at 60-70% AMI for rental, with enhanced requirements increasing the set-aside requirements by 2-3 percentage points.
- Baseline incentives: Building permit fee reduction; waiver of commercial linkage fee for ground-floor commercial space; parking reduction between 0.25 to 0.75 parking spaces per unit
- Enhanced incentives: By-right height increases (varies by zoning); by-right FAR increase in Downtown; no minimum parking. Expedited review was supposed to be offered, but it has been oversubscribed.

Outcomes

- Successful at generating more affordability – 16 out of 58 market-rate projects subject to IZ opted for enhanced affordability.
- Setting the in-lieu fee rather successfully encouraged on-site provision of units.

Minneapolis, MN

Program Characteristics

- Blended program: Mandatory IZ policy with baseline incentives and affordability requirements; enhanced incentives for enhanced affordability requirements.
- Baseline affordability: 8% of units at <60% AMI OR 4% of units at <30% AMI for min 20 years
- Enhanced affordability: 20% of units at <50% AMI for min 30 years
- Baseline incentives: Modest height and FAR bonus.
- Enhanced incentives: City Revenue Loss Offset Program, a form of Tax Increment financing; greater height and FAR bonuses

Outcomes

- 21 out of 26 projects opted for building units on-site. Of these 21 projects, 19 opted for 8% of units at 60% AMI. Although only one project opted for 20% of units at <50% AMI, staff believe that education about the specifics of the TIF program will help generate more interest in this option.
- Great example of ongoing tracking and recalibration of program requirements over time.

Kirkland, WA

Program Characteristics

- Blended program: Mandatory IZ policy with baseline incentives and affordability requirements; enhanced incentives for enhanced affordability requirements.
- Baseline affordability: 10% of units at <50% AMI ; Enhanced affordability: Not clearly defined.
- Baseline incentives: 8-year multifamily tax exemption (MFTE); exemption from certain permitting fees and school impact fees; modest height/density bonus options and other zoning relief.
- Enhanced incentives: 12-year (instead of 8-year) multifamily tax exemption (MFTE); exemption from traffic impact fees and park impact fees; additional relief on zoning standards on a discretionary basis.
- “Pioneer provision”– requirements increase over time in TOD districts to encourage new development.

Outcomes

- Estimated 4 out of 40 projects opted for the enhanced affordability option (generating about 150 affordable units, including one 100% affordable project). The remaining 36 projects generated about 310 affordable units.

Salt Lake City, UT

Program Characteristics

- Fully voluntary program, as mandatory IZ is illegal in UT.
- Complex program, with affordability requirements and incentives varying by zoning district (Type A, B, C)
- Menu of incentives, primarily height bonus, reduced parking, and expedited review
- Menu of affordability requirements, ranging across AMI levels, set-asides, and unit sizes
- Note: The program also applies in SF/two-family density residential areas, with incentives primarily in the form of allowable housing types, and relied from certain parking, yard, and density requirements.

Outcomes

- Newer program; market conditions also made the program start-up slow.
- 6 out of the 7 MF projects that have utilized the program so far have been 100% affordable. They might have moved forward anyway, but this still represents a benefit for them. Most popular requests were for additional height (5) and for expedited administrative review process (2).
- A few projects in Salt Lake City's SF zones have also utilized the incentives (2 for-sale, 5 rental)

Iowa City, IA

Program Characteristics

- Three different programs – all of which are fully voluntary since mandatory IZ is illegal in IA
  - Tax Exemption for Rental Housing: 15% of units at <40% AMI, in exchange for a 10-year, 40% property tax exemption
  - Riverfront Crossing Upzoning: In the Riverfront Crossing area only, projects must provide 10% of units at <60% AMI rental, or <110% AMI for-sale, in exchange for upzoning request, with most rezoning requests allowed up to max height of 6-8 stories. In-lieu fee option allowed.
  - TIF: In urban renewal areas only, projects can get TIF benefits (financial incentives) if they provide 15% of units at <60% AMI

Outcomes

- The Tax Exemption for Rental Housing has not had use since its implementation in 2019. Staff suspect this is due to the lower AMI targeted by this program, and the fact that the property tax exemption did not sufficiently offset this level of affordability.
- Riverfront Crossings and TIF programs have both been used, which staff suspect may be due to the higher AMI level. Approximately 13 projects have used the Riverfront Upzoning, and 5 have used TIF, although about one thirds of projects have opted for in-lieu payments.

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: June 12, 2026

RE: Request for Confirmation –Reappointments to the Watertown Affordable Housing Trust

---

In accordance with the Watertown Home Rule Charter and Town Council Ordinance 2007-46, I am submitting a request for appointments to the Watertown Affordable Housing Trust, which require Council confirmation.

- Cliff Cook - Reappointment as a member of the Watertown Affordable Housing Trust to a term expiring June 30, 2029

- Helen Oliver - Reappointment as a member of the Watertown Affordable Housing Trust to a term expiring June 30, 2029

- Zoe Weinrobe - Reappointment as a member of the Watertown Affordable Housing Trust to a term expiring June 30, 2029

Thank you for your anticipated cooperation in this matter.

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: June 12, 2026

RE: Request for Confirmation –Appointments to the Conservation Commission

---

In accordance with the Watertown Home Rule Charter and Town Council Ordinance 2007-46, I am submitting a request for appointments to the Conservation Commission, which require Council confirmation. The appointments of Ian Edwards-Clancy and Rachel Slater fill the unexpired terms of Patrick Towler and Josh Coefer, respectively.

- Ian Edwards-Clancy - Appointment as a member of the Conservation Commission to a term expiring February 15, 2027

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

Thank you for your anticipated cooperation in this matter.

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 23, 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

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: July 7, 2026

RE: Agenda Item – Informational Presentation

Attached is the updated Hazard Mitigation Plan outlining strategies to reduce the City's vulnerability to natural hazards, including flooding, hurricanes, and winter storms. The plan incorporates climate change impacts and recommends actions to strengthen overall community resilience.

This update was prepared by the Hazard Mitigation Planning Team with support from MAPC and funded by MEMA through a FEMA grant. It updates the plan approved by FEMA on May 8, 2019.

The Planning Team met on April 14, July 22, and October 16, 2025, and January 23, 2026, to review hazards, update mitigation measures, and identify new strategies. Public input was collected through meetings on December 15, 2025, and March 24, 2026, and through posting the draft online. Key stakeholders and neighboring communities were also invited to comment.

I respectfully request that an Informational Presentation be added to the July 14, 2026 City Council agenda. The presentation will be given by Jenifer Wallitsch and Martin Pillsbury of MAPC.

Thank you for your consideration.

CITY OF WATERTOWN
HAZARD MITIGATION PLAN
2026 UPDATE DRAFT

Draft for MEMA and FEMA Review
April 2026

City of Watertown
Metropolitan Area Planning Council

ACKNOWLEDGEMENTS AND CREDITS

This plan was prepared for the City of Watertown by the Metropolitan Area Planning Council (MAPC) under the direction of the Massachusetts Emergency Management Agency (MEMA) and the Massachusetts Department of Conservation and Recreation (DCR). The plan was funded by the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program (HMGP).

MAPC Officers

President	Erin Wortman, Town of Stoneham
Vice President	Jennifer Constable, Town of Rockport
Secretary	Imaikalani Aiu, Town of Weston
Treasurer	Sam Seidel, Gubernatorial
Executive Director:	Elizabeth Weyant

Credits

Project Manager	Martin Pillsbury
Lead Project Planner	Jenifer Wallitsch
Mapping/GIS Services	Alexa DeRosa

Massachusetts Emergency Management Agency

Director:	Dawn Brantley

Department of Conservation and Recreation

Commissioner:	Nicole LaChapelle

Watertown Local Hazard Mitigation Planning Team

Ryan Nicholson	Fire Chief and Emergency Management Director
Gideon Schrieber	Director of Planning and Zoning
Ralph Mele	Fire Captain
Kevin McManus	Lieutenant and Commander of the Community Staff Development Division
Steve Magoon	Assistant City Manager
Thomas Brady	DPW Director
Abbey Myers	Health Director

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SECTION 1: EXECUTIVE SUMMARY

Hazard Mitigation planning is a proactive effort to identify actions that can be taken to reduce the dangers to life and property from natural hazard events. In the communities of the Boston region of Massachusetts, hazard mitigation planning tends to focus most on flooding, the most likely natural hazard to impact these communities. The Federal Disaster Mitigation Act of 2000 requires all municipalities that wish to be eligible to receive FEMA funding for hazard mitigation grants, to adopt a local multi-hazard mitigation plan and update this plan in five-year intervals.

PLANNING PROCESS

This is an update of the Watertown Hazard Mitigation Plan, which was approved by FEMA on May 8, 2019. Planning for the Hazard Mitigation Plan update was led by the Watertown Local Hazard Mitigation Planning Team, composed of staff from a number of different City Departments. This team met on April 14, 2025, July 22,2025, October 16, 2025, and January 23, 2026. The Team discussed where the impacts of natural hazards most affect the Town, goals for addressing these impacts, updates to the city's existing mitigation measures and new or revised hazard mitigation measures that would benefit the city.

Public participation in this planning process is important for improving awareness of the potential impacts of natural hazards and to build support for the actions the city takes to mitigate them. The city's Hazard Mitigation Planning Team hosted two public meetings, the first on December 15, 2025 and the second on March 24th, 2026 and the draft plan update was posted on the city's website for public review. Key town stakeholders and neighboring communities were notified and invited to review the draft plan and submit comments. Several public comments were received and can be found in Appendix C.

RISK ASSESSMENT

The Watertown Hazard Mitigation Plan assesses the potential impacts to the city from flooding, high winds, winter storms, brush fire, geologic hazards, extreme temperatures, and drought. These are shown on the map series (Appendix B).

The Watertown Local Hazard Mitigation Planning Team identified 86 Critical Facilities. These are also shown on the map series and listed in Table 42, identifying which facilities are located within the mapped hazard zones. The locations of the Critical Facilities are shown on the hazard map series, copies of which are found in Appendix A.

A HAZUS-MH analysis provided estimates of damages from Hurricanes damages of 100 year and 500-year storms ($34 million to $152.3 million), earthquakes of magnitudes 5 and 7 ($904 million to $5.8 million), and flood damage estimates for the 100- and 500-year storms ($13 million to $23 million).

HAZARD MITIGATION GOALS

The Watertown Local Multiple Hazard Community Planning Team reviewed and discussed the set of goals for the Town of Watertown. The Team endorsed the eight goals included in the previous plan, and added an additional goal relating to priority populations. The following goals were endorsed by the team for the Watertown Hazard Mitigation Plan 2026 Update:

Goal 1: Prevent and reduce the loss of life, injury, public health impacts and property damages resulting from all major natural hazards.

Goal 2: Identify and seek funding for measures to mitigate or eliminate each known significant flood hazard area.

Goal 3: Integrate hazard mitigation planning as an integral factor in all relevant municipal departments, committees and boards.

Goal 4: Prevent and reduce the damage to public infrastructure resulting from all hazards.

Goal 5: Encourage the business community, major institutions and non-profits to work with the City to develop, review and implement the hazard mitigation plan.

Goal 6: Work with surrounding communities, state, regional and federal agencies to ensure regional cooperation and solutions for hazards affecting multiple communities.

Goal 7: Ensure that future development meets federal, state and local standards for preventing and reducing the impacts of natural hazards.

Goal 8: Take maximum advantage of resources from FEMA and MEMA to educate City staff and the public about hazard mitigation.

Goal 9: Consider the potential impacts of future climate change. Incorporate climate sustainability and resiliency in hazard mitigation planning.

Goal 10: Address priority populations in the hazard mitigation process, including outreach and engagement, analysis of hazard impacts, and development and implementation of mitigation measures.

HAZARD MITIGATION STRATEGY

The Watertown Local Hazard Mitigation Planning Team identified a number of mitigation measures that would serve to reduce the city's vulnerability to natural hazard events.

Overall, the hazard mitigation strategy recognizes that mitigating hazards for Watertown will be an ongoing process as our understanding of natural hazards and the steps that can be taken to mitigate their damages changes over time. Global climate change and a variety of other factors impact the city's vulnerability now and in the future, and local officials will need to work together across municipal lines and with state and federal agencies in order to understand and address

these changes. The Hazard Mitigation Strategy will be incorporated into the city's other related plans and policies.

PLAN REVIEW & UPDATE PROCESS

The process for developing Watertown's Hazard Mitigation Plan 2026 Update is summarized in Table 1 below.

Table 1: Plan Review and Update Process

Section	Reviews and Updates
3 – Public Participation	The Local Hazard Mitigation Planning Team placed an emphasis on public participation for the update of the Hazard Mitigation Plan, discussing strategies to enhance participation opportunities at the first local committee meeting. During plan development, the plan was discussed at two public meetings hosted by the Planning Board and the Board of Selectmen. The plan was also available on the city's website for public comment.
4 – Risk Assessment	MAPC gathered the most recently available hazard and land use data and met with town staff to identify changes in local hazard areas and development trends. Town staff reviewed critical infrastructure with MAPC staff in order to create an up-to-date list. MAPC also used the most recently available version of HAZUS to assess the impacts of flooding, hurricanes, and earthquakes.
5 - Goals	The Hazard Mitigation Goals were reviewed and endorsed by the Watertown Local Hazard Mitigation Planning Team.
6 – Existing Mitigation Measures	The list of existing mitigation measures was updated to reflect current mitigation activities in the town.
7 & 8 – Hazard Mitigation Strategy	Mitigation measures from the 2019 plan were reviewed and assessed as to whether they were completed, in-progress, or deferred. The Local Hazard Mitigation Planning Team determined whether to carry forward measures into the 2026 Plan Update or modify or delete them. The Plan Update's hazard mitigation strategy reflects both new measures and measures carried forward from the 2019 plan. The Local Hazard Mitigation Team prioritized all of these measures based on current conditions.

9 – Plan Adoption & Maintenance	This section of the plan was updated with a new on-going plan for implementation review and a five-year update process that will assist the City in incorporating hazard mitigation issues into other City planning and regulatory review processes and better prepare the City for the next comprehensive plan update.

As indicated on Table 48, Watertown made good progress on implementing mitigation measures identified in the 2019 Hazard Mitigation Plan. Several projects have been completed, including An update to the City of Watertown Comprehensive Emergency Management Plan, Watertown Fire Dept attended EAP training for Weston Reservoir Dam and Norumbega Reservoir Dams/Schenck's Pond Dams , updates were made to the Watertown Tree Maintenance team, and schools received new generators.

For Watertown to succeed in reducing hazard risks over the long term, the information, ideas, conclusions, and strategic recommendations of this hazard mitigation plan should be integrated throughout government operations. Effective integration means to include mitigation principles, vulnerability information, and mitigation actions into other existing community planning mechanisms to leverage activities that have co-benefits, reduce risk, and increase resilience. Many other local plans and processes will present opportunities to address hazard mitigation in a way that can support multiple community objectives, so an important part of maintaining and implementing this hazard mitigation plan will be to identify and capitalize on these opportunities to leverage activities that have co-benefits including but not limited to risk reduction.

Going forward, the City will help to ensure that all new or updated local plan documents and bylaw updates are informed by and consistent with the goals and actions of this hazard mitigation plan and will not contribute to increased hazard vulnerability in Watertown.

Moving forward into the next five-year plan implementation period there will be many more opportunities to incorporate hazard mitigation into the city's decision-making processes, plans, policies, and operations. The City will document any actions taken within this iteration of the Hazard Mitigation Plan, including challenges met and actions successfully adopted as part of the ongoing plan maintenance to be conducted by the Watertown Hazard Mitigation Implementation Team, as described in Section 9, Plan Adoption and Maintenance.

SECTION 2: INTRODUCTION

PLANNING REQUIREMENTS UNDER THE FEDERAL DISASTER MITIGATION ACT

The Federal Disaster Mitigation Act, passed in 2000, requires that after November 1, 2004, all municipalities that wish to continue to be eligible to receive FEMA funding for hazard mitigation grants, must adopt a local multi-hazard mitigation plan and update this plan in five-year intervals. This planning requirement does not affect disaster assistance funding.

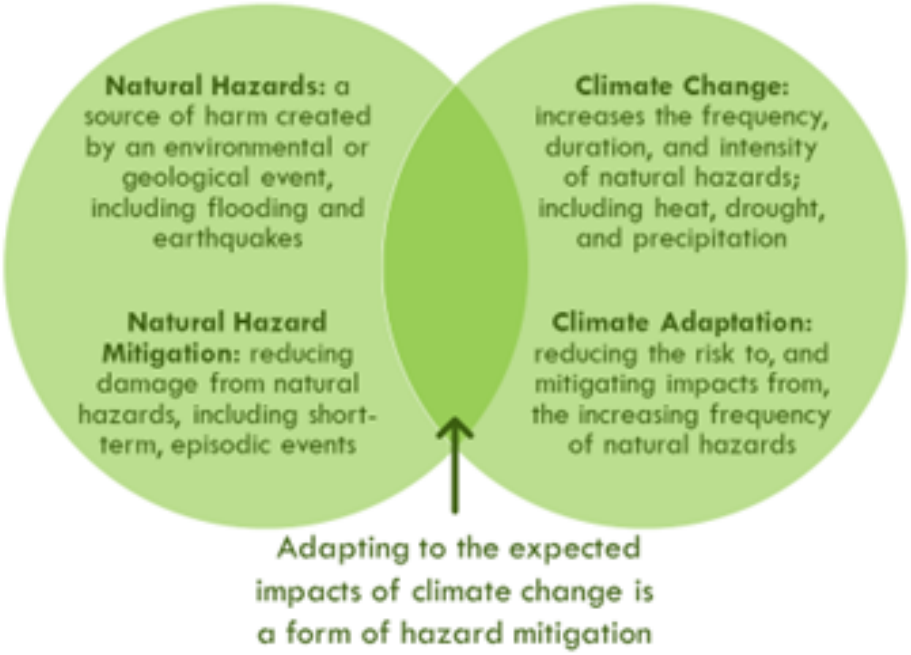
Federal hazard mitigation planning and grant programs are administered by the Federal Emergency Management Agency (FEMA) in collaboration with the states. These programs are administered in Massachusetts by the Massachusetts Emergency Management Agency (MEMA) in partnership with the Department of Conservation and Recreation (DCR).

The City of Watertown contracted with the Metropolitan Area Planning Council (MAPC), to assist the City in updating its local Hazard Mitigation Plan.. This Hazard Mitigation Plan 2026 Update is designed to meet the city's requirements under the Disaster Mitigation Act for each community while listing regional concerns and hazards that impact the Town. MAPC is the state-designated Regional Planning Agency (RPA) serving the 101 communities in the greater Boston area. MAPC provided facilitation and technical support for Watertown for this project and has provided similar support for 90 municipalities in the region.

WHAT IS A HAZARD MITIGATION PLAN?

Natural hazard mitigation planning is the process of determining how to systematically reduce or eliminate the loss of life and property damage resulting from natural hazards such as floods, earthquakes, and hurricanes. Hazard mitigation means to permanently reduce or alleviate the losses of life, injuries, and property resulting from natural hazards through long-term strategies. These long-term strategies include planning, policy changes, programs, projects, and other activities. FEMA's 2022 Local Mitigation Planning Policy Guide recognized that adapting to the expected impacts of climate change is a form of hazard mitigation (FEMA, 2022). Therefore, this plan incorporates consideration of future risks due to projections for the increased frequency and severity of extreme weather fueled by a warming planet.

Figure 1: Natural Hazards and Climate Change Overlap



PREVIOUS FEDERAL/STATE DISASTERS

Since 1991, there have been 25 natural hazard events that triggered Federal disaster declarations that included Middlesex County, which includes the City of Watertown. These are listed in Table 2 below. The majority of these events involved flooding, while others were due to hurricanes or nor'easters, and severe winter weather.

Table 2: Previous Federal/State Disaster Declaration 1991-2023

Disaster Name	Date of Event	Declared Areas
Hurricane Bob	August 1991	Counties of Barnstable, Bristol, Dukes, Essex, Hampden, Middlesex, Plymouth, Nantucket, Norfolk, Suffolk
Severe Coastal Storm No Name Storm	October 1991	Counties of Barnstable, Bristol, Dukes, Essex, Middlesex, Plymouth, Nantucket, Norfolk, Suffolk
Blizzard	March 1993	Statewide
Blizzard	January 1996	Statewide
Severe Storms, Flood	October 1996	Counties of Essex, Middlesex, Norfolk, Plymouth, Suffolk
Heavy Rain, Flood	June 1998	Counties of Bristol, Essex, Middlesex, Norfolk, Suffolk, Plymouth, Worcester

Severe Storms, Flood	March 2001	Counties of Bristol, Essex, Middlesex, Norfolk, Suffolk, Plymouth, Worcester
Snowstorm	March 2001	Berkshire, Essex, Franklin, Hampshire, Middlesex, Norfolk, Worcester
Snowstorm	February 2003	Statewide
Snowstorm	December 2003	Barnstable, Berkshire, Bristol, Essex, Franklin, Hampden, Hampshire, Middlesex, Norfolk, Plymouth, Suffolk, Worcester
Flooding	April 2004	Essex, Middlesex, Norfolk, Suffolk, Worcester
Snow	January 2005	Statewide
Hurricane Katrina	August 2005	Statewide
Severe Storms, Flooding	October 2005	Statewide
Severe Storms, Flooding	May 2006	Statewide
Severe Storm, Inland, Coastal Flooding	April 2007	Statewide
Severe Winter Storm	December 2008	Berkshire, Bristol, Essex, Franklin, Hampden, Hampshire, Middlesex, Suffolk, Worcester
Severe Storms, Flooding	December 2008	Statewide
Severe Storms, Flooding	March/April 2010	Bristol, Essex, Middlesex, Suffolk, Norfolk, Plymouth, Worcester
Severe Winter Storm, Snowstorm	January 2011	Berkshire, Essex, Hampden, Hampshire, Middlesex, Norfolk, Suffolk
Severe Storm, Snowstorm	October 2011	Berkshire, Franklin, Hampden, Hampshire, Middlesex, Worcester
Severe Winter Storm, Snowstorm, Flooding	February, 2013	Statewide
Severe winter storm, snowstorm, and flooding	April 2015	Barnstable, Bristol, Dukes, Essex, Middlesex, Nantucket, Norfolk, Plymouth, Suffolk, Worcester
Severe winter storm and Snowstorm	March 2018	Essex, Middlesex, Norfolk, Suffolk, Worcester

Source: database provided by MEMA

In addition to Federal disaster declarations the Commonwealth of Massachusetts has declared state emergencies fourteen times since 2011. Eight of these emergencies were related to natural hazards such as winter storms, Nor'easters, flooding, and hurricanes (Table 3).

Table 3: Massachusetts State Declared Emergencies

Declaration Date	Termination Date	Event
9/15/23	9/16/23	Hurricane Lee
9/12/23	9/16/23	Severe Weather & Flooding
2/9/15	2/25/15	Winter Storm
1/26/15	1/28/15	Winter Storm
2/8/13	2/13/13	Winter Storm
10/27/12	11/1/12	Hurricane Sandy
10/29/11	11/7/11	Nor'easter
8/26/11	9/6/11	Hurricane Irene

Source: Massachusetts Emergency Management Agency State of Emergency Information | Mass.gov

FEMA FUNDED MITIGATION PROJECTS AND PLANS

The City of Watertown has not received funding from FEMA for mitigation projects under the various Hazard Mitigation Grant Programs. However, MAPC received a PDMC-07 grant to prepare the City's first Hazard Mitigation Plan, and the City received a PDMC-16 grant to prepare an updated plan that was approved by FEMA in 2019. This 2026 updated plan is funded by an HMGP-4651 grant. These grants are summarized in Table 4.

Table 4: FEMA-Funded Mitigation Plans

Grant	Grantee/ Project Title	Scope of Work	Total Cost	Federal Funding	Local Funding
PDMC 07-01	MAPC/ Hazard Mitigation Planning	Development of first hazard mitigation plan (17 municipalities including Watertown)	$217,000	$162,000	$54,000
PDMC16-Wat	Watertown/ Hazard Mitigation Planning	Update of first hazard mitigation plan	$20,000	$15,000	$5,000
HMGP 4651	Watertown/ Hazard Mitigation Planning	Update of the 2019 Plan	$25,500	$19,125	$6,375

Source: MEMA Grants Database

COMMUNITY PROFILE

Watertown is located in Middlesex County in eastern Massachusetts and borders Belmont to the north, Cambridge to the east, the Brighton neighborhood of Boston to the southeast, and Newton to the southwest. The Charles River forms much of its southern and eastern boundary. Watertown lies approximately 7 miles west of downtown Boston and is part of the Greater Boston area. The city is accessible via the Massachusetts Turnpike (Interstate 90), Soldiers Field Road, and other major roadways. While it does not have commuter rail or subway service, multiple MBTA bus routes provide public transit connections to Harvard Square, Central Square, and downtown Boston. In addition, the city supports a local electric shuttle service during peak hours through its Transportation Management Association. Watertown promotes a comprehensive transportation strategy through its Complete Streets policy and Transportation Demand Management program, which require large developments to reduce vehicle traffic and support walking, biking, and transit use. The nearest airport is Boston Logan International Airport, approximately 10 miles to the east.

Watertown operates under a council–manager form of government, with a City Council serving as the legislative body and a City Manager responsible for daily administration. The city underwent a charter review in 2021 and voted to retain this structure, which provides professional management while maintaining elected representation.

Watertown was first settled in 1630 and incorporated the same year, making it one of the earliest communities in Massachusetts. It played a significant role in colonial and Revolutionary history, serving as the seat of the Massachusetts Provincial Congress during the early stages of the American Revolution. The city later became an industrial center, with textile manufacturing and the establishment of the Watertown Arsenal in the 19th century. In recent years, development has focused on revitalization and mixed-use projects, including the transformation of the former arsenal into a modern commercial and residential area. While much of Watertown has experienced urban development, the city continues to preserve its historic character through active historic preservation efforts, including designated historic districts and landmarks such as the Common Street Cemetery and Commander's Mansion.

Watertown had a population of 35,329 at the time of the April 1, 2020 Census. The city contains approximately 17,059 housing units, of which around 7,688 (45%) were built in 1939 or earlier.

Watertown supports a large workforce (20,000+ employees) across many industries, including small businesses and growing tech and life sciences sectors.

Some of Watertown's unique characteristics to keep in mind include:

- The city is part of Greater Boston's urban network, with access to major routes like the Mass Pike and local MBTA bus connections.
- Watertown strongly supports small businesses: 94% of employers here employ 50 or fewer employees.
- Watertown is growing with ongoing residential and commercial development, especially around Arsenal Yards and other corridors

The City of Watertown maintains a website at https://www.watertown-ma.gov/

The significant demographic characteristics of the City of Watertown are summarized in Table 5. Some of these features are important to keep in mind for hazard mitigation as well as emergency preparedness and response in the town.

Table 5: City of Watertown Characteristics

Population	
Total population	35,329
Residents under 5 years old	5.4%
Residents 65 years old and over	17.9%
Race & Ethnicity	
American Indian and Alaska Native	0.2%
Asian	11.9%
Black or African American	4.2%
Native Hawaiian and Pacific Islander	0.0
White	71.1%
Other Race	2.1%
Two or More Races	9.0%
Hispanic or Latino	6.5%
White alone, Not Hispanic or Latino	69.8%
Household Income	
Occupied Housing Units	17,059
Mean Household Income	$123,422
Housing units built before 1960	7,688
Renter occupied housing units	48.8%
Languages	
Speak a language other than English at home	31.2%
Spanish	5.8%
Other Indo-European languages	16.0%
Asian and Pacific Island languages	6.1%
Other languages	2.8%
Speaks English less than “very well”	2.5%
Additional Information	
Residents with a Disability	25.4%
Age 65 to 74 with a disability	2.1%
Age 75 and over with a disability	4.2%
Residents in Poverty	6.1%
Households with no vehicle	10.3%

Sources: 2020 Decennial Census and American Community Survey (ACS) 5-Year Estimates (US Census Bureau, 2021)

Environmental Justice Populations

There are seven Environmental Justice census block groups in Winthrop designated by the MA Executive Office of Energy and Environmental Affairs. An environmental justice population is a neighborhood where one or more of the following criteria are true:

- Median household income is 65 percent or less of the statewide median household income
- Minorities make up 40 percent or more of the population
- 25 percent or more of households identify as speaking English less than "very well"

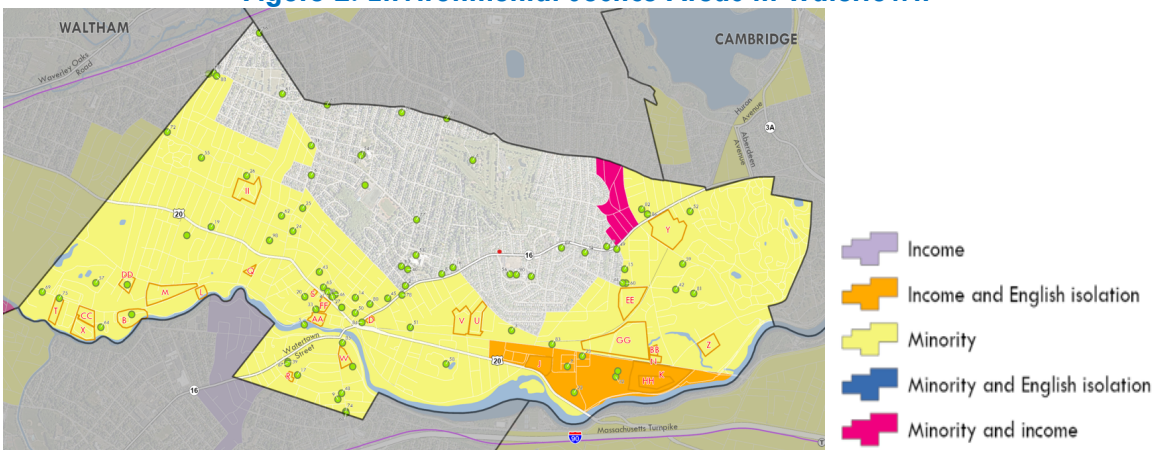
In Watertown, 20 census block groups are designated Environmental Justice; 18 are based on minority population, one is based on minority and income, and one is based on income and English language. See Table 6 and Figure 2. About two-thirds of Watertown's groups and its population are within designated Environmental Justice Areas.

Table 6. EJ Population Data for Watertown, MA

EJ Criteria	Number of EJ Block Groups	Number of Block Groups	Percent of EJ Block Groups	Population in EJ Block Groups	Total Population	Percent of Population in EJ BGs
Minority, Income, and English	20	30	66.7%	22,935	35,329	64.9%

Source: MassGIS

Figure 2: Environmental Justice Areas in Watertown



Source: MassGIS

SECTION 3: PLANNING PROCESS & PUBLIC PARTICIPATION

PLANNING PROCESS SUMMARY

MAPC employs a six-step planning process based on FEMA's hazard mitigation planning guidance focusing on local needs and priorities, but maintaining a regional perspective matched to the scale and nature of natural hazard events. Public participation is a central component of this process, providing critical information about the local occurrence of hazards while also serving as a means to build a base of support for hazard mitigation activities. MAPC supports participation by the general public and other plan stakeholders through:

- Meetings and work with the Local Teams
- Two public meetings, shared on Local Access TV and advertised through email, webpage content, a flyer, press release to local media, and social media posts,
- A project website at: www.mapc.org/resource-library/Watertown-hmp and a dedicated email for public comments,
- Launching a public comment period at the second public meeting, and posting the draft plan to the project website to facilitate public review,
- Outreach to neighboring communities, Town boards and commissions, the local chamber of commerce and businesses, and other local or regional entities.

The six-step planning process outlined in Figure 3 is based on the guidance provided by FEMA in the Local Multi-Hazard Mitigation Planning Guidance. Public participation is a central element of this process, which attempts to focus on local problem areas and identify needed mitigation measures based on where gaps occur in the existing mitigation efforts of the municipality. By working on municipal hazard mitigation plans in groups of neighboring cities and towns, MAPC is able to identify regional opportunities for collaboration and facilitate communication between communities. In plan updates, the process described below allows staff to bring the most recent hazard information into the plan, including new hazard occurrence data, changes to a municipality's existing mitigation measures, and progress made on actions identified in previous plans.

Figure 3: Six-Step Planning Process

- **Map the Hazards** – MAPC relies on data from a number of different federal, state, and local sources in order to map the areas with the potential to experience natural hazards. This mapping represents a multi-hazard assessment of the municipality and is used as a set of base maps for the remainder of the planning process. A particularly important source of information is the knowledge drawn from local municipal staff on where natural hazard impacts have occurred. These maps can be found in Appendix A.

- **Assess the Risks & Potential Damages** – Working with local staff, critical facilities, infrastructure, vulnerable populations, and other features are mapped and contrasted with the hazard data from the first step to identify those that might represent particular vulnerabilities to these hazards. Land use data and development trends are also incorporated into this analysis. In addition, MAPC develops estimates of the potential impacts of certain hazard events on the community. MAPC drew on the following resources to complete the plan:

    - Commonwealth of Massachusetts, Resilient MA Plan, 2023
    - Commonwealth of Massachusetts, State Hazard Mitigation and Climate Adaptation Plan (SHMCAP), 2018 and 2023
    - Commonwealth of Massachusetts, MA Climate Change Assessment, 2022
    - DCR, Community Information System, Community Overview, 2022
    - DCR, Massachusetts State Dam Inventory, 2012
    - FEMA, Disaster Declarations for States and Counties, 2023
    - FEMA, Local Mitigation Plan Review Guide; October 1, 2011
    - FEMA, Flood Insurance Rate Maps for Middlesex County, MA, 2012
    - FEMA, Flood Insurance Study for Middlesex County, Updated 2021
    - FEMA, Local Mitigation Planning Policy Guide, 2022
    - Massachusetts Office of Dam Safety, Inventory of Dams, 2018
    - Metropolitan Area Planning Council, GIS Lab, Regional Plans and Data.

- New England Seismic Network, Boston College Weston Observatory,
- NOAA National Centers for Environmental Information,
- Northeast States Emergency Consortium
- US Census, 2020, American Community Survey
- USDA Forest Service, Wildfire Risk to Communities
- USGS, National Water Information System,
- US Global Change Research Program, Fourth National Climate Assessment, 2018
- USACE Ice Jam Database
- City of Watertown, Hazard Mitigation Plan 2019
- City of Watertown, Watertown Comprehensive Plan
- City of Watertown, Open Space and Recreation Plan
- City of Watertown, Annual Report
- City of Watertown, Zoning Ordinance
- City of Watertown, Complete Streets Policy
- City of Watertown, Resilient Watertown Climate and Energy Plan
- City of Watertown, Comprehensive Emergency Management Plan

- **Review Existing Mitigation –** Municipalities in the Boston Metropolitan Region have an active history in hazard mitigation as most have adopted flood plain zoning districts, wetlands protection programs, and other measures as well as enforcing the State building code, which has strong provisions related to hazard resistant building requirements. All current municipal mitigation measures must be documented.

- **Develop Mitigation Strategies –** MAPC works with the local municipal staff to identify new mitigation measures, utilizing information gathered from the hazard identification, vulnerability assessments, and the community's existing mitigation efforts to determine where additional work is necessary to reduce the potential damages from hazard events. Additional information on the development of hazard mitigation strategies can be found in Section 8.

- **Plan Approval & Adoption –** Once a final draft of the plan is complete it is sent to MEMA for the state level review and, following that, to FEMA for approval. Typically, once FEMA has approved the plan, the agency issues a conditional approval (Approval Pending Adoption), with the condition being adoption of the plan by the municipality. More information on plan adoption can be found in Chapter IX and documentation of plan adoption can be found in Appendix D.

- **Implement & Update the Plan –** Implementation is the final and most important part of any planning process. Hazard Mitigation Plans must also be updated on a five-year basis making preparation for the next plan update an important on-going activity. Chapter IX includes more detailed information on plan implementation.

2019 PLAN IMPLEMENTATION & MAINTENANCE

The 2019 City of Watertown Hazard Mitigation Plan contained a risk assessment of identified hazards for the Town and mitigation measures to address the risk and vulnerability from these hazards. As indicated on Table 48, Watertown made good progress on implementing numerous

mitigation measures identified in the 2019 plan. Projects that have been completed include an update of the Comprehensive Emergency Management Plan, a new public radio system was enacted, schools received new emergency power generators, and a dedicated tree maintenance crew went into effect.

THE LOCAL HAZARD COMMUNITY PLANNING TEAM

MAPC worked with the local community representatives to organize a Local Hazard Mitigation Planning Team for Watertown. MAPC briefed the local representatives as to the desired composition of that team as well as the need for public participation in the local planning process.

The Local Hazard Mitigation Planning Team is central to the planning process as it is the primary body tasked with developing a mitigation strategy for the community. The local team was tasked with working with MAPC to set plan goals, provide information on the hazards that impact the town, existing mitigation measures, and help to develop new mitigation measures for this plan update. The Local Hazard Mitigation Planning Team membership can be found in Table 7.

The Watertown Department of Community Development and Planning is the primary entity responsible for regulating development in town. In addition, MAPC, the State-designated regional planning authority for Watertown, works with all agencies that regulate development in the region, including the listed municipal entities and state agencies, such as MassDOT.

Table 7 - Watertown Hazard Mitigation Planning Team

Ryan Nicholson	Fire Chief and Emergency Management Director
Gideon Schrieber	Director of Planning and Zoning
Ralph Mele	Fire Captain
Kevin McManus	Lieutenant and Commander of Community Staff Development Division
Steve Magoon	Assistant City Manager
Thomas Brady	DPW Director
Abbey Myers	Health Director

The Local Team met four times on the dates listed below. The agendas for these meetings are included in Appendix C. The topics of each meeting are summarized below. The agendas for these meetings are included in Appendix B.

- **April 14, 2025:** discuss the project overview and update the inventory and GIS maps of local flood and fire hazard areas and critical facilities.
- **July 22, 2025:** update the hazard mitigation goals and review the current status of the existing mitigation measures, and prepare for Public Meeting #1
- **October 16, 2025:** Review the status of the recommended mitigation from the 2017 plan and determine which measures should be retained in the 2023 plan.
- **January 23, 2026:** to develop new recommended mitigation measures and prepare for Public Meeting #2.

PUBLIC MEETINGS

Public participation in the hazard mitigation planning process is important, both for plan development and for later implementation of the plan. Residents, business owners, and other community members are an excellent source for information on the historical and potential impacts of natural hazard events and particular vulnerabilities the community may face from these hazards. Their participation in this planning process also builds understanding of the concept of hazard mitigation, potentially creating support for mitigation actions taken in the future to implement the plan. To gather this information and educate residents on hazard mitigation, the Town hosted two public meetings, one during the planning process and one after a complete draft plan was available for review. Public comments were received, and charts can be found with results in Appendix C.

One of the best strategies for increasing the impact of local meetings is to invite one of the municipal boards or commissions to host the public discussion of the hazard mitigation plan. With this strategy, the meeting receives widespread advertising and a guaranteed audience of the board or commission members plus those members of the public who attend the meeting. These board and commission members represent an engaged audience that is informed and up to date on many of the issues that relate to hazard mitigation planning in the locality and will likely be involved in plan implementation, making them an important audience with which to build support for hazard mitigation measures. In addition, these meetings frequently receive press coverage, expanding the audience that has the opportunity to hear the presentation and provide comments.

The public had an opportunity to provide input to the Watertown hazard mitigation planning process during a Public Works Committee meeting on December 15, 2025, held at the Town Hall. The draft plan update was presented at a City Council meeting on March 24, 2026. Both meetings were publicized in accordance with the Massachusetts Public Meeting Law. See public meeting notices in Appendix C.

LOCAL STAKEHOLDER INVOLVEMENT

The Hazard Mitigation Planning Team reached out to local stakeholders that might have an interest in the Hazard Mitigation Plan including neighboring communities, agencies, businesses, nonprofits, and other interested parties. Notice was sent to the following organizations and neighboring towns inviting them to attend the public meeting and review the Hazard Mitigation Plan:

Local Communities
- City of Boxborough
- City of Acton
- City of Westford
- City of Groton
- City of Ayer
- City of Harvard

Businesses & Employers

- Acton Medical
- Acton Toyota
- Amazon
- CVS
- Donelan's Super Market
- FIBA Technology
- Watertown Cinemas (now closed)
- Concord Lumber and Building Center
- Market Basket
- Nashoba Valley Life Care
- Patriot Beverages

Faith-Based Organizations
- Blessed Trinity Parish, St. Anne Church
- Boston MetroWest Bible Church
- Congregational Church of Watertown
- First Baptist Church of Watertown
- First Church Unitarian
- First Watertown Partnership
- The Church of Jesus Christ of Latter-Day Saints

Schools, Camps
- Camp Nashoba
- Watertown Public Schools
- Watertown Park & Rec.
- Oak Meadow Montessori School
- Mill Pond
- Pine Tree Park
- Pondside at Watertown
- Rodgers Family Holdings
- Village Green Watertown

The flyer sharing information about the plan, found in appendix C, was disseminated in the following ways:

- Posted on Planning Board page of the city website
- "News Blast" from the City's IT on the Watertown website
- Posted on Watertown Community Television
- Delivered copies of flyer to business around Town by hand
- Emailed flyer to City boards/committees

See Appendix C for public meeting notices and an example of the email that was sent to companies.

The draft Watertown Hazard Mitigation Plan 2025 Update was posted on the city's website for the second public meeting. Members of the public could access the draft document and submit comments or questions to the City.

CONTINUING PUBLIC PARTICIPATION

Following the adoption of the plan update, the Watertown Hazard Mitigation Team will continue to provide residents, businesses, and other stakeholders the opportunity to learn about the hazard mitigation planning process and to contribute information that will update the city's understanding of local hazards. The Watertown Fire Chief will act as the coordinator for the Team. As updates and a review of the plan are conducted by the Hazard Mitigation Implementation Team, these will be placed on the city's web site, and any meetings of the Hazard Mitigation Implementation Team will be publicly noticed in accordance with town and state open meeting laws.

PLANNING TIMELINE

PLAN UPDATE PROCESS

Major milestones in the planning process to prepare this plan update included the following:

April 14, 2025	1st meeting of the Watertown Hazard Mitigation Team
July 22, 2025	2nd meeting of the Watertown Hazard Mitigation Team
December 15, 2025	First Public Meeting before the Public Works Committee
October 16, 2025	3rd meeting of the Watertown Hazard Mitigation Team
January 23, 2026	4th meeting of the Watertown Hazard Mitigation Team
July 14, 2026	Second Public Meeting before the City Council
	Draft Plan Update submitted to MEMA
	Comments on the Draft Plan received from MEMA
	Revised Draft Plan Update submitted to MEMA
	Plan Review Tool Received from FEMA
	Revised Draft Plan submitted to MEMA
	Approval Pending Adoption notice issued by FEMA
	Plan Adopted by the Town (Select Board vote)
	FEMA Approval of the Plan

PLAN IMPLEMENTATION MILESTONES

After this plan update is approved by FEMA for a five-year period, Watertown should take note of the following milestones for the ongoing implementation, review, and updating of this plan:

2028	Conduct Mid-Term Plan Survey on Progress
2029	Seek FEMA grant to prepare next plan update
2030	Begin process to update the plan
2031	Submit Draft XXXX Plan Update to MEMA and FEMA
2031	FEMA approval of XXX Plan Update

SECTION 4: RISK ASSESSMENT

The risk assessment analyzes the potential natural hazards that could occur within the City of Watertown as well as the relationship between those hazards and current land uses, potential future development, and critical infrastructure. This section also includes a vulnerability assessment that estimates the potential damages that could result from certain large scale natural hazard events.

In order to update Watertown's risk assessment, MAPC gathered the most recently available hazard and land use data and met with Town staff to identify changes in local hazard areas and development trends. MAPC also used FEMA's damage estimation software, HAZUS (described below).

> *"Global climate is changing rapidly compared to the pace of natural variations in climate that have occurred throughout Earth's history. Global average temperature has increased by about 1.8°F from 1901 to 2016, and observational evidence does not support any credible natural explanations for this amount of warming; instead, the evidence consistently points to human activities, especially emissions of greenhouse or heat-trapping gases, as the dominant cause."*
> Fourth National Climate Assessment, 2018 (Chapter 2-1)

The projected impacts of our warming climate on natural hazards are integrated throughout this risk assessment. Key impacts include rising temperatures, which in turn affect precipitation patterns and extreme weather. Analysis of these impacts included in this plan aligned closely with the data and assessment presented in Massachusetts' 2018 State Hazard Mitigation and Climate Adaptation Plan (2018 SHMCAP) and the Massachusetts' 2022 Climate Change Assessment.

CLIMATE CHANGE OBSERVATIONS AND PROJECTIONS

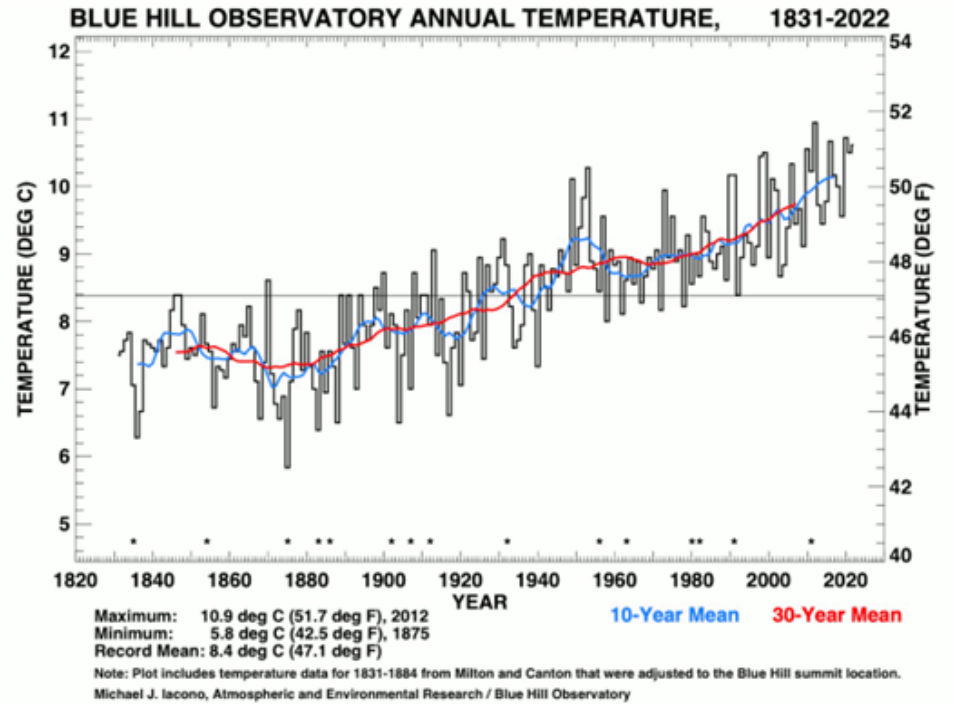
Climate change observations come from a variety of data sources that have measured and recorded changes in recent decades and centuries. Climate change projections, however, predict future climate impacts and, by their nature, cannot be observed or measured. As a result of the inherent uncertainty in predicting future conditions, climate projections are generally expressed as a range of possible impacts.

TEMPERATURE

Our climate has always been regulated by gases, including carbon dioxide, methane, and nitrous oxide, which blanket the earth. These gases trap heat that would otherwise be reflected out to space; without them our planet would be too cold to support life. We refer to these gases as "greenhouse gases" (GHGs) for their heat trapping capacity. The combustion of fossil fuels, our primary energy source in the age of industrialization, releases GHGs into the atmosphere. In the past century, human activity associated with industrialization has contributed to a growing concentration of GHGs in our atmosphere. According to the Resilient MA: Climate Change Clearinghouse for the Commonwealth website, Massachusetts has experienced a recorded 3.5°F increase in average temperatures since 1900. Average temperatures during the winter are

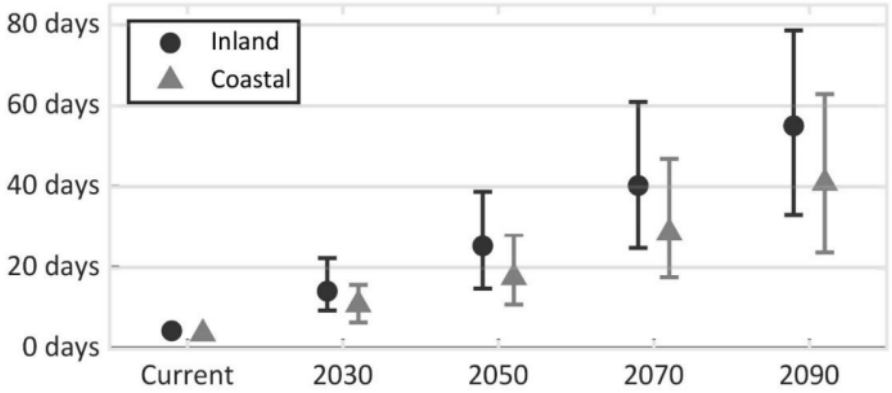
expected to increase more than average summer temperatures, resulting in less snow and ice, increased invasive species, challenging timber harvests, and other issues related to increasing hazard intensity. Also, according to the Resilient MA website, with increased temperatures, extreme heat days (days with temperatures over 90 degrees) will also increase across the state, increasing public health implications such as heat-related illness and mortality. Between 1971 and 2000, the Commonwealth experienced four days with temperatures over 90°F. By mid-century, it is expected to experience between 10 and 28 such days. Records from the Blue Hill Observatory in Milton, MA show that average temperatures (30-year mean) have risen approximately 3 degrees (F) in the almost 200 years since record keeping began in 1831. See Figure 4 below for more information.

Figure 4: Observed Increase in Temperature



Climate projections include an increase in average temperature and in the number of extreme heat days (Figure 5). Extreme cold days are projected to decrease in number. By 2030, the summer mean temperature could increase by 3.6°F from the historical period (1950-2013). By 2070, there could be 58 fewer days below freezing, which could lead to an increase in ticks. By mid-century, the State anticipates about 25 more days per year where the temperature exceeds 90°F for inland areas, and about 19 more days above 90°F for coastal areas (Commonwealth of Massachusetts, 2022).

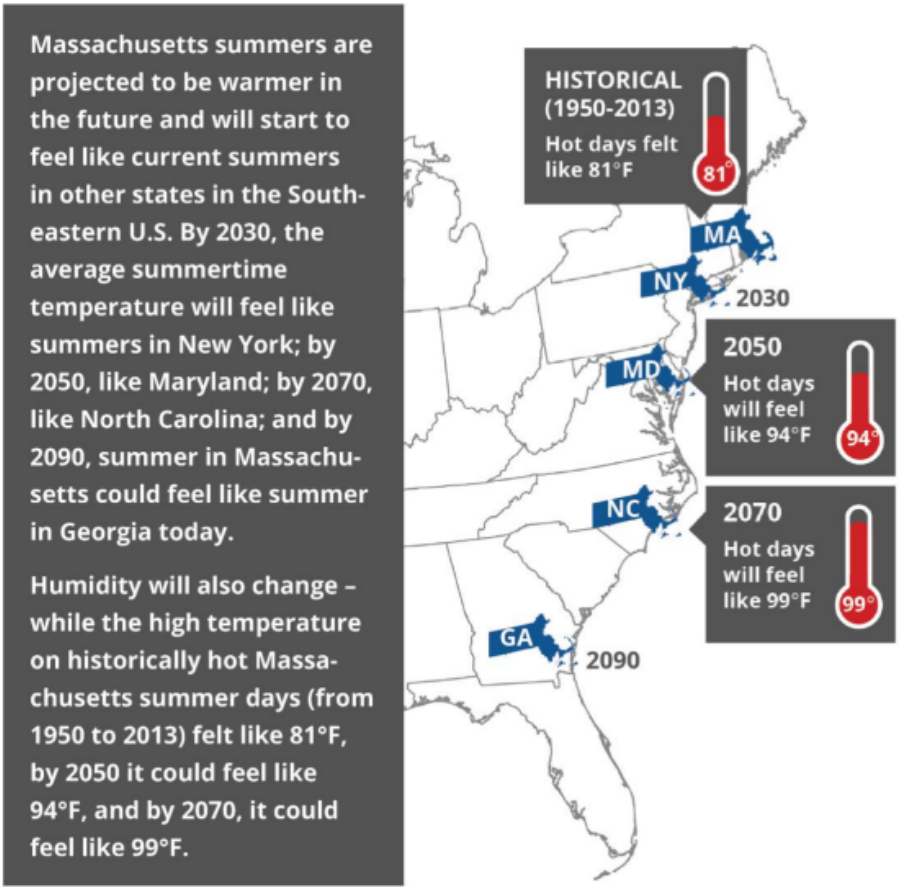
Figure 5: Change in the Annual Number of Days Over 90°F Compared to Today



Sources: 2022 MA Climate Change Assessment and Stochastic Weather Generator

These changes could result in Massachusetts summers feeling like a more southern state, as described in the infographic in Figure 6 from the State's 2022 Climate Change Assessment.

Figure 6: Change in Average Summertime Temperatures for Massachusetts

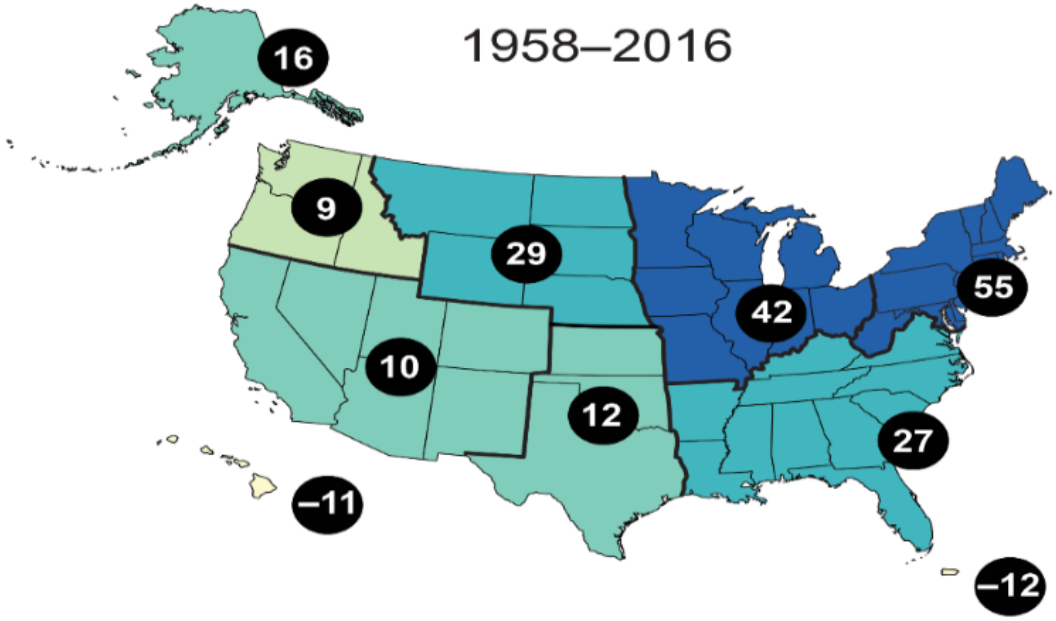


Source: 2022 MA Climate Change Assessment

PRECIPITATION PATTERNS

Annual precipitation in Massachusetts has increased by approximately 10% in the fifty-year period from 1960 to 2010 (MA EEA, 2011). Moreover, there has been a significant increase in the frequency and intensity of large rain events. For the Northeast US, according to the Fourth National Climate Assessment 2018, in the past sixty years there has been a 55% increase in the amount of annual precipitation that falls in the top 1% of storm events, as shown in Figure 7 below (US Global Change Research Program, 2018). Changes in precipitation are fueled by warming temperatures which increase evaporation and, therefore, the amount of water vapor in the air.

Figure 7: Observed Change in Total Annual Precipitation in the Heaviest 1% Events

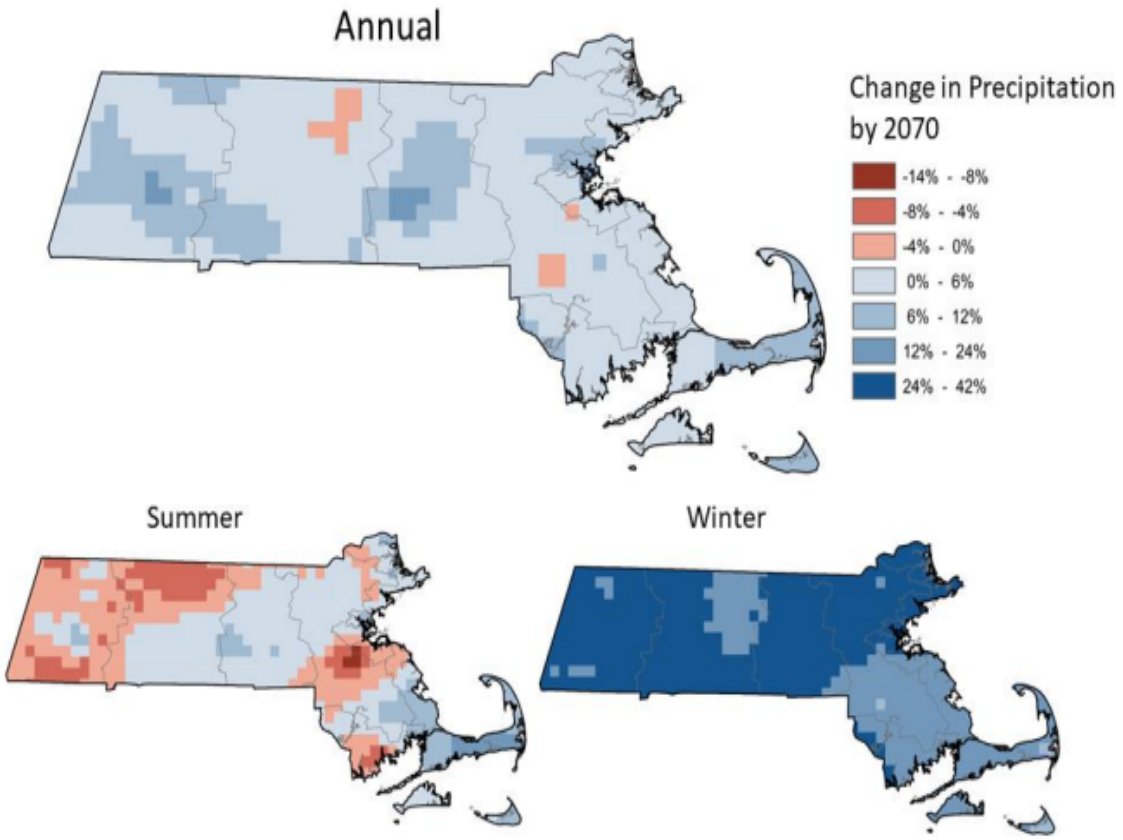


Source: Fourth National Climate Assessment, 2018
Numbers circled in black indicate % change.

Massachusetts' 2022 Climate Change Assessment anticipates that most parts of the State will see a future increase in annual total precipitation of less than 8% per year. Most of these increases are anticipated during the winter months (see Figure 8 below).

Additionally, the historic 10% annual chance daily rainfall event (2.8-4.0" of rain) could occur four times more frequently by 2090 (Commonwealth of Massachusetts, 2022).

Figure 8: Change in Annual and Seasonal Precipitation in 2070 Compared to Today



Source: 2022 MA Climate Change Assessment. Current climate is the 1986-2005 era, the projection for 2070 is for a 20-year era centered on 2070. Maps show LOCA downscaled GCM projections at the 50th percentile across 20 LOCA GCMs that overlap with the GCMs used in the Stochastic Weather Generator.

Despite overall increasing precipitation, more frequent and significant summer droughts are also a projected consequence of climate change. This is due to projections that precipitation will increase in winter and spring and decrease slightly in the summer and, as a result of earlier snow melt, and higher temperatures that will reduce soil moisture. Massachusetts' 2022 Climate Change Assessment anticipates that these changes will vary by region. The Eastern Inland region where Watertown is located may experience slightly more consecutive dry days, and significantly more days without rain per year, by 2090 (Commonwealth of Massachusetts, 2022). See Figure 9 below for more information.

Figure 9: Consecutive dry day events (number of multiple-dry-day events per year)

Panel A: Consecutive dry day events (number of multiple-dry-day events per year)

Region	Baseline	2030	2050	2070	2090
Berkshires & Hilltowns	29	29	30	30	31
Greater Connecticut River Valley	31	31	32	32	33
Central	32	32	32	33	33
Eastern Inland	32	32	32	33	33
Boston Harbor	31	31	32	32	33
North & South Shores	31	31	32	32	33
Cape, Islands, & South Coast	31	31	32	32	33
Statewide	**31**	**31**	**31**	**32**	**33**
Statewide Percent Change	**0%**	**1%**	**2%**	**4%**	**6%**

Source: Stochastic Weather Generator

Panel B: Annual number of days without rain (days per year)

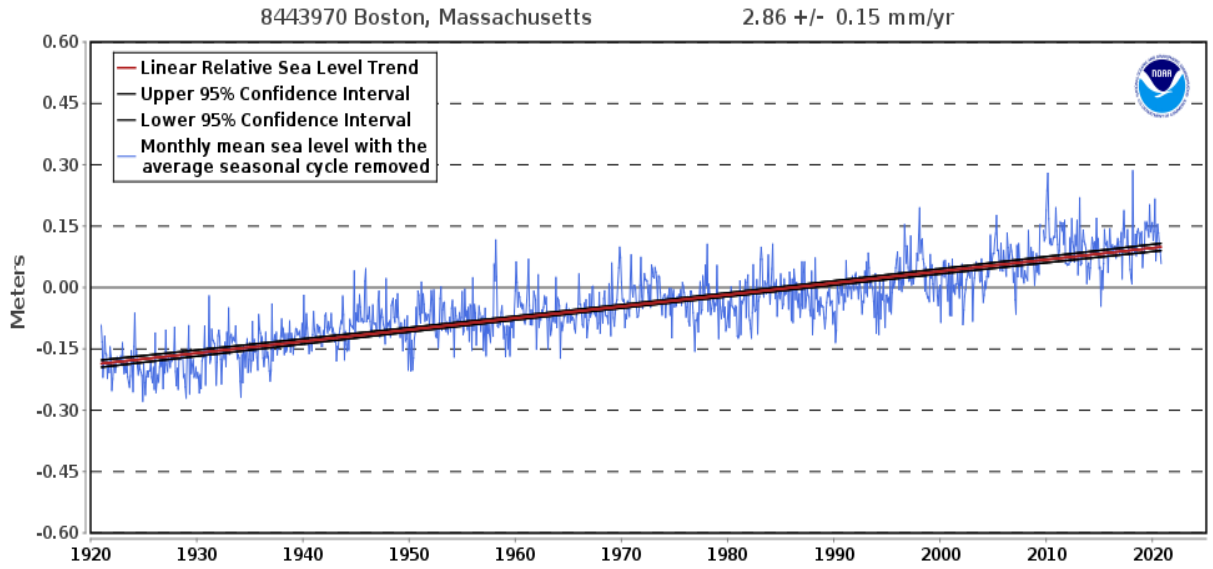
Region	Baseline	2030	2050	2070	2090
Berkshires & Hilltowns	159	161	165	167	170
Greater Connecticut River Valley	171	172	175	178	181
Central	180	182	185	188	192
Eastern Inland	186	181	185	188	193
Boston Harbor	192	185	192	194	198
North & South Shores	184	182	187	190	195
Cape, Islands, & South Coast	186	182	187	191	194
Statewide	**176**	**175**	**179**	**182**	**187**
Statewide Percent Change	**0%**	**-1%**	**2%**	**3%**	**6%**

Source: 2022 MA Climate Change Assessment.

SEA LEVEL RISE

While Watertown is not a coastal community, high-level information on sea level rise is discussed here as the regional economy of the Boston Metro area may be impacted by sea level rise in the future. Warming temperatures contribute to sea level rise in three ways. First, warm water expands to take up more space. Second, rising temperatures are melting land-based ice which enters the oceans as melt water. A third, quite minor, contributor to sea level rise in New England is not related to climate change. New England is still experiencing a small amount of land subsidence (drop in elevation) in response to the last glacial period. NOAA's records from the Boston Tide Station show nearly one foot of sea level rise over the past century. See Figure 10 below for more information.

Figure 10: Observed Increase in Sea Level Rise



Source: NOAA

The sea level rise information in Massachusetts' 2022 Climate Change Assessment considers sea-level changes, land-level changes, and other regional facts that can impact the rate of change. The report includes the following approximate sea level rise projections for the State:

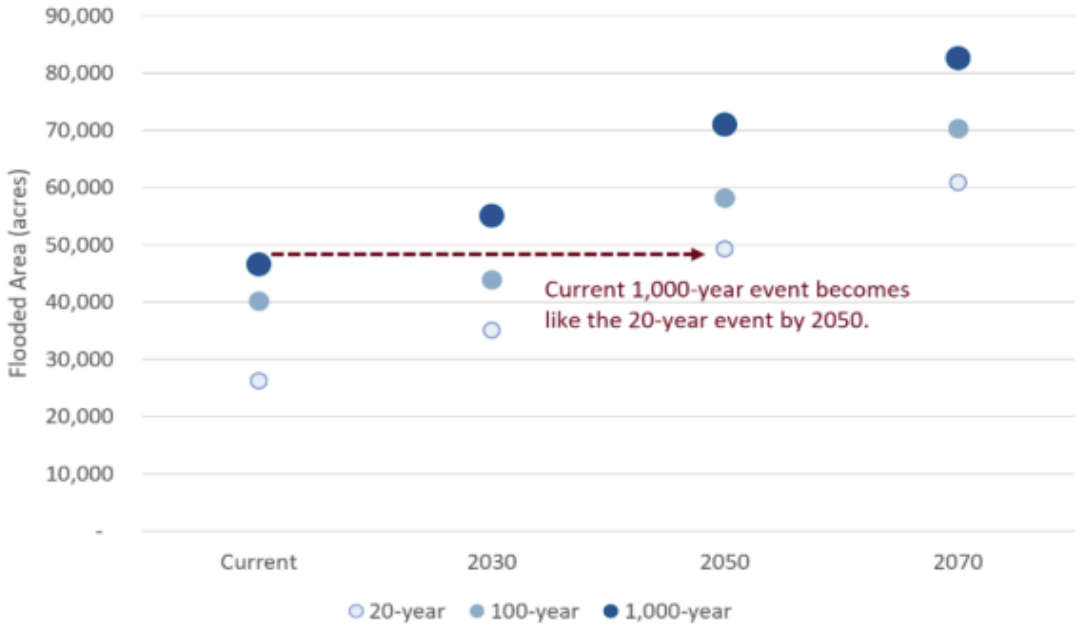
- **Northern Massachusetts:** 21 inches by 2050, and 43 inches by 2070
- **Southern Massachusetts:** 23 inches by 2050 and 45 inches by 2070

The 2022 Climate Change Assessment also quantified the developed land area flooded for events including:

- the 20-year (5% annual probability)
- 100-year (1% probability)
- 1000-year (0.1% probability) events

This approach found that the area flooded by the current 1000-year event is comparable to the area of a 20-year event by 2050. Even more areas could be impacted by the annual probability event by 2070. See Figure 11 below for more information.

Figure 11: Total Flooded Area of the Commonwealth for Selected Events

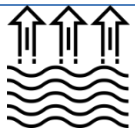
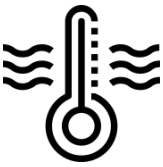


Source: 2022 MA Climate Change Assessment

Following the outline of the 2018 Massachusetts State Hazard Mitigation and Climate Adaptation Plan (SHMCAP), this local hazard mitigation plan organizes consideration of natural hazards based on their relationship to projected climate changes. The table below, which is originally from the SHMCAP, summarizes the natural hazards reviewed in this plan, climate interactions, and expected impacts.

Table 8: Climate Change & Natural Hazards

Primary Climate Change Interaction	Natural Hazard	Other Climate Change Interactions	Representative Climate Change Impacts
Change in Precipitation	Inland Flooding	Extreme Weather	Flash flooding, urban flooding, drainage system impacts (natural and human-made), lack of groundwater recharge, impacts to drinking water supply, public health impacts from mold and worsened indoor air quality, vector-borne diseases from stagnant water, increased potential for loss of life, episodic drought, changes in snow-rain ratios, changes in extent and duration of snow cover, degradation of stream channels and wetland
	Drought	Rising Temperatures, Extreme Weather	
	Landslide	Rising Temperatures, Extreme Weather	

 **Sea Level Rise**	Coastal Flooding	Extreme Weather	Increase in tidal and coastal floods, storm surge, coastal erosion, marsh migration, inundation of coastal and marine ecosystems, loss of wetlands
	Coastal Erosion	Extreme Precipitation	
	Tsunami	Rising Temperatures	
 **Rising Temperatures**	Average/Extreme Temperatures	N/A	Shifting in seasons (longer summer, early spring, including earlier timing of spring peak flow), increase in length of growing season, increase of invasive species, increase in vector-borne illnesses (West Nile, Zika, EEE), ecosystem stress, energy brownouts from higher energy demands, more intense heat waves, public health impacts from high heat exposure and poor outdoor air quality, increased potential for loss of life, drying of streams and wetlands, eutrophication of lakes and ponds
	Wildfires	Changes in Precipitation	
	Invasive Species	Changes in Precipitation, Extreme Weather	
Extreme Weather	Hurricanes/Tropical Storms	Rising Temperatures, Changes in Precipitation	Increase in frequency and intensity of extreme weather events, resulting in greater damage to natural resources, property, and infrastructure, as well as increased potential for loss of life
	Severe Winter Storm / Nor'easter		
	Tornadoes		
	Other Severe Weather (Strong Wind & Thunderstorms)		

OVERVIEW OF HAZARDS AND IMPACTS

In order to update Watertown risk assessment, MAPC gathered the most recently available hazard and land use data and met with Town staff to identify changes in local hazard areas and development trends. The Resilient MA Plan, the SHMCAP (2018) and the State Hazard Mitigation Plan (2013) are key planning documents that examine natural hazards that have the potential to impact the Commonwealth. The 2013 State HMP set the stage by defining considerations such as frequency and severity and summarizing the frequency and severity of hazards of greatest concern. The 2018 SHMCAP used similar definitions for hazard considerations and expanded on this research by including additional climate projections. Because the 2013 State HMP includes definitions that were not specified in the SHMCAP, both resources are referred to in this report. MAPC also used FEMA's damage estimation software, HAZUS (described below).

Table 9 below summarizes the hazard risks for Watertown. This evaluation takes into account the frequency and severity of each hazard for Massachusetts and Watertown, based on available data, including:

- **State-level data**, including the Resilient MA Plan, the 2022 Climate Change Assessment, and 2018 SHMCAP.
- **County-level data** from NOAA's National Climatic Data Center and Storm Events
- **Local-level information** including input from the Local Team, the hazard mapping included in Appendix A, and the HAZUS results.

The statewide hazard risk assessment is based on the definitions for hazard frequency and severity listed below. The statewide assessment was modified to reflect local conditions in Watertown using the same criteria.

Definitions of Hazard Frequency and Severity

Frequency

Very low: Very unlikely; minimal examples of historical occurrences.
Low: Likely to occur at least once by the end of the century; some examples of historical occurrences; anticipated every 100 years.
Medium: Likely to occur at least once every 50 years (two or more occurrences in the next century)
High: Almost certain to occur at least once a year.
Very High: Almost certain to occur multiple times a year.

Severity

Minor: Limited and scattered property damage; limited damage to public infrastructure and essential services not interrupted; limited injuries or fatalities.
Serious: Scattered major property damage; some minor infrastructure damage; essential services are briefly interrupted; some injuries and/or fatalities.
Extensive: Widespread major property damage; major public infrastructure damage (up to several days for repairs); essential services are interrupted from several hours to several days; many injuries and/or fatalities.
Catastrophic: Property and public infrastructure destroyed; essential services stopped; numerous injuries and fatalities.

Table 9: Overview of Hazards and Impacts

Hazard	Frequency		Severity	
	Massachusetts	Watertown	Massachusetts	Watertown
Flooding from Precipitation	Very High	High	Serious	Serious
Dam Overtopping	Very Low	Very Low	Extensive	Serious
Coastal Erosion	Very High	N/A	Serious-Extensive	N/A
Coastal Flooding	Very High	N/A	Serious-Extensive	N/A
Tsunami	Very Low	N/A	Extensive-Catastrophic	N/A
Hurricane/Tropical Cyclones	Medium	Medium	Serious - Catastrophic	Extensive
Tornadoes	High	Very Low	Serious - Extensive	Serious
Other Severe Weather (Thunderstorms/ Hail)	Very High	Very High	Minor - Extensive	Minor-Serious
Severe Winter/Nor'easter	High	High	Minor - Extensive	Minor-Serious
Earthquakes	Medium	Medium	Serious - Catastrophic	Serious
Landslides	High	Very Low	Minor - Extensive	Minor
Wildfire/Brushfires	Very High	Medium	Minor - Extensive	Minor-Serious
Extreme Temperatures	Very High	Very High	Minor -Serious	Minor- Serious
Drought	Medium	Medium	Minor - Serious	Minor-Serious
Invasive Species	Very High	low/Medium	Serious - Extensive	Minor
Winter Ice Storms	Medium	Medium	Minor-Extreme	Minor-Serious

Sources: *Resilient MA Plan (Frequency), State Hazard Mitigation Plan 2013 (Severity), HAZUS, Local information.*

The city is not addressing mitigation measures for Coastal erosion, Tsunamis, and Coastal flooding as these hazards are not relevant to an inland community. The topic of Avian flu was raised which is included as a hazard later in this plan.

CLIMATE TRENDS: CHANGES IN PRECIPITATION

FLOODING HAZARDS

Flooding is generally caused by severe rainstorms, thunderstorms, hurricanes, and nor'easters. Large rainstorms can occur year-round. Hurricanes are most common in the summer and early fall. Nor'easters are most common in winter. Spring snowmelt may exacerbate flooding during storm events. Large rainstorms can occur year-round. Climate change has the potential to exacerbate these issues over time due to increasing extreme rainfall events. Increase in average annual rainfall may also lead to more incidents of basement flooding caused by high seasonal groundwater levels.

Flooding has not been a widespread natural hazard identified by local officials in Watertown, however the town does contain several floodplain areas and is also subject to localized flooding. Despite the limited flooding exposure, the town has been active in implementing regulatory strategies that will serve to prevent future flooding by preserving natural capacity for stormwater infiltration. Flooding can occur during hurricanes, nor'easters, severe rainstorms and thunderstorms. Flooding is generally caused by hurricanes, nor'easters, severe rainstorms, and thunderstorms. Global climate change has the potential to exacerbate these issues over time with the potential for changing rainfall patterns leading to heavier storms.

REGIONALLY SIGNIFICANT FLOODS

There have been a number of major floods that have affected the Metro Boston region over the last fifty years. Significant historic flood events in Watertown have included

- The blizzard of 1978
- January 1979
- April 1987
- October 1991
- October 1996
- June 1998
- March 2001
- April 2004
- May 2006
- April 2007
- March 2010
- February 2013
- January 2018
- March 2018
- June 2020

The best available local data on flooding events is for Middlesex County through the National Center for Environmental Information (see Table 10). Middlesex County, which includes the City of Watertown, experienced 60 flood events from 1996 –2016. No deaths or injuries were reported and the total reported property damage in the county was $40.9 million dollars. Of that total, $35.2 million is attributed to the two major events of March 2010.

Table 10: Middlesex County Flood Events, 2010-2022

Date	Deaths	Injuries	Property Damage ($)
3/14/2010	0	0	26,430,000
3/29/2010	0	0	8,810,000
4/1/2010	0	0	0
8/28/2011	0	0	5,000
10/14/2011	0	0	0
6/8/2012	0	0	0
6/23/2012	0	0	15,000
7/18/2012	0	0	5,000
10/29/2012	0	0	0
6/7/2013	0	0	0
7/1/2013	0	0	0
7/23/2013	0	0	0
9/1/2013	0	0	10,000
3/30/2014	0	0	35,000
7/27/2014	0	0	0
8/31/2014	0	0	0
10/22/2014	0	0	20,000
10/23/2014	0	0	0
12/9/2014	0	0	5,000
12/9/2014	0	0	30,000
5/31/2015	0	0	0
8/4/2015	0	0	0
8/15/2015	0	0	125,000
9/30/2015	0	0	0
4/6/2017	0	0	0
6/27/2017	0	0	1,000
7/12/2017	0	0	1,000,000
7/18/17	0	0	0
8/2/2017	0	0	5,000
10/25/17	0	0	0
10/30/2017	0	0	0
1/12/2018	0	0	0
1/13/2018	0	0	0
4/16/2018	0	0	0
6/25/2018	0	0	15,000
8/8/2018	0	0	35,000
8/12/2018	0	0	30,000

8/17/2018	0	0	0
10/29/2018	0	0	0
11/3/2018	0	0	0
11/10/2018	0	0	0
7/6/2019	0	0	0
8/07/19	0	0	0
9/2/2019	0	0	300
6/21/20	0	0	0
6/28/20	0	0	5,000
7/23/20	0	0	0
9/10/20	0	0	3,000
7/9/21	0	0	0
9/2/21	0	0	0
11/12/21	0	0	10,000
8/5/22	0	0	0
8/7/22	0	0	0
9/5/22	0	0	0
5/20/23	0	0	0
6/26/23	0	0	50,000
Total	**0**	**0**	**$42.06 M**

Source: NOAA, National Centers for Environmental Information

OVERVIEW OF TOWN-WIDE FLOODING

FEMA-designated flood plains are found throughout Watertown, mainly along the city's waterways (see Map 3 in Appendix A). The Charles River is the predominant source of potential flood waters in Watertown. Flood zones line the riverbanks, though they are generally constricted to the area immediately adjacent to the waterway. Most actual flooding occurs upstream of the Watertown Dam. Groundwater sourced flooding of basements is also relatively common across many different parts of the City.

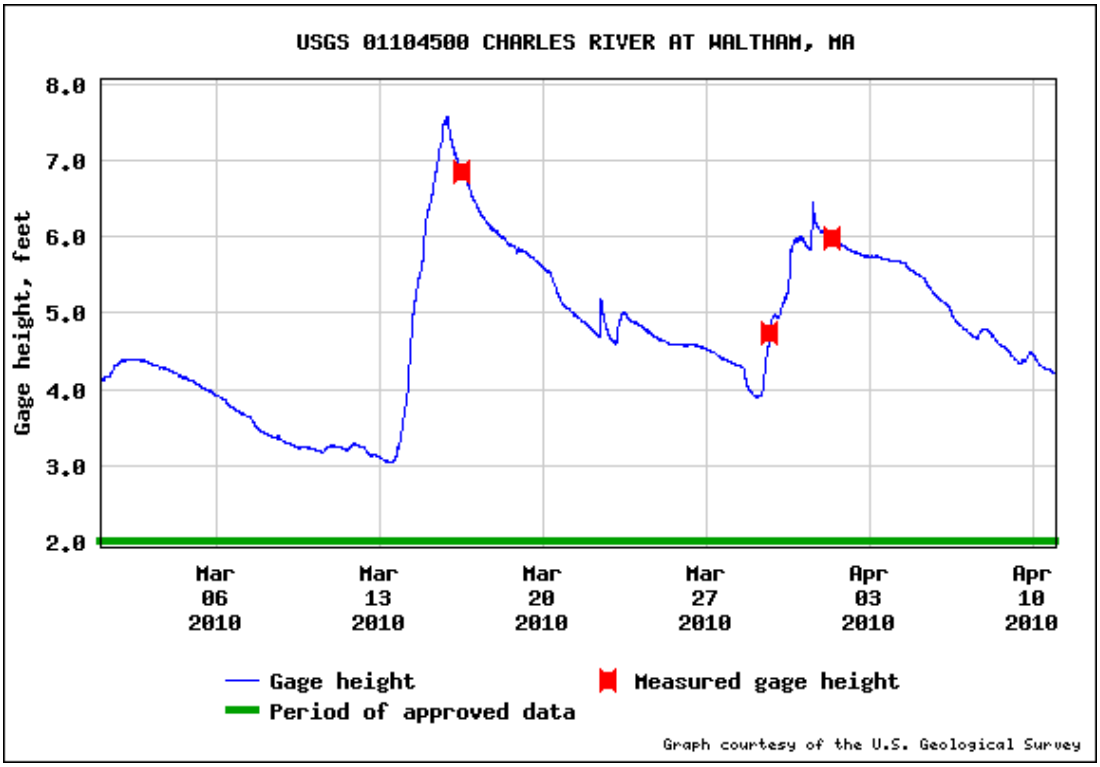
SEVERE PRECIPITATION

The most severe flooding since the previous plan occurred during March 2010, when a total of 14.83 inches of rainfall accumulation was recorded by the National Weather Service (NWS). The weather pattern that caused these floods consisted of early springtime prevailing westerly winds that moved three successive storms, combined with tropical moisture from the Gulf of Mexico, across New England. Torrential rainfall caused March 2010 to be the wettest month on record. The March 2010 rainstorms fit the profile of a type of severe precipitation event

expected to increase in frequency as the climate warms. That is, significant precipitation, falling in late winter as rain rather than snow, on frozen ground, and while vegetation is still dormant.

One indication of the extent of flooding is the gage height at the nearest USGS streamflow gauging station, which is on the Charles River in nearby Waltham. The USGS gage height, shown in Figure 12, reached 7.5 feet on March 16, 2010 and over 6 feet on March 31, 2010. Average gage height in April is about 4 feet.

Figure 12 Charles River Gage Heights, March-April 2010



Source, US Geological Service, National Water Information System

Damages from flooding from 2010 to 2022 in Middlesex County totaled $42.5 million. It is notable that $35.2 million of that total was due to the March 2010 storms. Those storms were a federally declared disaster, making federal assistance available to residents who did not carry flood insurance. The HAZUS analysis estimates of both losses due to business interruption and property damages in Watertown from a 100-year flood at $29.7 million and $50.6 million from a 500-year flood.

POTENTIAL FLOOD HAZARD AREAS

Flood Insurance Rate Maps and Flood Insurance Study

Information on potential flood hazard areas was taken from two sources. The first was the National Flood Insurance Rate Maps (FIRM) and accompanying Flood Insurance Stuey (FIS). The FIRM flood zones are shown on Map 3 in Appendix A and their definitions are listed below. Mapped flood plains are primarily along the city's ponds, brooks, and associated wetlands.

Revised FIRMs for Middlesex County, which includes Watertown, were adopted by FEMA on July 8th, 2025. The City has adopted an updated floodplain zoning bylaw to reflect the new FIRM mapping and to comply with a state model floodplain bylaw.

The Middlesex County Flood Insurance Study (FIS) was also revised and adopted on July 8, 2025. This provides supporting data and analysis regarding flooding in Watertown. The FIS provides the following overview description of flooding trends and impacts in Middlesex County:

Flood Insurance Rate Map Zone Definitions

Zone A (1% annual chance) - Zone A is the flood insurance rate zone that corresponds to the 100-year floodplains that are determined in the Flood Insurance Study (FIS) by approximate methods. Because detailed hydraulic analyses are not performed for such areas, no BFEs (base flood elevations) or depths are shown within this zone. Mandatory flood insurance purchase requirements apply.

Zone AE and A1-A30 (1% annual chance) **-** Zones AE and A1-A30 are the flood insurance rate zones that correspond to the 100-year floodplains that are determined in the FIS by detailed methods. In most instances, BFEs derived from the detailed hydraulic analyses are shown at selected intervals within this zone. Mandatory flood insurance purchase requirements apply.

Zones X500 (0.2% annual chance) **-** Zone X500 is the flood insurance rate zone that correspond to the 500-year floodplains that are determined in the Flood Insurance Study (FIS) by approximate methods. Because detailed hydraulic analyses are not performed for such areas, no BFEs (base flood elevations) or depths are shown within this zone.

Zone VE (1% annual chance) **-** Zone VE is the flood insurance rate zone that corresponds to the 100-year coastal floodplains that have additional hazards associated with storm waves. BFEs derived from the detailed hydraulic analyses are shown at selected intervals within this zone. Mandatory flood insurance purchase requirements apply.

Historically, excessive rainfall along, or in combination with, snowmelt runoff has produced flooding in low-lying areas of Middlesex County. Severe flooding occurred during August 1955. The flood of August 1955 resulted from two hurricanes that arrived almost concurrently-Hurricane Connie, occurring between August 11 and 15; and Hurricane Diane occurring between August 17 and 20. As a result of these two storms, roads and bridges were overtopped, and residences and businesses were flooded. Further, significant recorded floods were those occurring in May 1850, December 1878, July 1891, July 1897, February and March 1900, November 1927, March 1936, July and September 1938, October 1942, October 1955, April 1960, March 1968, and January 1979. FEMA's summary of historic Charles River flooding problems in Table 11.

Table 11: Summary of Flood Problems – Middlesex County Flood Insurance Study

Flooding Source	Description of Flood Problems
Charles River	Charles River has caused flooding issues in Middlesex County over the years as a result of hurricanes, snow melt combined with spring rains, and summer thunderstorms. The notable flood events along Charles River were the March 1936 snow melt and rainfall event, July 1938 rainfall event, August 1955 - two successive hurricanes in a one week span, March 1968 snow melt and rainfall event, and spring 2010 which involved three large rainfall events over a five week period. Some bridges were overtopped and numerous roads in low-lying areas along the river were flooded. The July 1938, August 1955, and March 1968 flood events were about at a 2-percent annual chance flood, and the spring 2010 event was about a 4-percent annual chance flood, based on peak-flow data at the USGS Charles River at Dover streamgage (01103500). At the USGS Charles River at Waltham streamgage (01104500) further downstream, the spring 2010 event was about a 1-percent annual chance flood, and the 1938, 1955, and 1968 were between a 20- and 10-percent annual chance flood.

Source: Middlesex County Flood Insurance Study, 2025, FEMA

Middlesex County also saw flooding from severe storms in October 1996, June 1998, April 2001, April 2004, October 2005. May 2006, and March 2010. During the May 2006 storm neighboring Boston recorded four- and six-day rainfalls of 8.49 and 13-15 inches respectively. In March 2010, heavy rainfall of 6 to10 inches fell over much of Southern New England resulting in major flooding across eastern Massachusetts and Rhode Island, including the Middlesex County area. Each of the seven gaged mainstem rivers in Middlesex County rose above flood stage.

FIS Hydrologic Analyses

Hydrologic analyses were carried out to establish the peak elevation-frequency relationships for floods of the selected recurrence intervals for each flooding source studied. Depending on factors such as watershed size and shape, land use and urbanization, and natural or man-made storage, various models or methodologies may be applied. A summary of the discharges for the Charles River is provided in Table 12 and historic flood elevations are shown in Table 13.

Table 12: Summary of Discharges Neponset River Watershed

			Peak Discharge (cfs)				
Flooding Source	**Location**	**Drainage Area (Sq Miles)**	**10% Annual Chance**	**4% Annual Chance**	**2% Annual Chance**	**1% Annual Chance**	**0.2% Annual**
Charles River	Watertown-Cambridge boundary	278	2,640	3330	3,880	4,460	5,990

Source: Middlesex County Flood Insurance Study, 2025, FEMA

Table 13: Historic Flooding Elevations

Flooding Source	Location	Historic Peak (Feet NAVD88)	Event Date	Source of Data
Charles River	Washington St., Wellesley	45.2	March 2010	USGS
Charles River	Community Rowing, Nonantum Rd., Boston	3.0	March 2010	USGS

Source: Middlesex County Flood Insurance Study, 2025, FEMA

FIS Flood Profiles

The most detailed, site-specific analysis included in the Middlesex County Flood Insurance Study are the Flood Profiles, which graphically display the elevations of the watershed and flood levels in cross-sections of the rivers and tributaries of the county. The FIS includes 109 Flood Profile diagrams, two of which are within the City of Watertown, as follows: Charles River, Panel 122P and Charles River, Panel 123P.

The Middlesex County Flood Insurance Study notes that cross sections with Base Flood Elevations (BFEs) shown on the FIRM maps correspond to the cross sections shown in the FIS Flood Profiles. BFEs are primarily intended for flood insurance rating purposes. For construction and/or floodplain management purposes, users are cautioned to use the flood elevation data presented in this FIS Report in conjunction with the data shown on the FIRM.

Flood Protection Measures for the Charles River

The upstream portions of the Charles River are located within neighboring Norfolk County, where a significant flood mitigation project was undertaken by the Army Corps of Engineers in the 1960s. The Norfolk County Flood Insurance Study summarizes this flood protection measure known as the Charles River Natural Valley Storage Project (See Table 14).

Table 14: Charles River Flood Protection Measures

Flooding Source	Structure Name	Type of Measure	Location	Description of Measure
Charles River	Charles River Natural Valley Storage	Natural storage in low-lying areas adjacent to the Charles River	Towns of Dedham, Dover, Medfield, Medway, Millis, Needham, Norfolk, and Wellesley	USACE purchased undeveloped land in the floodplain of the Charles River, so it can act as natural storage during a flood - to slowly release water and slow velocities

Source: FEMA, Norfolk County Flood Insurance Study, Revised July 2021

Locally Identified Flood Hazards

In addition, to the Flood Insurance Rate Maps, information on areas subject to flooding was provided by local officials. The Locally Identified Areas of Flooding described below were identified by town staff as areas where flooding is known to occur. All of these areas do not necessarily coincide with the flood zones from the FIRM maps. Some may be areas that flood due to inadequate drainage systems or other local conditions rather than location within a flood zone. The numbers correspond to the numbers on Map 8, "Local Hazard Areas" in Appendix A.

1 , Charles River , During severe storms flooding can occur directly along the shore on this stretch of the Charles River, above the dam.

3 , Watertown High School , Basement flooding from groundwater. New building will not have this problem.

4 , New Police Headquarters , Basement flooding from groundwater.

7 , Rutland Street , Basement flooding of homes from groundwater.

8 , Arlington Street and Keith Street , Flooding was caused after a series of three storms.

9 , Laurel St., Melendy Ave. and Oak St. , Neighborhood flooding

11 , Phillip Darch and Robert Ford Road- West End Projects Housing Authority ,This Federal housing authority explored a variety of flooding due to a high-water table issue.

12 , Gore Estate/Walker Pond , This area experiences flooding up the city boundary.

Repetitive Loss and Severe Repetitive Loss Properties

As defined by the National Flood Insurance Program (NFIP), a repetitive loss property is any property which the NFIP has paid two or more flood claims of $1,000 or more in any given 10-year period since 1978. A Severe Repetitive Loss property consists of any NFIP-insured residential property that has met at least one of the following flood loss criteria since 1978:

- 4 or more separate claim payments of more than $5,000 each (including building and contents payments); or
- 2 or more separate claim payments (building payments only) where the total of the payments exceeds the current value of the property.

There are 2 repetitive loss property in Watertown. These properties had a total of 6 losses, totaling $529,115 in combined building and contents claim payments. In addition there is one Severe Repetitive Loss properties that has had 4 losses totaling $503,651. The total of all losses for RL and SRL properties in Watertown is $1,032,767. Table 15 summarizes the number of repetitive loss and severe repetitive loss properties in Watertown and the number of losses and insurance claims payments for buildings and contents.

Table 15. Summary of Repetitive Losses and Claims

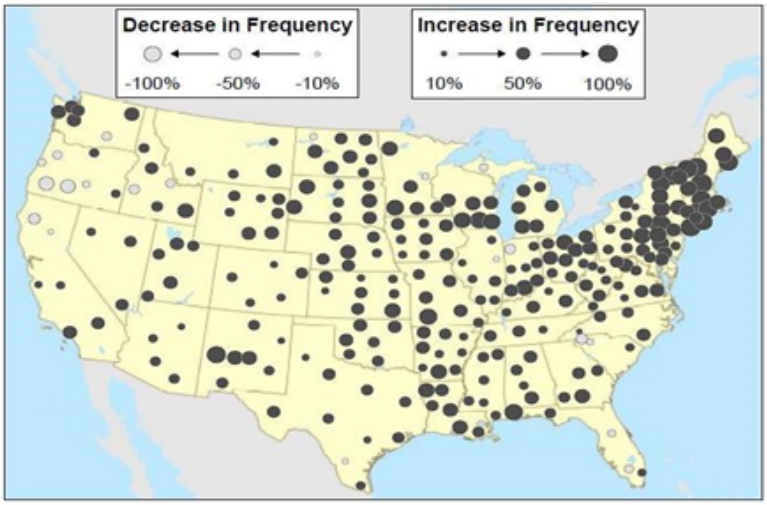
	Repetitive Loss Properties	Severe Repetitive Loss Properties	Total
Number of Properties	2	1	3
Number of Losses	6	4	10
Building Claim Payments	$39,613.90	$14,149.40	$53,763.30
Contents Claim Payments	$489,501.83	$489,501.83	$979,003.66
Total Claim Payments	$529,115.73	$503,651.23	$1,032,766.96

Source: Massachusetts Emergency Management Agency

FLOODING AND CLIMATE CHANGE

Watertown's average annual precipitation is 42 inches. While total annual precipitation has not changed significantly, according to the 2012 report *When It Rains It Pours – Global Warming and the Increase in Extreme Precipitation from 1948 to 2011,* intense rainstorms and snowstorms have become more frequent and more severe over the last half century in the northeastern United States. Extreme downpours are now happening 30 percent more often nationwide than in 1948 (see Figure 13). In other words, large rain or snow storms that happened once every 12 months, on average, in the middle of the 20th century, now happen every nine months.

Figure 13 Changes in Frequency of Extreme Downpours, 1948 – 2011



Source: *When It Rains It Pours – Global Warming and the Increase in Extreme Precipitation,* Environment America Research and Policy Center, July 2012

Not only are these intense storm events more frequent, they are also more severe; the largest annual storms now produce 10 percent more precipitation, on average, than in 1948. In particular, the report finds that New England has experienced the greatest change with intense rain and snow storms occurring 85 percent more often than in 1948.

Data from the 2022 MA Climate Change Assessment related to changes in precipitation patterns is included in an earlier section of this chapter. Those projections suggest that future rain events will be increasingly intense and lengthy, which could lead to increased inland and stormwater flooding.

Precipitation frequency estimates, which are used to derive stormwater design standards, were published in 196l by the U.S. Commerce Department in a document known as TP-40 (Technical Paper 40). The 10-year, 24-hour storm for eastern Massachusetts was calculated as a 4.5-inch event. Recently the National Oceanic and Atmospheric Administration published updated estimates (NOAA Atlas 14), which increased this design storm by 0.6 inches to 5.14 inches for eastern Massachusetts. Communities should consider future rainfall rates when designing infrastructure.

For example, communities could consider using NOAA Atlas 14 rainfall rates with an additional allowance to account for projected rainfall during the life of projects permitted today when sizing stormwater infrastructure. DEP takes a similar approach to describe current (not future) rainfall rates, called "NOAA14+" (Table 16). Mystic River Watershed Association (MyRWA) communities propose "NOAA14++", which they say reflects 2070 projections. The NOAA 14+ number is calculated by multiplying the NOAA 14 precipitation frequency estimate upper confidence interval by 0.9 (i.e., current but extreme precipitation events reflect 90% of upper confidence intervals). The NOAA 14++ number is the upper confidence interval. A comparison of these numbers is summarized in the table below (NOAA, 2023) .

Table 16: Rainfall rates for the 10-year 24-hour storm

NOAA 14	NOAA 14+	NOAA 14++
5.27 inches	5.90 **inches**	6.56 **inches**

NOAA, 2023

The 2022 MA Climate Change Assessment also highlights the following flooding climate impacts:

- By 2050, the 1 percent annual chance river flood could be two times more likely to occur
- By 2090, the historical 10 percent annual chance daily rainfall event (2.8 to 4 inches) could occur four times more frequently
- Damage could occur to inland buildings from heavy rainfall and overwhelmed drainage systems
- Damage could occur to transit service due to flooding
- There could be a reduction in the availability of affordably priced housing from direct damage including from flooding (Commonwealth of Massachusetts, 2022)

Probability of Future Occurrences

Based on the record of previous occurrences, flooding in Watertown is a Very High frequency event as defined by the Resilient MA Plan. Flooding is almost certain to occur multiple times a year.

DAM HAZARDS

Dam failure can occur as a result of structural failure, independent of a hazard event, or as the result of the impacts of a hazard event such as flooding associated with storms or an earthquake. In the event of a dam failure, the energy of the water stored behind even a small dam can cause loss of life and property damage if there are people or buildings downstream. The number of fatalities from a dam failure depends on the amount of warning provided to the population and the number of people in the area in the path of the dam's floodwaters.

Dam failure is a highly infrequent occurrence, but a severe incident could result in loss of lives and significant property damage. Since 1984, three dams have failed in or very near to Massachusetts, one of which resulted in a death. There have been no recorded dam breaches in Watertown.

The increasing intensity of precipitation is the primary climate concern related to dams, as they were designed based on historic weather patterns. The 2018 SHMCAP indicates that changing precipitation patterns may increase the likelihood of overflow events.

According to data provided by the Massachusetts Department of Conservation and Recreation (DCR) and the town, there is one dam located in Watertown, the Watertown Dam on the Charles River, owned by the MA Department of Conservation and Recreation. The Town coordinates with DCR at this dam and others up and downstream on the Charles River to maintain an appropriate level of flow during storm events to manage flooding to the extent possible.

In addition to the Watertown Dam, there are also several upstream dams on tributaries of the Charles that could have an impact on Watertown should they fail. These include two dams owned by the City of Cambridge Water Department in Weston and Waltham, the Norumbega Reservoir Dams, Schenck's Pond Dam, and Weston Reservoir Dam in Weston, operated by the Massachusetts Water Resources Authority.

The Watertown Dam and upstream dams are summarized in Tables 17A and 17B according to river or stream, ownership, and hazard potential. DCR defines dam hazard classifications as follows:

> *High*: Dams located where failure or mis-operation will likely cause loss of life and serious damage to homes(s), industrial or commercial facilities, important public utilities, main highways(s) or railroad(s).
>
> *Significant:* Dams located where failure or mis-operation may cause loss of life and damage home(s), industrial or commercial facilities, secondary highway(s) or railroad(s) or cause interruption of use or service of relatively important facilities.
>
> *Low:* Dams located where failure or mis-operation may cause minimal property damage to others. Loss of life is not expected.

Table 17A Inventory of Dams in Watertown

Dam Name	River/Stream	Owner/Operator	Owner Type	Hazard Potential Classification
Watertown Dam	Charles River	DCR	State	Significant Hazard

Source: Dept. of Conservation and Recreation, Dam Inventory

Table 17B Inventory of Dams Upstream of Watertown

Dam Name	River/Stream	Owner/Operator	Owner Type	Hazard Potential Classification
Dam Name	**River/Stream**	**Owner/Operator**	**Owner Type**	**Hazard Potential Classification**
Cambridge Reservoir	Hobbs Brok	City of Cambridge	Municipal	Significant Hazard
Norumbega Dam#1	Seaverns Brook	DCR/MWRA	State	High Hazard
Norumbega Dam#2	Seaverns Brook	DCR/MWRA	State	Significant Hazard
Norumbega Dam#3	Seaverns Brook	DCR/MWRA	State	Significant Hazard
Norumbega Dam#4	Seaverns Brook	DCR/MWRA	State	High Hazard
Norumbega East Dike	Seaverns Brook	DCR/MWRA	State	High Hazard
Schencks Pond Dam	Seaverns Brook	DCR/MWRA	State	High Hazard
Stony Brook Reservoir	Stony Brook	City of Cambridge	Municipal	High Hazard
Weston Reservoir	Pine Brook	DCR/MWRA	State	High Hazard

Source: Dept. of Conservation and Recreation, Dam Inventory

There are no records of dam failures in Watertown or upstream communities. Based on the record of previous occurrences, dam failure in Watertown is a low frequency event as defined by the Massachusetts State Hazard Mitigation Plan. This hazard may occur less frequently than once in 50 years to once in 100 years (1% to 2% per year).

Future land use development in areas below a dam could increase the city's vulnerability to dam hazards. However, there is no indication of increased vulnerability in Watertown.

Probability of Future Occurrences

Based on the record of no previous occurrences dam failure in Watertown this is a Very Low frequency event. This hazard may occur less frequently than once in 100 years (less than 1% chance per year

DROUGHT HAZARDS

Drought is a temporary irregularity in precipitation and differs from aridity since the latter is restricted to low rainfall regions and is a permanent feature of climate. Drought is a period characterized by long durations of below normal precipitation. Drought conditions occur in virtually all climatic zones yet its characteristics vary significantly from one region to another, since it is relative to the normal precipitation in that region. Drought can affect agriculture, water supply, aquatic ecology, wildlife, and plant life.

In Massachusetts, droughts are caused by the prevalence of dry northern continental air and a decrease in coastal- and tropical-cyclone activity. During the 1960's, a cool drought occurred because dry air from the north caused lower temperatures in the spring and summer of 1962-65.

The northerly winds drove frontal systems to sea along the Southeast Coast and prevented the Northeastern States from receiving moisture (U.S. Geological Survey). This is considered the drought of record in Massachusetts.

Average annual precipitation in Massachusetts is 44 inches per year, with approximately 3 to 4 inch average amounts for each month of the year. Regional monthly precipitation ranges from zero to 17 inches. Statewide annual precipitation ranges from 30 to 61 inches. Thus, in the driest calendar year (1965), the statewide precipitation total of 30 inches was 68 percent of average.

Although Massachusetts is relatively small, it has a number of distinct regions that experience significantly different weather patterns and react differently to the amounts of precipitation they receive. The DCR precipitation index divides the state into seven regions: Western, Central, Connecticut River Valley, Northeast, Southeast, Cape Cod, and Islands.

The Massachusetts Drought Management Plan was revised in 2019 to change the state's classification of droughts by establishing four levels to characterize drought severity beyond normal conditions:

- Level 0-Normal Conditions (no drought)
- Level 1-Mild Drought (formerly Advisory)
- Level 2-Significant Drought (formerly Watch)
- Level 3-Critical Drought (formerly Warning)
- Level 4-Emergency Drought (formerly Emergency)

The Massachusetts drought levels are shown in comparison to the U.S. Drought Monitor levels in Table 13. The two sets of drought indices are similar, but Massachusetts combines the USDM's level D2 and D3 into one category, Critical Droughts.

These levels are based on conditions of natural resources and provide information on the current status of water resources. As dry conditions can have a range of different impacts, a number of drought indices are available to assess these impacts. Massachusetts uses a multi-index system that takes advantage of several of these indices to determine the severity of a given drought or extended period of dry conditions. Drought level is determined monthly based on the number of indices which have reached a given drought level. Drought levels are declared on a regional basis for each of seven regions in Massachusetts. County by county or watershed-specific determinations may also be made. A determination of drought level is based on seven indices:

1. Standardized Precipitation Index (SPI) reflects soil moisture and precipitation.
2. Crop Moisture Index: (CMI) reflects soil moisture conditions for agriculture.
3. Keetch Byram Drought Index (KBDI) is designed for fire potential assessment.
4. Precipitation Index is a comparison of measured precipitation amounts to historic normal precipitation.
5. The Groundwater Level Index is based on the number of consecutive month's groundwater levels are below normal (lowest 25% of period of record).
6. The Stream flow Index is based on the number of consecutive months that stream flow levels are below normal (lowest 25% of period of record).
7. The Reservoir Index is based on the water levels of small, medium and large index reservoirs across the state, relative to normal conditions for each month.

As shown in Table 18, another measure of drought is the U.S. Drought Monitor, which characterizes droughts as abnormally dry, moderate, severe, extreme, and exceptional. Extreme drought is characterized by likely crop and pasture losses, water shortages, and water restrictions.

Table 18: US Drought Monitor Compared to MA Statewide Drought Levels

USDM Names	Recurrence	Percentile Ranges	MA DMP Levels	MA Percentile Ranges	MA DMP Names
D0: Abnormally Dry	once per 3 to 5 years	21 to 30	1	>20 and ≤30%	Mild Drought
D1: Moderate	once per 5 to 10 years	11 to 20	2	>10 and ≤20%	Significant Drought
D2: Severe Drought	once per 10 to 20 years	6 to 10	3	>2 and ≤10%	Critical Drought
D3: Extreme Drought	once per 20 to 50 years	3 to 5			
D4: Exceptional Drought	once per 50 to 100 years	0 to 2	4	≤2%	Emergency

Source: Massachusetts Drought Management Plan, 2019

Table 19 shows the range of values for each of the indices associated with the drought levels. Because drought tends to be a regional natural hazard, this plan references state data as the best available data for previous drought occurrences.

Determinations regarding the end of a drought or reduction of a drought level focus on precipitation and groundwater levels. These factors have the greatest long-term impact on stream flow, water supply, reservoir levels, soil moisture, and forest fire potential.

The drought levels provide a framework from which to take actions to assess, communicate, and respond to drought conditions. Drought levels are used to coordinate both state agency and local response to drought situations. Water restrictions might be appropriate at the significant drought stage, depending on the capacity of each individual water supply system. A critical drought level indicates a severe situation and the possibility that a drought emergency may be necessary. A drought emergency is one in which mandatory water restrictions or use of emergency supplies is necessary.

Table 19: Indices Values Corresponding to Drought Index Severity Levels

Index Severity Level	Standardized Precipitation Index	Streamflow	Lakes and Impoundments	Groundwater	Keetch-Byram Drought Index	Crop Moisture Index
0	>30th percentile				< 200	> -1.0
1	≤30 and >20				200-400	≤-1.0 and > -2.0
2	≤20 and >10				400-600	≤-2.0 and < -3.0
3	≤10 and >2				600-700	≤ -3.0 and > -4.0
4	≤2				700-800	≤-4.0

Source: Massachusetts Drought Management Plan, 2019

Previous Occurrences

Because drought tends to be a regional natural hazard, the best available date on previous drought occurrences is state-wide data, summarized below.

A summary of Massachusetts long term historic drought events from 1879 to 2019 is shown in Table 20. This table was prepared for the 2019 Massachusetts Drought Management Plan, so it does not include the more recent droughts of 2020 (Level 3) and 2021(Level 2).

Table 20: Chronology of major droughts in Massachusetts since 1879

Date	Area affected	Recurrence interval (years)	Remarks	Reference
1879-83	–	–	Kinnison 1931 referenced these periods as two of three worst droughts on record in 1931, the third being the then current drought of 1929-1932.	Kinnison 1931
1908-12	–	–		
1929-32	Statewide	10 to >50	Water-supply sources altered in 13 communities. Multistate.	USGS 1989
1939-44	Statewide	15 to >50	More severe in eastern and extreme western Massachusetts. Multistate.	USGS 1989
1957-59	Statewide	5 to 25	Record low water levels in observation wells, northeastern Massachusetts.	USGS 1989
1961-69	Statewide	35 to >50	Water-supply shortages common. Record drought. Multistate.	USGS 1989
1980-83	Statewide	10 to 30	Most severe in Ipswich and Taunton River basins; minimal effect in Nashua River basin. Multistate.	USGS 1989
1985-88	Housatonic River Basin	25	Duration and severity as yet unknown. Streamflow showed mixed trends elsewhere.	USGS 1989
1995	–	–	Based on statewide average precipitation	DMP 2013
1998-1999	–	–	Based on statewide average precipitation	DMP 2013
Dec 2001 - Jan 2003	Statewide	–	Level 2 drought (out of 4 levels) was reached statewide for several months	DCR 2017
Oct 2007 - Mar 2008	Statewide except West and Cape & Islands regions	-	Level 1 drought (out of 4 levels)	DCR 2017
Aug 2010 - Nov 2010	Connecticut River Valley, Central and Northeast regions	–	Level 1 drought (out of 4 levels)	DCR 2017
Oct 2014 - Nov 2014	Southeast and Cape & Islands regions	–	Level 1 drought (out of 4 levels)	DCR 2017
Jul 2016 - Apr 2017	Statewide	–	Level 3 drought (out of 4 levels)	DCR 2017

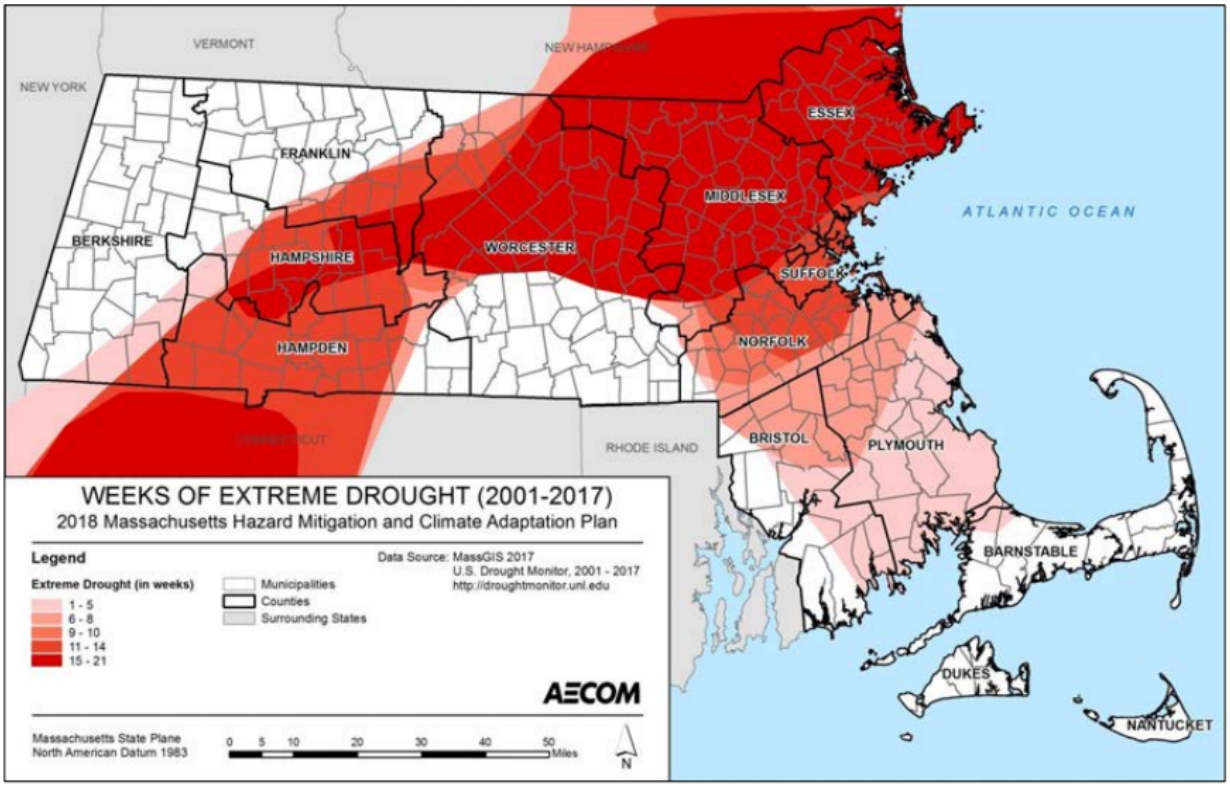
Source: Massachusetts Drought Management Plan, 2019

The Executive Office of Energy and Environment's Drought Management Task Force also provides information on historic drought status for each drought level in Massachusetts. That information is summarized below.

Mild Drought/Advisory	2001, 2002, 2007, 2014, 2016, 2017, 2020, 2021, 2022
Significant Drought/Watch	2002, 2016, 2017, 2020, 2021, 2022
Critical Drought/Warning	2016, 2017, 2020, 2022
Emergency Drought/Emergency	None

In recent past there have been several droughts in Massachusetts. The drought of 2016 was the worst one since 1985, with more than half of the state reaching the Extreme Drought stage for several months. This was followed by another drought four years later in 2020, which was most severe in Southeastern Massachusetts. Finally, in the early spring of 2021 a third, milder, drought was declared. By the summer of 2021 conditions in the northeast region improved but the region experienced another drought in the summer of 2022.

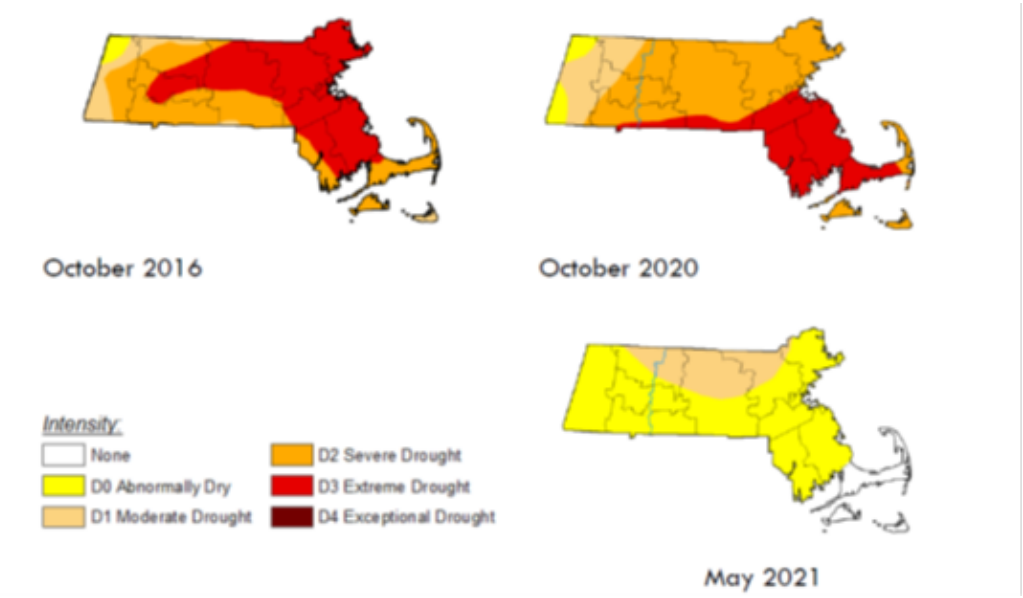
Figure 14: Weeks of Extreme Drought (2001-2017)



Source: SHMCAP 2018

In just the last ten years there have been three significant droughts in Massachusetts. The drought of 2016 was the worst one since 1985, with more than half of the state reaching the Extreme Drought stage for several months (Figure 15). This was followed by another drought four years later in 2020, which was most severe in Southeastern Massachusetts. Finally, in the early spring of 2021 a third, milder

Figure 15: Recent Massachusetts Drought Events (2016-2021)



Source: US Drought Monitor, 2016-2021

Potential Drought Vulnerability

The entire City of Watertown is potentially vulnerable to the impacts of drought. Under a severe long term drought the City could be vulnerable to restrictions on water supply, as the city's public water supply relies on local groundwater aquifers that could experience reduced yield. Potential damages of a severe drought could include losses of landscaped areas if outdoor watering is restricted and potential loss of business revenues if water supplies were severely restricted for a prolonged period. Another potential vulnerability of droughts could be increased risk of wildfires.

As this hazard has never occurred to such a severe degree in Watertown, there are no data or estimates of potential damages, but under a severe long term drought scenario it would be reasonable to expect a range of potential damages from several million to tens of millions of dollars.

Probability of Future Occurrence

The SHMCAP, using data collected since 1850, calculates that statewide there is a 1% chance of being in a drought emergency in any given month. For drought warning and watch levels, the chance is 2% and 8% respectively in any given month. See Table 21 for more information.

Table 21: Frequency of Massachusetts Drought Levels

Drought Level	Frequency Since 1850	Probability in a Given Month
Drought Emergency	5 occurrences	1% chance
Drought Warning	5 occurrences	2% chance
Drought Watch	46 occurrences	8% chance

Source: 2018 SHMCAP

Droughts And Climate Change

Droughts are projected to increase in frequency and intensity in the summer and fall as weather patterns change. Factors contributing to this include increasing evaporation as a result of warmer weather, earlier snow melt, and more extreme weather patterns. Information from the 2022 Massachusetts Climate Change Assessment related to drought is included in the "Climate Change Observations and Projections" section of this report. Additionally, the 2022 Assessment highlights the following drought-related impacts:

- Freshwater ecosystem degradation due to drought and other impacts
- Increased contaminant concentrations in freshwater during drought conditions
- Loss of tree cover due to drought and other impacts

LANDSLIDE HAZARDS

According to the USGS, "The term landslide includes a wide range of ground movement, such as rock falls, deep failure of slopes, and shallow debris flows. Although gravity acting on an over steepened slope is the primary reason for a landslide, there are other contributing factors." Among the contributing factors are: erosion by rivers or ocean waves over steepened slopes; rock and soil slopes weakened through saturation by snowmelt or heavy rains; earthquakes create stresses that make weak slopes fail; and excess weight from accumulation of rain or snow, and stockpiling of rock or ore, from waste piles, or from man-made structures.
Landslides can result from human activities that destabilize an area or can occur as a secondary impact from another natural hazard such as flooding. In addition to structural damage to buildings and the blockage of transportation corridors, landslides can lead to sedimentation of water bodies. Typically, a landslide occurs when the condition of a slope changes from stable to unstable. Natural precipitation such as heavy snow accumulation, torrential rain and run-off may saturate soil creating instability enough to contribute to a landslide. The lack of vegetation and root structure that stabilizes soil can destabilize hilly terrain.

In Massachusetts, according to the SHMCAP, the most common cause of landslides are geologic conditions combined with steep slopes and/or heavy rains. Landslides associated with heavy rains typically occur on steep slopes with permeable soils underlain by till or bedrock.

There is no universally accepted measure of landslide extent but it has been represented as a measure of destructiveness. Table 22 summarizes the estimated intensity for a range of landslides. For a given landslide volume, fast moving rock falls have the highest intensity while slow moving landslides have the lowest intensity.

The SHMCAP, utilized data from the MA Department of Transportation from 1986 to 2006 to estimates that, on average, roughly one to three known landslides have occurred each year in the state. A slope stability map published by the MA Geological Survey and UMass-Amherst indicates that the most significant risk of landslide is in western Massachusetts.

Table 22: Landslide Volume and Velocity

Estimated Volume (m^3)	Expected Landslide Velocity		
	Fast moving (rock fall)	**Rapid moving (debris flow)**	**Slow moving (slide)**
<0.001	Slight intensity	--	--
<0.5	Medium intensity	--	--
>0.5	High intensity	---	--
<500	High intensity	Slight intensity	--
500-10,000	High intensity	Medium intensity	Slight intensity
10,000 – 50,000	Very high intensity	High intensity	Medium intensity
>500,000	--	Very high intensity	High intensity
>500,000	--	--	Very high intensity

Source: *A Geomorphological Approach to the Estimation of Landslide Hazards*, M. Cardinali et al, 2002

Probability of Future Occurrences

Based on past occurrences and the Resilient Massachusetts Plan, landslides are very low, very unlikely, minimal examples of historical occurrences.

Climate Change and Landslides

Changes in precipitation may increase the chance of landslides, as extreme rain events could result in more frequent saturated soils which are conducive to landslides. Drought may also increase the likelihood of landslides if loss of vegetation decreases soil stability.

Watertown is classified as having a low risk for landslides (see Map 4, Appendix A). No acreage in Watertown has been lost to landslides, as there have been no recorded incidents of landslides or damage caused by landslides in the town.

Should a landslide occur in the future, the type and degree of impacts would be highly localized, and the city's vulnerabilities could include damage to structures, damage to transportation and other infrastructure, and localized road closures. Potential damages would depend on the extent of impact, based on how many properties were affected. Given the relatively high assessed value of property in Watertown, damages affecting a single residence could exceed $500,000, and damages affecting several homes or business properties could theoretically total several million dollars. However, there are no data available on landslide damages in Watertown, as there are no records of any damages caused by landslides in the town. Injuries and casualties, while possible, would be unlikely given the low extent and impact of landslides in Watertown.

CLIMATE TRENDS: RISING TEMPERATURES

EXTREME TEMPERATURE HAZARDS

AVERAGE AND EXTREME TEMPERATURES

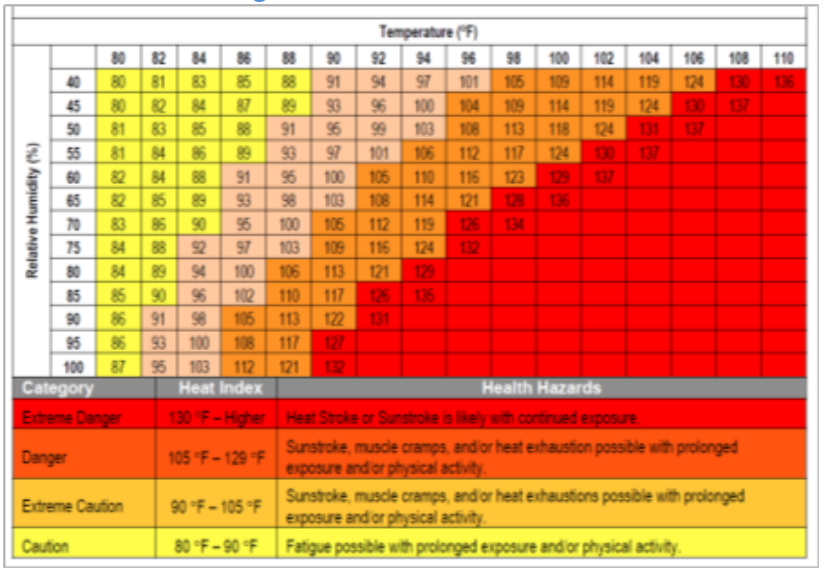
Extreme temperatures occur when either high temperature or low temperatures relative to average local temperatures occur. These can occur for brief periods of time and be acute, or they can occur over long periods of time where there is prolonged period of excessively hot or cold weather. Extreme temperatures are a community-wide hazard in Watertown.

Watertown has four well-defined seasons. The seasons have several defining factors, with temperature one of the most significant. Extreme temperatures can be defined as those, which are far outside of the normal seasonal ranges for Massachusetts. The average temperatures for Massachusetts are: winter (Dec-Feb) Average = 31.8°F and summer (Jun-Aug) Average = 71°F. Extreme temperatures are a citywide hazard.

EXTREME HEAT

While a heat wave for Massachusetts is defined as three or more consecutive days above 90°F, another measure used for identifying extreme heat events is through a Heat Advisory from the NWS. These advisories are issued when the heat index (Figure 16) is forecast to exceed 100-degree Fahrenheit (F) for 2 or more hours; an excessive heat advisory is issued if forecast predicts the temperature to rise above 105 degree F.

Figure 16: Heat Index Chart



Source: National Weather Service

The best available data on past occurrences of extreme heat events is from NOAA's National Centers for Environmental Information (NCEI) for Middlesex County, which includes Watertown.

The NCEI records indicate that In the last decade, there have been two excessive heat events recorded, with one reported death, no injuries, and no property damage (see Table 23).

Table 23: Middlesex County Extreme Heat Occurrences 2010-2023

Date	Deaths	Injuries	Damage
7/6/2010	0	0	0
7/5/2013	1	0	0
TOTAL	**1**	**0**	**0**

Source: NOAA, National Centers for Environmental Information

Extreme heat poses a potentially greater risk to the elderly, children, and people with certain medical conditions. However, even young and healthy individuals can succumb to heat if they participate in strenuous physical activities during hot weather.

Older adults are often at elevated risk due to a high prevalence of pre-existing and chronic conditions; in Watertown approximately 16.3% of the population is over age 65. People who live in older housing stock and in housing without air conditioning have increased vulnerability to heat-related illnesses. Areas with less shade and darker surfaces (pavement and roofs) will experience even hotter temperatures; these surfaces absorb heat during the day and release it in the evening, keeping nighttime temperatures warmer as well.

Hot summer days can worsen air pollution. With increased extreme heat, urban areas are likely to experience more days that fail to meet air quality standards. Power failures are more likely to occur during heat waves, affecting the ability of residents to remain cool during extreme heat. Individuals with pre-existing conditions and those who require electric medical equipment may be at increased risk during a power outage.

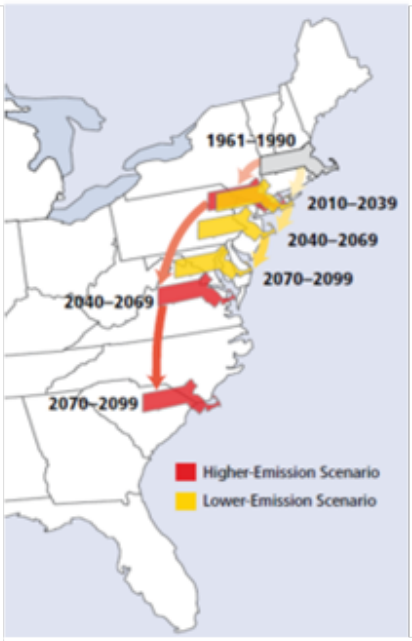
Extreme Heat and Climate Change

The 2022 MA Climate Change Assessment includes projections of climate-driven future increases in average temperature and in the number of extreme heat days. The assessment also highlights the following climate impacts for the Eastern Inland Region, related to temperatures. Over time our climate will become more similar to areas well to the south of New England (Figure 17).

- Warmer temperatures and more frequent heat waves are connected to impaired human health, increased droughts, reduced agriculture yields, species range shifts, and damaged infrastructure.
- By 2030, the summer mean temperature could increase by 3.6°F from the historical period (1950-2013), worsening stress on electric transmission and utility distribution infrastructure.
- By 2070, there could be 58 fewer days below freezing, increasing the chance of ticks overwintering and reducing winter recreation opportunities.
- Increase in vector borne diseases and bacterial infections, including West Nile Virus and Lyme disease due to more favorable conditions for ticks and mosquitoes.
- Damage to electric transmission and utility distribution infrastructure associated with heat stress

- Damage to rails and loss of transit service, including flooding and track buckling during high heat events.
- Reduced ability to work, particularly for outdoor workers during extreme heat, as well as commute delays due to damaged infrastructure.
- Reduced ability to work, particularly for outdoor workers during extreme heat, as well as commute delays due to damaged infrastructure.
- Freshwater ecosystem degradation due to warming waters.
- Forest health degradation from warming temperatures and increasing pest occurrence

Figure 17: Climate Impact Scenarios



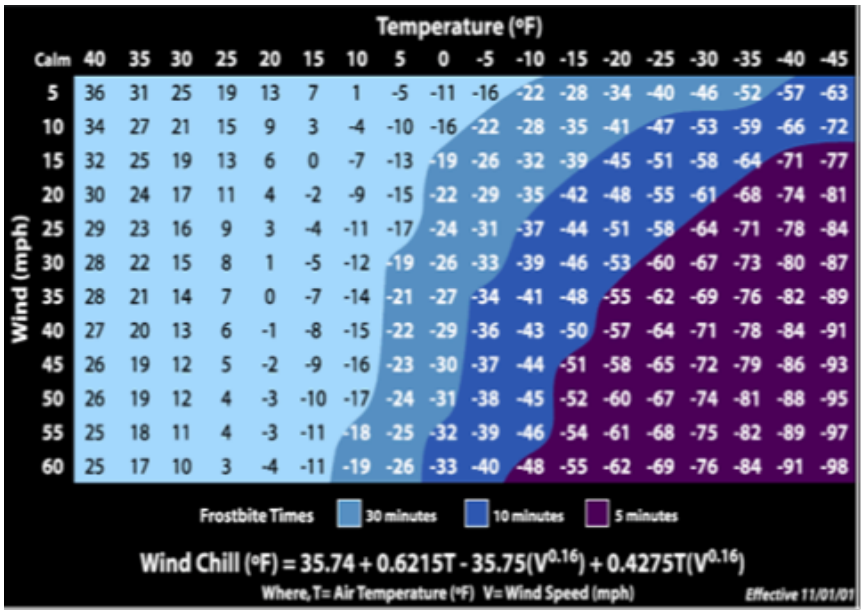
Source: Union of Concerned Scientists

The 2018 SHMCAP identifies ecosystems that are expected to be particularly vulnerable to warming temperatures. These include cold-water fisheries, vernal pools, spruce-fir forests, northern hardwood forests (Maple, Beach, Birch), Hemlock forests, and urban forests (due to heat island impacts). Other Impacts on natural resources include a longer growing season and northern migration of plants and animals, including invasive species.

EXTREME COLD

Extreme cold is relative to the normal climatic lows in a region. Temperatures that drop decidedly below normal and wind speeds that increase can cause harmful wind-chill factors. The severity of extreme cold temperature is typically measured using the Wind Chill Temperature Index, which is provided by the National Weather Service (NWS). The wind chill is the apparent temperature felt on exposed skin due to the combination of air temperature and wind speed. The index is provided in Figure 18. A Wind Chill warning is issued when the Wind Chill Index is forecast to fall below -25 degrees F for at least 3 hours.

Figure 18: Wind Chill Temperature Index and Frostbite Risk



Source: National Weather Service

The best available data on past occurrences of extreme cold events are from NOAA's National Centers for Environmental Information (NCEI) for Middlesex County, which includes Watertown. There were three extreme cold events recorded by NCEI in the past ten years (Table 24), which caused no deaths, no injuries, or property damage.

Table 24: Middlesex County Extreme Cold and Wind Chill Occurrences

Date	Deaths	Injuries	Damages
2/15/2015	0	0	0
2/16/2015	0	0	0
2/14/2016	0	0	0
TOTAL	**0**	**0**	**0**

Source: NOAA, National Centers for Environmental Information

Extreme cold is a dangerous situation that can result in health emergencies for susceptible people, such as those without shelter or who are stranded or who live in homes that are poorly insulated or without heat. The entire City of Watertown is potentially vulnerable to the impacts of extreme cold. The greatest vulnerability to the Watertown would be a power outage during a winter storm, which could temporarily leave many residents without heat. Extremely cold temperatures often accompany winter storms, which may also cause power failures and hazardous travel due to icy roads.

Probability of Future Occurrences

Extreme temperature events are projected to be medium frequency events based on past occurrences, as defined by the Massachusetts State Hazard Mitigation Plan. Both extreme cold

and hot weather events occur between once in five years to once in 50 years, or a 2 percent to 20 percent chance of occurring each year.

INVASIVE SPECIES

The 2018 Massachusetts State Hazard Mitigation and Climate Adaptation Plan included invasive species as a natural hazard for the first time. They are defined as "non-native species that cause or are likely to cause harm to ecosystems, economies, and/or public health". In new habitats invasive species displace native species because they have competitive advantages including no biological controls from their native habitat.

The Department of Conservation and Recreation (DCR) currently has two open Orders of Conditions with the Watertown Conservation Commission related to invasive species management along the Charles River. One Order of Conditions covers the removal of aquatic invasive plants in the Lower Charles River Basin and the Lakes District, work that is carried out by Solitude Lake Management. The second Order of Conditions addresses the removal of terrestrial invasive plants along the Charles River and its banks, which is conducted through volunteer efforts coordinated by DCR.

For DCR projects with open Orders of Conditions in Watertown, the Charles River Lower Basin and Lakes Districts fall under MassDEP filing numbers 321-0179 and 321-0183. According to the 2024 annual report submitted by DCR in partnership with Solitude Lake Management, curly-leaf pondweed (*Potamogeton crispus*) was present in both 2023 and 2024, while water chestnut (*Trapa natans*) was present in 2023 but not observed in 2024.

Terrestrial invasive plant management is guided by the Charles River Vegetation Management Plan (MassDEP filing number 321-0185). Annual end-of-year reports from 2023 and 2024 document the presence and management of several invasive species, including garlic mustard (*Alliaria petiolata*), Asiatic bittersweet (*Celastrus orbiculatus*), tree of heaven (*Ailanthus altissima*), buckthorn (*Rhamnus cathartica* and *Rhamnus frangula*), black swallowwort (*Cynanchum* spp.), and mugwort (*Artemisia vulgaris*).

In addition to DCR's efforts, the Watertown Community Gardens have played a significant role in invasive plant removal along the Watertown–Cambridge Greenway. Their work has included removing invasive species and planting native vegetation to help outcompete invasives in certain areas. In FY26, the Watertown Community Gardens were awarded a MassTrails Grant to support poison ivy removal and the development of a comprehensive Invasive Species Management Plan (ISMP) to guide future efforts.

Based on current data that is available through MDAR, Beech Leaf Disease, and Spotted Lanternfly are listed for Watertown. The City's Tree Warden has observed Beech Leaf Disease in one of the City's woodland parcels, Whitney Hill Park.

Invasive Species and Climate Change

Climate change is predicted to increase the abundance of invasive species and expand their habitat ranges. Species hierarchies in ecosystems are also expected to change, and ecosystems

that are stressed (due to climate-change associated drought, increased temperatures, wildfires, etc.) will be more susceptible to invasive species.

Probability of Future Occurrences

Based on the record of previous occurrences, invasive species in Watertown is a Low-Medium frequency event as defined by the Resilient MA Plan.

AVIAN FLU

Highly Pathogenic Avian Influenza (HPAI), commonly referred to as avian flu, has been an increasing concern in Massachusetts since 2021. The disease primarily affects wild and domestic bird populations and has resulted in periodic die-offs of wild birds across the region. Activity intensified in 2025, prompting increased monitoring and response by local and state agencies.

Local response actions follow guidance issued by the Massachusetts Department of Agricultural Resources (MDAR). During periods of heightened activity, municipal staff may be required to respond to reports of sick or deceased birds. In past response efforts, staff collected birds suspected of infection while wearing full personal protective equipment (PPE) and following sanitization protocols to reduce the risk of disease transmission. Collected birds were temporarily stored in a secured freezer and later cremated and disposed of in accordance with public health and environmental guidance.

Due to the limited availability of wildlife veterinarians capable of responding to or euthanizing infected birds, municipalities may need to rely on internal staff and established protocols for safe handling and disposal. Currently, municipal response is limited to the collection of deceased birds located on public property, consistent with MDAR guidance.

Preventive measures focus primarily on protecting domestic poultry populations. Poultry owners are advised to implement strong biosecurity practices to prevent contact between domestic birds and wild birds, which are known carriers of the virus. Recommended measures include eliminating standing water that may attract waterfowl and restricting domestic poultry access to areas frequented by wild birds.

The risk of human infection from HPAI is considered very low, though individuals who have close contact with sick or deceased birds may face elevated risk. To date, no human cases have been reported in Massachusetts. Municipal monitoring and response procedures remain adaptable and will continue to follow guidance from MDAR and other relevant public health and regulatory agencies.

WILDFIRE HAZARDS

A wildfire is a non-structure fire occurring in a forested, shrub, or grassland area. In the Boston Metro region these fires rarely grow to the size of a wildfire as seen more typically in the western U.S. As their name implies, these fires typically burn no more than the underbrush of a forested area. There are three different classes of wild fires:

- **Surface fires** are the most common type and burn along the floor of a forest, moving slowly and killing or damaging trees;
- **Ground fires** are usually started by lightning and burn on or below the forest floor;
- **Crown fires** spread rapidly by wind, jumping along the tops of trees.

Wildfire season can begin in March and usually ends in late November. The majority of wildfires typically occur in April and May, when most vegetation is void of any appreciable moisture, making them highly flammable. Once "green-up" takes place in late May to early June, the fire danger usually is reduced somewhat.

A wildfire differs greatly from other fires by its extensive size, the speed at which it can spread out from its original source, its potential to unexpectedly change direction, and its ability to jump gaps such as roads, rivers and fire breaks.

The National Wildfire Coordinating Group (NWCG) classifies the severity of wildfires based on their acreage as follows:

- Class A - one-fourth acre or less;
- Class B - more than one-fourth acre, but less than 10 acres;
- Class C - 10 acres or more, but less than 100 acres;
- Class D - 100 acres or more, but less than 300 acres;
- Class E - 300 acres or more, but less than 1,000 acres;
- Class F - 1,000 acres or more, but less than 5,000 acres;
- Class G - 5,000 acres or more (NWCG, 2023) .

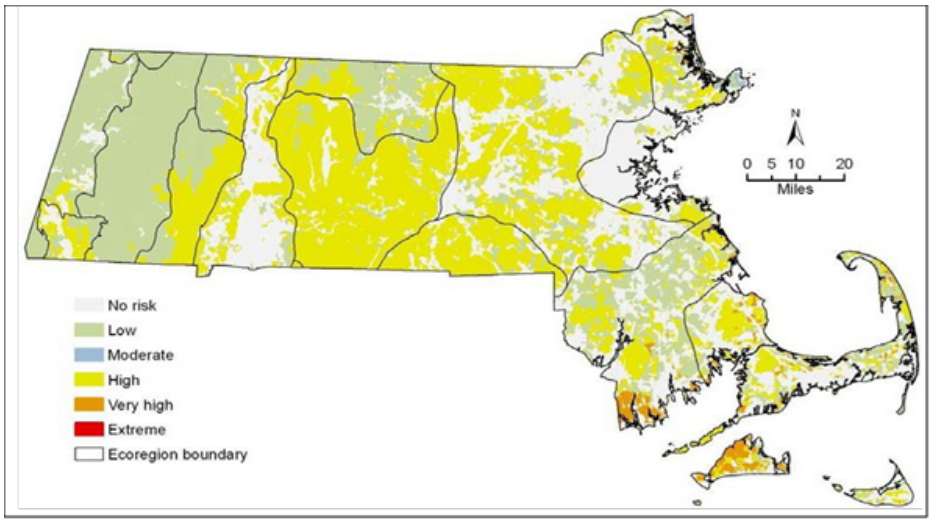
The most susceptible fuels are pitch pine, scrub oak and oak forests. Topography can affect the behavior of fires, as fire spreads more easily uphill. Fires can present a hazard where there is the potential to spread into developed or inhabited areas, particularly residential areas where sufficient fuel materials might exist to allow the fire the spread into homes. Protecting structures from fire poses special problems and can stretch firefighting resources to the limit. The most common cause of wildfires is the careless disposal of smoking materials and untended campfires.

If heavy rains follow a fire, other natural disasters can occur, including landslides, mudflows, and floods. If a wildfire destroys ground cover, erosion becomes one of several potential problems. Wildfires in Massachusetts are measured by the number of fires and the sum of acres burned. The most recent data available for wildfires in Massachusetts, shown in Figure 20 below.

Potential Wildfire Hazard Areas

The 2018 SHMCAP includes a map that depicts statewide fire risk incorporating three risk components: fuel, wildland-urban interface, and topography (Figure 19). The wildland-urban interface reflects communities where housing and vegetation intermingle, and fire can spread from structures to vegetated areas.

Figure 19: Wildfire Risk Areas in Massachusetts



Source: 2018 SHMCAP

Potential vulnerabilities to wildfires include damage to structures and other improvements, and impacts on natural resources such as wildlife habitat. Smoke and air pollution from wildfires can be a health hazard, especially for sensitive populations including children, the elderly, and those with respiratory and cardiovascular diseases. Should a wildfire occur in Watertown or in other nearby communities, the resulting smoke could have negative impacts on air quality. This could have public health impacts, particularly for those with respiratory conditions such as asthma. Given the low extent of wildfires in the town and the immediate response times to reported fires in Watertown the likelihood of injuries and casualties is minimal. Since 2019, the Fire Department has responded to 7 in 2020, 10 in 2021, 16 in 2022, 9 in 2023, and 13 in 2024.

Potential Local Brushfire Hazard Areas

According to local officials, brush fires in Watertown are not a significant issue. The city sees several brush fires annually, but these fires have not caused significant property damage or injuries. The City identified only three small areas of potential brush fires, Whitney Hill, the wooded area off of Greenough Boulevard, and the Bike Path along Arsenal Street and Pleasant Street. These are shown on Map 8 in Appendix B as sites number 5, 6, and 10 respectively.

Potential vulnerabilities to wildfires include damage to structures and other improvements, and impacts on natural resources such as town conservation land. Smoke and air pollution from wildfires can be a health hazard, especially for sensitive populations including children, the elderly, and those with respiratory and cardiovascular diseases.

Probability of Future Occurrences

Potential damages from wildfires in Watertown would depend on the extent and type of land affected. Based on past occurrences and the Resilient MA Plan, brushfires are of Medium

frequency in Watertown meaning that they are likely to occur at least once every 50 years (two or more occurrences this century).

Wildfire and Climate Change

As the climate warms, drought and warmer temperatures may increase the risk of wildfire as vegetation dries out and becomes more flammable. Increasing drought and increasing damage to trees from pests, can also lead to greater fire risk. The 2022 MA Climate Change Assessment cites anticipated forest health degradation from increasing wildfire frequency for the Eastern Inland Region, where Watertown is located.

CLIMATE TRENDS: EXTREME WEATHER

Extreme weather includes wind-related hazards (such as hurricanes, tropical storms, tornadoes, and thunderstorms) as well as winter weather (such as Nor'easters, blizzards, and ice conditions. Following is a description of the types of natural hazards associated with extreme weather events.

WIND HAZARDS

Wind-related hazards include hurricanes, tropical storms, and tornadoes as well as high winds during Nor'easters and thunderstorms. As with many communities, falling trees that result in downed power lines and power outages are an issue in Watertown. Information on wind related hazards can be found in Appendix A.

HURRICANES AND TROPICAL STORMS

A hurricane is a violent wind and rainstorm with wind speeds of 74-200 miles per hour. A hurricane is strongest as it travels over the ocean and is particularly destructive to coastal property as the storm hits the land. The city's entire area is vulnerable to hurricanes. Hurricanes occur between June and November. A tropical storm has similar characteristics, but wind speeds are below 74 miles per hour.

Since 1900, Massachusetts has experienced approximately 32 tropical storms, nine Category 1 hurricanes, five Category 2 hurricanes and one Category 3 hurricane (Table 25). A hurricane or storm track is the line that delineates the path of the eye of a hurricane or tropical storm. No hurricanes have tracked directly through Watertown.

Table 25: Hurricane Records for Massachusetts, 1938 - 2023

Hurricane Event	Date
Great New England Hurricane	September 21, 1938
Great Atlantic Hurricane	September 14-15, 1944
Hurricane Doug	September 11-12, 1950
Hurricane Carol	August 31, 1954
Hurricane Edna	September 11, 1954
Hurricane Diane	August 17-19, 1955
Hurricane Donna	September 12, 1960
Hurricane Gloria	September 27, 1985
Hurricane Bob	August 19, 1991

Hurricane Event	Date
Hurricane Earl	September 4, 2010
Tropical Storm Irene	August 28, 2011
Hurricane Sandy	October 29-30, 2012

National Oceanic and Atmospheric Administration

Hurricane intensity is measured according to the Saffir/Simpson scale, which categorizes hurricane intensity linearly based upon maximum sustained winds, barometric pressure, and storm surge potential. These are combined to estimate potential damage. The following gives an overview of the wind speeds, surges, and range of damage caused by different hurricane categories:

Scale No. (Category)	Winds(mph) Storm	Surge (ft)	Potential Damage
1	74 – 95	4 - 5	Minimal
2	96 – 110	6 - 8	Moderate
3	111 – 130	9 - 12	Extensive
4	131 – 155	13 - 18	Extreme
5	> 155	>18	Catastrophic

Source: NOAA

Falling trees and branches are a significant problem because they can result in power outages when they fall on power lines or block traffic and emergency routes. Hurricanes are a city-wide hazard in Watertown. Potential hurricane damages to Watertown have been estimated using HAZUS-MH. Total property damages are estimated at $34 million for a 100 hurricane and $152.3 Million for a 500 year hurricane.

Based on records of previous occurrences, hurricanes in Watertown are a medium frequency event as defined by the Massachusetts Resilience Plan. This hazard is likely to occur every fifty years.

Probability of Future Occurrences

Based on records of previous occurrences, hurricanes in Watertown are a Medium frequency event as defined by the Resilient MA Plan. This hazard occurs from once in 5 years to once in 50 years, or a 2% to 20% chance per year.

Hurricanes and Climate Change

Climate models suggest that hurricanes and tropical storms will become more intense as warmer ocean waters provide more fuel for the storms. In addition, rainfall amounts associated with hurricanes are predicted to increase because warmer air can hold more water vapor.

SEVERE THUNDERSTORMS

While less severe than the other types of storms discussed, thunderstorms can lead to localized damage and represent a hazard risk for communities. Generally defined as a storm that includes thunder, which always accompanies lightning, a thunderstorm is a storm event featuring lightning, strong winds, and rain and/or hail. Thunderstorms sometime give rise to tornados. On average, these storms are only around 15 miles in diameter and last for about 30 minutes. A severe thunderstorm can include winds of close to 60 mph and rain sufficient to produce flooding. The

severity of thunderstorms ranges from commonplace and of short duration to intense storms that cause damage due to high winds, flooding, or lightning strikes.

Eastern Massachusetts is at risk of one to two severe thunderstorms per year. The best available data on previous occurrences of thunderstorms in Watertown is through NOAA's National Centers for Environmental Information (NCEI). For the years 2010 to 2022, NCEI records show 84 thunderstorm wind events in Middlesex County (Table 26). These storms resulted in an estimate of $3.47 million in property damage. There were seven injuries and no death reported.

Table 26: Middlesex County Thunderstorm Wind Events, 2010 to 2023

DATE	MAGNITUDE (knots)	DEATHS	INJURIES	PROPERTY DAMAGE $
5/4/2010	50	0	0	30000
6/1/2010	50	0	0	5000
6/3/2010	50	0	0	20000
6/5/2010	50	0	0	40000
6/6/2010	50	0	1	100000
6/24/2010	50	0	0	30000
7/12/2010	50	0	0	50000
7/19/2010	50	0	0	25000
6/1/2011	50	0	0	5000
6/9/2011	50	0	0	15000
8/2/2011	50	0	0	1000
8/19/2011	50	0	0	15000
6/8/2012	50	0	0	25000
6/23/2012	45	0	0	5000
7/4/2012	50	0	0	10000
7/18/2012	70	0	0	350000
9/7/2012	50	0	0	10000
9/8/2012	40	0	0	3000
6/17/2013	50	0	0	25000
6/18/2013	45	0	0	10000
6/24/2013	45	0	0	3000
7/23/2013	50	0	0	20000
7/29/2013	50	0	0	5000
7/3/2014	50	0	0	75000
7/7/2014	87	0	0	100000
7/15/2014	50	0	0	25000
7/28/2014	50	0	0	50000
9/6/2014	50	0	1	15000
5/28/2015	45	0	0	5000
8/4/2015	50	0	0	40000
8/15/2015	50	0	0	25000

2/25/2016	50	0	0	30000
3/17/2016	45	0	0	5000
7/22/2016	50	0	0	14,000
7/23/2016	50	0	0	0
8/22/2016	50	0	0	0
9/11/2016	50	0	0	10,000
5/18/2017	50	0	0	0
6/13/2017	52	0	0	0
6/23/2017	52	0	0	1000
6/27/2017	50	0	0	0
7/12/2017	50	0	0	0
8/2/2017	50	0	0	0
9/6/2017	50	0	0	0
5/15/2018	40	0	0	0
6/18/2018	50	0	0	0
6/25/2018	43	0	0	0
7/17/2018	50	0	0	3000
7/26/2018	50	0	0	5000
8/7/2018	50	0	0	3000
8/17/2018	50	0	0	4000
9/6/2018	50	0	0	2000
10/23/2018	46	0	0	10,000
6/30/2019	50	0	0	800
7/17/2019	50	0	0	7250
7/31/2019	50	0	0	2500
8/7/2019	50	0	0	800
9/4/2019	55	0	0	26700
5/15/20	50	0	0	285,000
6/06/20	50	0	0	7000
6/21/20	50	0	0	38,200
6/28/20	55	0	0	6000
7/02/20	50	0	0	15300
7/05/20	50	0	0	12300
7/23/20	60	0	0	40600
7/30/20	50	0	0	3100
8/22/20	50	0	0	6000
8/23/20	50	0	0	25600
8/27/20	50	0	0	1600
10/07/20	61	0	5	6500
11/15/20	56	0	0	4000
5/6/21	50	0	0	800
6/30/21	50	0	0	500

7/6/21	50	0	0	18,500
7/7/21	55	0	0	7,600
7/27/21	52	0	0	33,800
8/19/21	50	0	0	1,300
9/13/21	50	0	0	400
3/7/22	56	0	0	19,000
7/2/22	50	0	0	800
7/21/22	50	0	0	500
8/5/22	50	0	0	9,900
8/7/22	60	0	0	30,300
8/26/22	50	0	0	7,800
9/13/22	50	0	0	3,000
6/2/23	52	0	0	20,000
TOTAL		0	7	$3.48M

*Magnitude refers to maximum wind speed. Source: NOAA, National Climatic Data Center

The entire city of Watertown is potentially vulnerable to the impacts of thunderstorms, which are principally high winds and may include severe precipitation. The city's vulnerability to the winds associated with severe thunderstorms can include falling trees which cause power outages, as well as obstruction of key routes and emergency access. Heavy precipitation may also cause localized flooding, both riverine and urban drainage related. Severe localized flooding may also block key travel corridors and emergency access.

Probability of Future Occurrences

Based on the record of previous occurrences, severe thunderstorms in Watertown are very high frequency events. This hazard is likely to occur more then once a year.

Thunderstorms and Climate Change

As noted previously, the intensity of rainfall events has increased significantly, and those trends are expected to continue. Neither the 2018 SHMCAP, nor the 2022 Massachusetts Climate Change Assessment, specifically address whether climate will affect the intensity or frequency of thunderstorms.

HAIL

Hail events are frequently associated with thunderstorms and other severe storm events. Hail size typically refers to the diameter of the hailstones. Warnings may report hail size through comparisons with real-world objects that correspond to certain diameters as shown in Table 27.

Table 27: Hail Size Comparisons

Description	Diameter (inches)
Pea	0.25
Marble or mothball	0.50
Penny or dime	0.75
Nickel	0.88
Quarter	1.00
Half dollar	1.25
Walnut or ping pong ball	1.50
Golf ball	1.75
Hen's egg	2.00
Tennis ball	2.50
Baseball	2.75
Teacup	3.00
Grapefruit	4.00
Softball	4.50

Source: NOAA

The entire built environment of Watertown is potentially vulnerable to the impacts of hail. Potential damages from larger-size hail could include damage to vehicles, windows, roofs, and other structures, as well as some utility facilities. However, no significant hail damage has been reported in Watertown. Should solar energy facilitates be sited in Watertown in the future, they could be vulnerable to the impacts of hail.

The best available data on previous hail events are recorded for Middlesex County through NOAA's National Centers for Environmental Information (NCEI) Storm Events Database. There were 9 hail events recorded from December 2012 through December 2022, as shown in Table 28. There was no property damage, injuries, or deaths reported for any of these hail events.

Table 28: Middlesex County Hail Events, 2012-2023

Date	Magnitude	Deaths	Injuries	Property Damage ($)
5/4/2010	0.75	0	0	0
5/7/2011	0.75	0	0	0
6/1/2011	0.75	0	0	0
8/2/2011	0.75	0	0	0
8/19/2011	0.75	0	0	0
3/13/2012	1.25	0	0	0
3/14/2012	1	0	0	0
6/23/2012	0.75	0	0	0
7/18/2012	1	0	0	0
10/30/201	1	0	0	0

6/17/2013	0.75	0	0	0
5/25/2014	0.75	0	0	0
7/3/2014	1	0	0	0
8/7/2014	0.75	0	0	0
9/6/2014	0.88	0	0	0
8/4/2015	1	0	0	0
8/15/2015	0.75	0	0	0
7/23/2016	.75	0	0	0
6/27/2017	1.00	0	0	0
8/2/2017	.75	0	0	0
6/29/19	.75	0	0	0
6/06/20	1.00	0	0	0
6/28/20	1.00	0	0	0
7/30/20	.75	0	0	0
8/23/20	1.00	0	0	0
6/2/23	.75	0	0	0
TOTAL		**0**	**0**	**0**

Source: NOAA, National Centers for Environmental Information
**Magnitude refers to diameter of hail stones in inches*

The city has not reported any local damages associated with hail. Should a significant hail event occur, the most likely damages would be to vehicles, both town-owned and privately owned, damage to vegetation which could cause power outages, and damage to some buildings. Hail events are a potential city-wide hazard in Watertown.

TORNADOES

A tornado is a violent windstorm characterized by a twisting, funnel-shaped cloud. These events are spawned by thunderstorms and occasionally by hurricanes, and may occur singularly or in multiples. They develop when cool air overrides a layer of warm air, causing the warm air to rise rapidly. Most vortices remain suspended in the atmosphere. Should they touch down, they become a force of destruction. Some ingredients for tornado formation include:

- Very strong winds in the mid and upper levels of the atmosphere
- Clockwise turning of the wind with height (from southeast at the surface to west aloft)
- Increasing wind speed with altitude in the lowest 10,000 feet of the atmosphere (i.e., 20 mph at the surface and 50 mph at 7,000 feet.)
- Very warm, moist air near the ground with unusually cooler air aloft
- A forcing mechanism such as a cold front or leftover weather boundary from previous shower or thunderstorm activity

Tornados are most common in the summer, June through August and most form in the afternoon or evening. Tornados can be associated with strong thunderstorms.

Tornado damage severity is measured by the Fujita Tornado Scale, in which wind speed is not measured directly but rather estimated from the amount of damage. As of February 01, 2007, the National Weather Service began rating tornados using the Enhanced Fujita-scale (EF-scale), which allows surveyors to create more precise assessments of tornado severity. The EF-scale is summarized in Table 29 below:

The frequency of tornadoes in eastern Massachusetts is low; on average, there are six tornadoes that touchdown somewhere in the Northeast region every year. The strongest tornado in Massachusetts history was the Worcester Tornado in 1953 (NESEC).

Recent tornado events in Massachusetts resulted in significant damage in Springfield in 2011 and in Revere in 2014. The Springfield tornado caused significant damage and resulted in four deaths in June of 2011. The Revere tornado touched down in Chelsea just south of Route 16, moved north into Revere's business district along Broadway, and ended near the intersection of Routes 1 and 60. The path was approximately two miles long and 3/8 mile wide, with wind speeds up to 120 miles per hour. Approximately 65 homes had substantial damage and 13 homes and businesses were rendered uninhabitable. And on August 22, 2016, an F1 tornado passed through part of nearby Concord. Concord. It impacted an area 0.85 miles long by 400 yards wide. According to the report from the National Centers for Environmental Information:

> *"This tornado touched down near the Cambridge Turnpike and headed northeast. Most of the damage was concentrated in an area beginning near the intersection of Lexington Road and Alcott Road and continuing up to the neighborhood of Alcott and Independence Roads. Numerous trees were uprooted or had the tops sheared off. These subsequently blocked roads, damaged homes, and downed power lines, cutting off power to the neighborhood. In addition, utility poles were downed either from the wind or from the downed power lines. Thirty-nine houses in this area were damaged to some degree. Only one house suffered significant structural damage. The tornado continued for a short distance beyond this neighborhood before lifting. The historical home of Louisa May Alcott and her family was right next to the tornado path but was not damaged."*

Table 29: Enhanced Fujita Scale

Scale	Wind speed mph	Wind speed km/h	Relative frequency	Potential damage	
EF0	65–85	105–137	53.5%	Minor damage. Peels surface off some roofs; some damage to gutters or siding; branches broken off trees; shallow-rooted trees pushed over. Confirmed tornadoes with no reported damage (i.e., those that remain in open fields) are always rated EF0.	
EF1	86–110	138–178	31.6%	Moderate damage. Roofs severely stripped; mobile homes overturned or badly damaged; loss of exterior doors; windows and other glass broken.	
EF2	111–135	179–218	10.7%	Considerable damage. Roofs torn off well-constructed houses; foundations of frame homes shifted; mobile homes completely destroyed; large trees snapped or uprooted; light-object missiles generated; cars lifted off ground.	
EF3	136–165	219–266	3.4%	Severe damage. Entire stories of well-constructed houses destroyed; severe damage to large buildings such as shopping malls; trains overturned; trees debarked; heavy cars lifted off the ground and thrown; structures with weak foundations blown away some distance.	
EF4	166–200	267–322	0.7%	Extreme damage to near-total destruction. Well-constructed houses and whole frame houses completely leveled; cars thrown and small missiles generated.	
EF5	>200	>322	<0.1%	Massive Damage. Strong frame houses leveled off foundations and swept away; steel-reinforced concrete structures critically damaged; high-rise buildings have severe structural deformation. Incredible phenomena will occur.	

Source: SHMCAP 2018

There has not been a recorded tornado within the limits of the City of Watertown. Since 1955 there have been 18 tornadoes in surrounding Middlesex County recorded by the National Center for Environmental Information. Two of these were F3 tornados, and four were F2. These 18 tornadoes resulted in a total of one fatality and six injuries and $4.88 million in damages, as summarized in Table 30.

Table 30: Tornado Records for Middlesex County

Date	Fujita Scale	Fatalities	Injuries	Property Damage $	Length (mile)	Width (yard)
10/24/1955	1	0	0	2.50K	10	0.1
6/19/1957	1	0	0	25.00K	17	1
6/19/1957	1	0	0	0.25K	100	0.5
7/11/1958	2	0	0	250.00K	17	1.5
8/25/1958	2	0	0	2.50K	50	1

7/3/1961	0	0	0	25.00K	10	0.5
7/18/1963	1	0	0	25.00K	50	1
8/28/1965	2	0	0	250.00K	10	2
7/11/1970	1	0	0	25.00K	50	0.1
10/3/1970	3	1	0	250.00K	60	35.4
7/1/1971	1	0	1	25.00K	10	25.2
11/7/1971	1	0	0	0.25K	10	0.1
7/21/1972	2	0	4	2.500M	37	7.6
9/29/1974	3	0	1	250.00K	33	0.1
7/18/1983	0	0	0	0.25K	20	0.4
9/27/1985	1	0	0	0.25K	40	0.1
8/7/1986	1	0	0	250.00K	73	4
8/22/2016	1	0	0	1.000M	400	.85
8/23/2021	0	0	0	10.00K		
TOTAL		**1**	**6**	**4.88M**		

Source: NOAA, National Center for Environmental Information

Buildings constructed prior to current building codes may be more vulnerable to damages caused by tornadoes. Evacuation of impacted areas may be required on short notice. Sheltering and mass feeding efforts may be required along with debris clearance, search and rescue, and emergency fire and medical services. Key routes may be blocked by downed trees and other debris, and widespread power outages are also typically associated with tornadoes. At this time, the Massachusetts State Building Code's provisions are the most cost-effective mitigation measure against tornados given the extremely low probability of occurrence.

Although tornadoes are a potential town-wide hazard in Watertown, tornado impacts are relatively localized compared to severe storms and hurricanes. Damages from any tornado in Watertown would greatly depend on the track of the tornado.

Probability of Future Occurrences

Based on the record of previous occurrences since 1950, Tornado events in Watertown are a very low frequency event as defined by the Resilient MA Plan.

Tornadoes and Climate Change

According to the SHMCAP, it is possible that severe thunderstorms which can include tornadoes may increase in frequency and intensity. However, scientists have less confidence in the models that seek to project future changes in tornado activity. Massachusetts' 2022 Climate Change Assessment does not include information related to tornadoes.

WINTER HAZARDS

Winter storms, including heavy snow, blizzards, and ice storms, are the most common and most familiar of the region's hazards that affect large geographic areas. The majority of blizzards and ice storms in the region cause more inconvenience than they do serious property damage, injuries, or deaths. However, periodically, a storm will occur which is a true disaster, and necessitates intense large-scale emergency response.

SEVERE WINTER STORM/NOR'EASTER

A northeast coastal storm, known as a nor'easter, is typically a large counter-clockwise wind circulation around a low-pressure center. Featuring strong northeasterly winds blowing in from the ocean over coastal areas, nor'easters are relatively common in the winter months in New England occurring one to two times a year. The storm radius of a nor'easter can be as much as 1,000 miles and these storms feature sustained winds of 20 to 40 mph with gusts of up to 70 mph. These storms are accompanied by heavy rains or snows, depending on temperatures. Nor'easters may also sit stationary for several days, affecting multiple tide cycles and extended heavy precipitation.

Many of the historic flood events identified in the previous section were precipitated by nor'easters, including the "Perfect Storm" event in 1991. More recently, blizzards in December 2010, October 2011, February 2013, and January 2015, and March 2018 were large nor'easters that caused significant snowfall amounts.

Previous occurrences of Nor'easters are listed in Table 31.

Table 31: Nor'easter Events for Massachusetts, 1978 - 2021

Date	Nor'easter Event
February 1978	Blizzard of 1978
October 1991	Severe Coastal Storm ("Perfect Storm")
December 1992	Great Nor'easter of 1992
January 2005	Blizzard/Nor'easter
October 2005	Coastal Storm/Nor'easter
April 2007	Severe Storms, Inland & Coastal Flooding/Nor'easter
January 2011	Winter Storm/Nor'easter
October 2011	Severe Storm/Nor'easter
February 2013	Blizzard of 2013
January 2015	Blizzard of 2015
March 2015	March 2015 Nor'easters
January 2018	January 2018
March 2018	March 2018

Watertown is vulnerable to both the wind and precipitation that accompanies nor'easters. High winds can cause damage to structures, fallen trees, and downed power lines leading to power outages. Intense rainfall can overwhelm drainage systems causing localized flooding of rivers and streams as well as urban stormwater ponding and localized flooding. Fallen tree limbs as well as heavy snow accumulation and intense rainfall can impede local transportation corridors, and block access for emergency vehicles.

The entire City of Watertown could be at risk from the wind, rain or snow impacts from a nor'easter, depending on the track and radius of the storm, but due to its inland location the town is not subject to coastal hazards.

Based on the record of previous occurrences, nor'easters in Watertown are high frequency events as defined by the 2013 Massachusetts State Hazard Mitigation Plan. This hazard may occur more frequently than once in 5 years (greater than 20% per year).

BLIZZARDS & HEAVY SNOW

A blizzard is a winter snow storm with sustained or frequent wind gusts to 35 mph or more, accompanied by falling or blowing snow reducing visibility to or below ¼ mile. These conditions must be the predominant condition over a 3 hour period. Extremely cold temperatures are often associated with blizzard conditions, but are not a formal part of the definition. The hazard created by the combination of snow, wind and low visibility significantly increases, however, with temperatures below 20 degrees.

Winter storms are a combination hazard because they often involve wind, ice and heavy snow fall. The National Weather Service defines "heavy snow fall" as an event generating at least 4 inches of snowfall within a 12 hour period. Winter Storms are often associated with a Nor'easter event, a large counter-clockwise wind circulation around a low-pressure center often resulting in heavy snow, high winds, and rain. Blizzards and winter storms are often associated with a Nor'easter event (see Nor'easters section above).

The Regional Snowfall Index (RSI) characterizes and ranks the severity of northeast snowstorms. RSI has five categories: Extreme, Crippling, Major, Significant, and Notable. RSI scores are a function of the area affected by the storm, the amount of snow, and the number of people living in the path of the storm. The largest RSI values result from storms producing heavy snowfall over large areas that include major metropolitan centers. The RSI categories are shown in Table 32.

Table 32: Regional Snowfall Index

Category	RSI	Value Description
1	1 – 3	Notable
2	3-6	Significant
3	6-10	Major
4	10-18	Crippling
5	18+	Extreme

Source: 2018 SHMCAP

The most significant winter storm in recent history was the "Blizzard of 1978," which resulted in over 3 feet of snowfall and multiple day closures of roadways, businesses, and schools.

The best available data on previous occurrences and impacts of heavy snow events in Watertown is available for Middlesex County from the National Centers for Environmental Information (NCEI) records. From 2010 to 2022, Middlesex County experienced nearly 40 days with heavy snowfall events, resulting in no injuries, deaths, and property damage of $142,500, as shown in Table 33.

Table 33: Heavy Snow Events in Middlesex County, 2010 to 2022

Date	Deaths	Injuries	Property Damage ($)
1/18/2010	0	0	0
2/16/2010	0	0	15,000
2/23/2010	0	0	8,000
1/12/2011	0	0	0
10/29/2011	0	0	30,000
12/29/2012	0	0	0
2/8/2013	0	0	0
2/8/2013	0	0	0
2/23/2013	0	0	0
3/7/2013	0	0	0
3/18/2013	0	0	0
12/14/2013	0	0	0
12/17/2013	0	0	0
1/2/2014	0	0	0
1/18/2014	0	0	0
2/5/2014	0	0	0
2/13/2014	0	0	0
2/18/2014	0	0	0
11/26/2014	0	0	10,000
1/24/2015	0	0	0
1/26/2015	0	0	0
2/2/2015	0	0	0
2/8/2015	0	0	0
2/14/2015	0	0	0
2/5/2016	0	0	75,000
3/21/2016	0	0	0
4/4/2016	0	0	0
12/29/2016	0	0	0
3/14/2017	0	0	0
11/15/2018	0	0	0
12/1/2019	0	0	4,000
1/18/20	0	0	0
3/23/20	0	0	0
10/30/20	0	0	500
12/05/20	0	0	0
12/16/20	0	0	0
2/1/21	0	0	0
1/28/22	0	0	0
TOTAL	**0**	**0**	**$142,500**

Source: NOAA, National Climatic Data Center

An indication of previous severe winter events is the list of Presidentially-declared disasters for blizzards snowstorms. There have been 14 since 1978, as shown in Table 29. The most significant single winter storm was the "Blizzard of 1978," which resulted in over three feet of snowfall and multiple day closures of roadways, businesses, and schools. The record snowfall of January 2015 resulted from a series of storms over that month. The most recent significant winter event was Winter Storm Kenan (January 29, 2022), which resulted in 30.9" of snow in Massachusetts (Stucker, 2022).

Table 34: Winter-Related Federal Disaster Declarations, 1978-2022

Disaster Name	Date of Event
Coastal Storms, Flood, Ice & Snow	February 1978
Winter Coastal Storm	December 1992
Blizzard	March 1993
Blizzard	January 1996
Snowstorm	March 2001
Snowstorm	February 2003
Snowstorm	December 2003
Snowstorm	January 2005
Severe Winter Storm, Snowstorm	January 2011
Severe Winter Storm, Snowstorm, Flooding	February 2013
Severe winter storm, snowstorm, flooding	January 2015
Severe winter storm and Snowstorm	March 2018
Severe winter storm and flooding	March 2018
Severe winter storm and snowstorm	January 2022

Sources: OpenFEMA Dataset: Disaster Declarations and FEMA Declared Disasters

Winter storms are a potential town-wide hazard in Watertown. They are considered a high frequency event in the city. The impacts of winter storms are often related to the weight of snow and ice, which can cause roof collapses and also causes tree limbs to fall which can in turn cause power outages, property damage, and injuries. The city's vulnerability is primarily related to restrictions to travel on roadways, road closures, school closures, and potential restrictions on emergency vehicle access. The City works to clear roads and carries out general snow removal operations, and bans on-street parking during snow removal to ensure that streets can be plowed and public safety vehicle access is maximized. Another winter storm vulnerability is power outages due to fallen trees and utility lines.

Probability of Future Occurrences

Blizzards are considered to be high frequency events based on past occurrences. This hazard occurs more than once in five years, with a greater than 20 percent chance of occurring yearly.

ICE STORMS

The ice storm category covers a range of different weather phenomena that collectively involve rain or snow being converted to ice in the lower atmosphere leading to potentially hazardous conditions on the ground. Ice storm conditions are defined by liquid rain falling and freezing on contact with cold objects, creating ice buildups of one-fourth of an inch or more. An ice storm warning, which is now included in the criteria for a winter storm warning, is issued when a half inch or more of accretion of freezing rain is expected.

Sleet and hail are other forms of frozen precipitation. Sleet occurs when raindrops fall into subfreezing air thick enough that the raindrops refreeze into ice before hitting the ground. The difference between sleet and hail is that sleet is a wintertime phenomenon whereas hail falls from convective clouds (usually thunderstorms), often during the warm spring and summer months (a description of hail is included in a subsequent report section).

The best available data on previous ice storm events are recorded at the county level through NOAA's National Centers for Environmental Information (NCEI) Storm Events Database. Middlesex County, which includes the City of Watertown, experienced three events from 1998 to 2023 which caused a total of $3,155,000 in damages (Table 35).

Table 35: Middlesex County Ice Storm Events, 1998 –2023

BEGIN_DATE	EVENT_TYPE	DEATHS	INJURIES	DAMAGE
1/9/1998	Ice Storm	0	0	5,000
11/16/2002	Ice Storm	0	0	150,000
12/11/2008	Ice Storm	1	0	3,000,000
TOTAL		0	0	**3,155,000**

Source: NOAA, National Centers for Environmental Information.

The greatest hazard is created by freezing rain conditions, which is rain that freezes on contact with hard surfaces leading to a layer of ice on roads, walkways, trees, and other surfaces. The conditions created by freezing rain can make driving particularly dangerous and emergency response more difficult. The weight of ice on tree branches can also lead to falling branches causing power outages and blocking roadways. The impacts of winter storms may also include roof collapses and property damage and injuries related to the weight of snow and ice.

Probability of Future Occurrences

Ice storms are considered to be medium-frequency events based on past occurrences. This hazard occurs once in 5 years to once in 50 years, with 2% to 20% chance of occurring each year.

Winter Weather and Climate Change

As with hurricanes, warmer ocean water and air will provide more fuel for winter storms. According to the 2018 SHMCAP it appears that Atlantic coast nor'easters are increasing in frequency and intensity. Further, the SHMCAP notes that research suggests that warmer weather

in the Artic is producing changes to atmospheric circulation patterns that favor the development of winter storms in the Eastern United States. There is also some indication that as winters warm, temperatures may be more likely to produce icing conditions. Massachusetts' 2022 Climate Change Assessment predicts more mild winters, increased precipitation in the winter months, and multiple freeze-thaw cycles every winter due to warming temperatures (Commonwealth of Massachusetts, 2022.

NON-CLIMATE INFLUENCED HAZARDS

EARTHQUAKES

EARTHQUAKES

Earthquakes are the sole natural hazard for which there is no established correlation with climate impacts. Damage in an earthquake stems from ground motion, surface faulting, and ground failure in which weak or unstable soils, such as those composed primarily of saturated sand or silts, liquefy. The effects of an earthquake are mitigated by distance and ground materials between the epicenter and a given location. An earthquake in New England affects a much wider area than a similar earthquake in California due to New England's solid bedrock geology (NESEC). Earthquakes can also trigger landslides

Seismologists use a magnitude scale known as the Richter scale to express the seismic energy released by each earthquake. The typical effects of earthquakes in various ranges are summarized in Table 36.

According to the State Hazard Mitigation Plan, New England experiences an average of five earthquakes per year. From 1668 to 2016, 408 earthquakes were recorded in Massachusetts (NESEC). Most have originated from the La Malbaie fault in Quebec or from the Cape Anne fault located off the coast of Rockport. The region has experienced larger earthquakes in the distant past, including a magnitude 5.0 earthquake in 1727 and a 6.0 earthquake that struck in 1755 off the coast of Cape Ann. More recently, a pair of damaging earthquakes occurred near Ossipee, NH in 1940. A 4.0 earthquake centered in Hollis, Maine in October 2012 was felt in the Boston area. Historic records of some of the more significant earthquakes in the region are shown in Table 37.

Table 36: Richter Scale and Effects

Richter Magnitudes	Earthquake Effects
Less than 3.5	Generally, not felt, but recorded
3.5- 5.4	Often felt, but rarely causes damage
Under 6.0	At most slight damage to well-designed buildings. Can cause major damage to poorly constructed buildings over small regions.
6.1-6.9	Can be destructive in areas up to about 100 km. across where people live.
7.0- 7.9	Major earthquake. Can cause serious damage over larger areas.
8 or greater	Great earthquake. Serious damage in areas several hundred meters across.

Source: Nevada Seismological Library (NSL), 2005

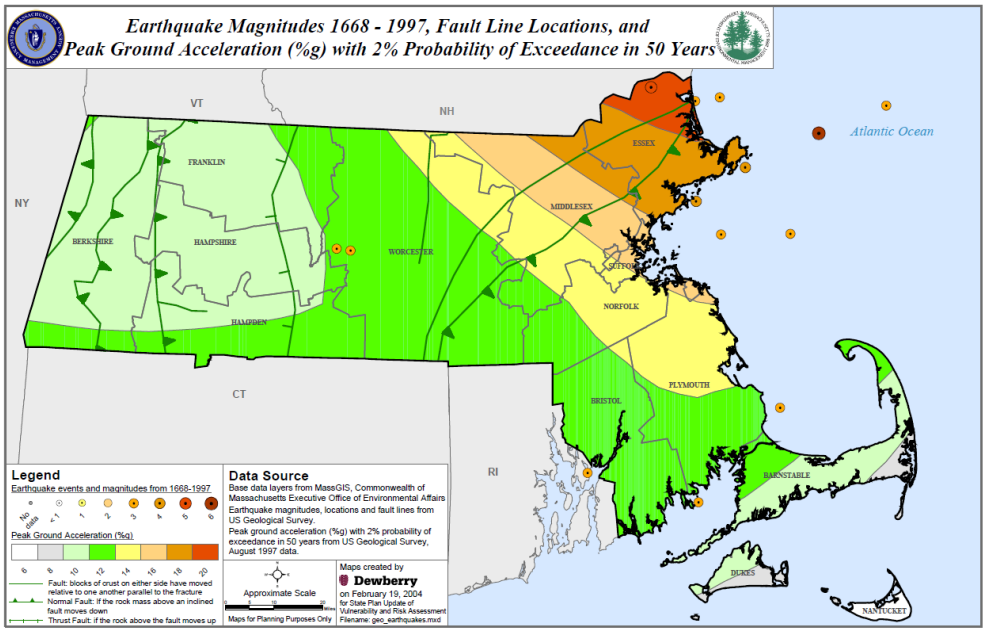
Table 37: Historic Earthquakes in Massachusetts or Surrounding Area

Location	Date	Magnitude
MA - Cape Ann	11/10/1727	5
MA - Cape Ann	12/29/1727	NA
MA - Cape Ann	2/10/1728	NA
MA - Cape Ann	3/30/1729	NA
MA - Cape Ann	12/9/1729	NA
MA - Cape Ann	2/20/1730	NA
MA - Cape Ann	3/9/1730	NA
MA – Boston	6/24/1741	NA
MA - Cape Ann	6/14/1744	4.7
MA – Salem	7/1/1744	NA
MA - Off Cape Ann	11/18/1755	6
MA - Off Cape Cod	11/23/1755	NA
MA – Boston	3/12/1761	4.6
MA - Off Cape Cod	2/2/1766	NA
MA – Offshore	1/2/1785	5.4
MA - Wareham/Taunton	12/25/1800	NA
MA – Woburn	10/5/1817	4.3
MA - Marblehead	8/25/1846	4.3
MA – Brewster	8/8/1847	4.2
MA – Boxford	5/12/1880	NA
MA – Newbury	11/7/1907	NA
MA - Wareham	4/25/1924	NA
MA - Cape Ann	1/7/1925	4
MA - Nantucket	10/25/1965	NA
MA – Boston	12/27/74	2.3
MA - Nantucket	4/12/12	4.5
ME – Hollis	10/17/12	4.0

Source: Boston HIRA

One measure of earthquake risk is ground motion, which is measured as maximum peak horizontal acceleration, expressed as a percentage of gravity (%g). The range of peak ground acceleration in Massachusetts is from 10 %g to 20 %g, with a 2% probability of exceedance in 50 years, as shown in Figure 20. Watertown is in the middle part of the range for Massachusetts, at 12-14g, making it a moderate area of earthquake risk relative to the state, although Massachusetts as a whole is considered to have a low risk of earthquakes compared to the rest of the country. There have been no recorded earthquake epicenters within Watertown.

Figure 20: Massachusetts Earthquake Probability Map



Source: 2018 SHMCAP

Although New England has not experienced a damaging earthquake since 1755, seismologists state that a serious earthquake occurrence is possible. There are five seismological faults in Massachusetts, but there is no discernible pattern of previous earthquakes along these fault lines. Earthquakes occur without warning and may be followed by aftershocks. The majority of older buildings and infrastructure were constructed without specific earthquake resistant design features.

Earthquakes are a hazard with multiple impacts beyond the obvious building collapse. Buildings may suffer structural damage which may or may not be readily apparent. Earthquakes can cause major damage to roadways, making emergency response difficult. Water lines and gas lines can break, causing flooding and fires. Another potential vulnerability is equipment within structures. For example, a hospital may be structurally engineered to withstand an earthquake, but if the equipment inside the building is not properly secured, the operations at the hospital could be severely impacted during an earthquake.

Earthquakes are a potential town-wide hazard in Watertown. The town has many un-reinforced, older buildings which would be vulnerable in the event of a severe earthquake. Potential earthquake damage to Watertown has been estimated by HAZUS-MH. Propety damages are estimated at $904 million for a 5.0 magnitude earthquake and $5.8 billion in a magnitude 7 earthquake.

Probability of Future Events

There are several ways the probability of future occurrences has been estimated. According to the Boston College Weston Observatory, in most parts of New England, there is a one in ten chance that a potentially damaging earthquake will occur in a 50-year time period. According to the SHMCAP there is a 10-15% chance of a magnitude 5 earthquake in a given ten-year period. The Massachusetts State Hazard Mitigation Plan classifies earthquakes as "very low" frequency events that occur less frequently than once in 100 years.

LAND USE AND DEVELOPMENT

EXISTING LAND USE

Table 38 shows the acreage and percentage of land in 17 categories. The three most significant types of land use can be summarized as follows:

- If the four residential categories are aggregated, residential uses make up 40.6% of the area of the town (1,090 acres).
- Rights of way and Developed Open Space/Impervious combined comprise a total of 25.1%, or 665 acres.
- Commercial and industrial combined make up 12.7% of the town, or 340 acres.

Table 38: Watertown Land Use 2016

Land Use	Acres	Proportion (%)
Unknown	32	1.2
Open land	104	3.9
Commercial	228	8.6
Industrial	112	4.2
Developed Open Space/Impervious	220	8.3
Grassland/Pasture/Hay	24	0.9
Forest/Shrub	175	6.6
Wetlands	9	0.3
Water	3	0.1
Mixed use, primarily residential	34	1.3
Residential - single family	421	15.9
Residential - multi-family	634	24.0
Residential - other	1	0.0
Mixed use, other	38	1.4
Mixed use, primarily commercial	89	3.4
Right-of-way	445	16.8
Water	71	2.7
TOTAL	**2,640**	**100**

Source: Massachusetts GIS, 2016 Land Use Inventory

Economic Elements

Watertown has several major economic centers distributed throughout the city. Commercial and mixed-use activity is concentrated in key corridors including Mount Auburn Street, Arsenal Street, Main Street, and the Watertown Square area. The Arsenal Street corridor in particular has

evolved into a significant life sciences, technology, retail, and office hub, anchored by the redevelopment of the former Arsenal property and proximity to Cambridge and Boston. According to recent economic data, Watertown supports thousands of jobs across several hundred businesses, reflecting its role as a regional employment center within the Greater Boston area.

Historic, Cultural, and Natural Resource Areas

Founded in 1630, Watertown has been described as the "mother town" as it was one of America's earliest colonial settlements and served as an entry into the heartland of America for early settlers. These early arrivals to the "New World" were welcomed by Native Americans of the Pequossette Tribe, who had a long-established tribal network strategically situated to access the natural bounties of the Charles River. Early colonial accounts of the area describe the abundance of bass, salmon, and herring making their way to and from the sea for spawning.

During the past 300 years, the Charles River along its length changed from a bountiful aquatic habitat to a polluted waterway, damaged by former use as an open sewer for industrial and human wastes. It was reborn as a "water parkway" in the late 1890's only to decline in the mid-20th century and then be rediscovered as a regional recreational asset. The river has begun to rebound with aquatic life, improved water quality, and a significant return of recreational activities. Additionally, the Department of Conservation and Recreation (DCR) continues to make improvements to the Charles River Reservation land that enhances open space and recreational opportunities for Watertown's residents and visitors.

Watertown's open space system is closely linked to the larger regional system of open space and natural areas of its neighboring communities. The Charles River links Watertown ecologically and recreationally with Cambridge and Boston to the east and with up-stream communities such as Waltham, Newton, Weston, Wellesley, Needham and beyond. Watertown's open space network is particularly closely connected with Cambridge where the two communities share another significant regional landmark, the Mt. Auburn Cemetery as a semi-public open space. Approximately 164 acres of the 175-acre Mt. Auburn Cemetery are in Watertown, making it the largest contiguous open space in Watertown. Narrative from the Watertown Open Space and Recreation Plan 2015. Other notable historic, cultural and natural resources are summarized in Table 39.

Table 39: Watertown's Historical, Cultural, and Natural Resource Areas

Resource Type	Number of Sites
All Types	1468
Areas	31
Buildings	1061
Objects	310
Structures	63
Burial Grounds	3

MACRIS database accessed February 2026

Watertown hosts a vibrant and growing arts and cultural community. Watertown is home to institutions such as the Mosesian Center for the Arts, a multidisciplinary venue offering theater, music, exhibitions, workshops, and arts education; the New Repertory Theatre, a professional theater company resident at the Mosesian Center; the Armenian Museum of America, which

preserves and exhibits Armenian history and culture; and the Watertown Free Public Library, which provides cultural programming and community events. The city also supports annual events like the Watertown Arts Market and city-wide public art initiatives that showcase local creative talent, and a state-designated Watertown Cultural District centered around Watertown Square that brings together galleries, performance spaces, and public programming.

Watertown covers about 7 square miles along the Charles River just west of Boston and is one of the earliest Massachusetts Bay settlements, incorporated in 1630. The city's landscapes range from riverfront paths and parks, such as Saltonstall Park, Arsenal Park, and the Charles River Reservation, to residential neighborhoods and historic sites like Mount Auburn Cemetery. Watertown's water resources and open space areas are valued for recreation, natural beauty, and ecological protection. The city works to maintain and enhance these public spaces while preserving historical and community character.

DEVELOPMENT TRENDS

By the early twentieth century, Watertown had transitioned from its colonial agricultural origins to a more urbanized community characterized by residential neighborhoods and industrial activity along the Charles River. Over time, many former industrial sites have been redeveloped for commercial, office, and mixed-use purposes. In recent decades, improved regional transportation access and proximity to Boston and Cambridge have supported growth in the commercial and life sciences sectors. Watertown has also experienced continued housing development, driven by strong regional job growth and its appeal as a walkable inner-ring suburb with convenient commuting options. Development pressure is expected to continue as the community evolves.

MAPC consulted with the Watertown Hazard Mitigation Team to determine areas that have been recently developed or may be developed in the future, based on the City's comprehensive planning efforts and locally identified projects.

Table 40: Summary of Watertown Developments Since 2019 Plan

SITE #	LOCATON / NAME	DESCRIPTION	STATUS
B	Boston Scientific		
D	Port Oil/MT Auburn St	Residential use, approx. 40 units	Approved by planning board in 2025
J	Athena Campus	Arsenal on the Charles	Completed in 2024
K	Arsenal Yards	Mixed Use Neighborhood	Completed in 2022
L	330 Pleasant St	Watermills	Completed 2021
M	385 Pleasant St	The Aver	Completed
R	101 Morse St	36 units; 6 affordable	Completed 2022

S	166 Main St	34 units, 5 affordable; commercial	Completed 2024
T	Arranta Bio	commercial/lab; 650 Pleasant Stest	Completed 2021
U	85 Walnut St	commercial/lab	Under construction; est. completion 2022
V	202 Arsenal St	commercial/lab	approved, under appeal
W	66 Galen St	2 phases; commercial/lab	under construction; est 2024
X	580 Pleasant St	commercial/lab	under construction; est 2022
Y	705 Mt Auburn/64 Grove St	commercial/lab	under construction 2021
Z	99 Coolidge Ave	commercial/lab	under construction; est 2023
AA	64 Pleasant St	commercial/lab	substantially completed; est 2024
BB	23 Elm St	commercial/lab	under construction
CC	Former Russo's site	office/lab	Estimated completion 2025; 560 Pleasant St
DD	Former Sterritt Lumber	commercial/lab	approved; 148 Walham St
EE	LINX Phase 2	commercial/lab; 490 Arsenal way	Estimated completion 2025
FF	104 Main Street	retail	approved
GG	Watertown Mall & adjoining properties	88 units; commercial/lab	approved
HH	330 Forge Road	commercial/lab	approved
II	1 Rosary Drive	multi-family	approved

Potential Future Development

MAPC consulted with town planning staff to determine areas that may be developed in the future, based on the city's comprehensive planning efforts and current trends and projects. These areas are described below. In order to characterize any change in the city's vulnerability associated with new developments, a GIS mapping analysis was conducted which overlaid the development sites with the FEMA Flood Insurance Rate Map.

DEVELOPMENT SITES IN HAZARD AREAS

Table 41 shows the relationship of these parcels to the mapped hazard from Appendix A. This information is provided so that planners can ensure that development proposals comply with flood plain zoning and that careful attention is paid to drainage issues.

Table 41: Watertown New Developments in Relation to Hazard Areas

site_id	Parcel	Acres	Locally Identifeid flooding area	Brushfire Risk	Flood_Zones	hotspots	Landslide Risk
B	Boston Scientific	6.069864326	59.28% in Charles River		55.45% in AE: 1% Annual Chance of Flooding, with BFE , and 16.92% in X: 0.2% Annual Chance of Flooding	41.23% in top 5% hottest land surface temperature in MAPC Region	Low incidence
D	Port Oil / Mount Auburn St	0.571489975				100.0% in top 5% hottest land surface temperature in MAPC Region	Low incidence
J	Athena Campus	5.473786963				17.07% in top 5% hottest land surface temperature in MAPC Regoin	Low incidence
K	Arsenal Yards	20.08965269				55.15% in top 5% hottest land surface temperature in MAPC Region	Low incidence
L	330 Pleasant	1.607677481	36.33% in Charles River		29.48% in AE: 1% Annual Chance of Flooding, with BFE , and 65.89% in X: 0.2% Annual Chance of Flooding		Low incidence

M	385 Pleasant St.	9.026351111				89.53% in top 5% hottest land surface temperature in MAPC Region	Low incidence
N	Marriott Inn Hotel	1.074897282				100.0% in top 5% hottest land surface temperature in MAPC Region	Low incidence
Q	Howard Bacon	0.86686119					Low incidence
R	101 Morse St	0.707399135					Low incidence
S	166 Main St	0.355321562				100.0% in top 5% hottest land surface temperature in MAPC Region	Low incidence
T	Arranta Bio	2.986116937	10.12% in Charles River		5.51% in AE: 1% Annual Chance of Flooding, with BFE , and 3.76% in X: 0.2% Annual Chance of Flooding	57.66% in top 5% hottest land surface temperature in MAPC Regoin	Low incidence
U	85 Walnut St	5.033042808				82.44% in top 5% hottest land surface temperature in MAPC Region	Low incidence
V	202 Arsenal St	5.880414399		4.82% in Bike Path - Arsenal St. and Pleasant St.		13.56% in top 5% hottest land surface temperature in MAPC Region	Low incidence
W	66 Galen St	2.453119512				100.0% in top 5% hottest land surface temperature in MAPC Region	Low incidence

X	580 Pleasant St	5.451960207	14.07% in Charles River		14.48% in AE: 1% Annual Chance of Flooding, with BFE	31.07% in top 5% hottest land surface temperature in MAPC Region	Low incidence
Y	705 Mt Auburn/64 Grove St	13.12429194				91.02% in top 5% hottest land surface temperature in MAPC Region	Low incidence
Z	99 Coolidge	3.977793474					Low incidence
AA	64 Pleasant	2.414213159			3.05% in AE: 1% Annual Chance of Flooding, with BFE , and 0.0% in X: 0.2% Annual Chance of Flooding	12.77% in top 5% hottest land surface temperature in MAPC Region	Low incidence
BB	23 Elm St	1.027997421				100.0% in top 5% hottest land surface temperature in MAPC Region	Low incidence
CC	Former Russo's	3.544244489				98.34% in top 5% hottest land surface temperature in MAPC Region	Low incidence
DD	Former Sterritt Lumber	2.526363177				100.0% in top 5% hottest land surface temperature in MAPC Region	Low incidence
EE	Linx phase 2	8.315873289				32.69% in top 5% hottest land surface temperature in MAPC Region	Low incidence

FF	104 Main St	1.627662193				100.0% in top 5% hottest land surface temperature in MAPC Region	Low incidence
GG	Watertown mall and adjoining properties	23.4211259				100.0% in top 5% hottest land surface temperature in MAPC Region	Low incidence
HH	330 Forge Road					46.2% in top 5% hottest land surface temperature in the MAPC Region	Low Incidence
II	1 Rosary Dr						Low Incidence

CRITICAL INFRASTRUCTURE IN HAZARD AREAS

Critical infrastructure includes facilities that are important for disaster response and evacuation (such as emergency operations centers, fire stations, water pump stations, etc.) and facilities where additional assistance might be needed during an emergency (such as nursing homes, elderly housing, day care centers, etc.). There are 86 facilities identified in Watertown. These are listed in Table 42 and are shown on the maps in Appendix A.

Table 42: Critical Facilities and Relationship to Hazard Areas

OBJECT ID	NAME	TYPE	Landslides	FEMA Flood Zone	Within Locally Identified Area of Flooding	Annual Snow Zone
1	Watertown Town Hall	Municipal	Low incidence	No	No	H 48.1 - 72.0
2	Watertown Health Department	Municipal	Low incidence	No	No	H 48.1 - 72.0
3	Public Safety Communications	Police Station	Low incidence	No	No	H 48.1 - 72.0
4	EOC-Secondary Fire HQ	Emergency Operations Center	Low incidence	No	No	H 48.1 - 72.0
5	Fire Department #2	Fire Station	Low incidence	No	No	H 48.1 - 72.0

6	Fire Department HQ	Fire Station	Low incidence	No	No	H 48.1 - 72.0
7	Fire Department #3	Fire Station	Low incidence	No	No	H 48.1 - 72.0
8	Harvard Vanguard Medical Facility Associates	Medical Facility	Low incidence	No	No	H 48.1 - 72.0
9	Caritas Medical Facility Group At Watertow	Medical Facility	Low incidence	No	No	H 48.1 - 72.0
10	St. Elizabeths Caritas Clinic	Medical Facility	Low incidence	No	No	H 48.1 - 72.0
11	Milestones Child Care & Preschool	Child Care	Low incidence	No	No	H 48.1 - 72.0
12	Bright Horizons on the Charles	Child Care	Low incidence	No	No	H 48.1 - 72.0
13	Caterpillars to Butterflies	Child Care	Low incidence	No	No	H 48.1 - 72.0
14	First Path Day Care Center	Child Care	Low incidence	No	No	H 48.1 - 72.0
15	Four Seasons Preschool	Child Care	Low incidence	No	No	H 48.1 - 72.0
16	Russell Cooperative Preschool	Child Care	Low incidence	No	No	H 48.1 - 72.0
17	St. Stephens Armenian Preschool	Child Care	Low incidence	No	No	H 48.1 - 72.0
18	Stepping Stones Child Care Center, Inc.	Child Care	Low incidence	No	No	H 48.1 - 72.0
19	Storyville Preschool	Child Care	Low incidence	No	No	H 48.1 - 72.0
20	Watertown Cooperative Nursery School	Child Care	Low incidence	No	No	H 48.1 - 72.0
21	Watertown Creative Start	Child Care	Low incidence	No	No	H 48.1 - 72.0
22	Watertown Town Hall	Municipal	Low incidence	No	No	H 48.1 - 72.0
23	Watertown Health Department	Municipal	Low incidence	No	No	H 48.1 - 72.0
24	Public Safety Communications	Police Station	Low incidence	No	No	H 48.1 - 72.0
25	EOC-Secondary Fire HQ	Emergency Operations Center	Low incidence	No	No	H 48.1 - 72.0
26	Fire Department #3	Fire Station	Low incidence	No	No	H 48.1 - 72.0

27	Fire Department HQ	Fire Station	Low incidence	No	No	H 48.1 - 72.0
28	Fire Department #4	Fire Station	Low incidence	No	No	H 48.1 - 72.0
29	Harvard Vanguard Medical Associates	Medical Facility	Low incidence	No	No	H 48.1 - 72.0
30	Caritas Medical Facility Group At Watertown	Medical Facility	Low incidence	No	No	H 48.1 - 72.0
31	St. Elizabeths Caritas Clinic	Medical Facility	Low incidence	No	No	H 48.1 - 72.0
32	Milestones Child Care & Preschool	Child Care	Low incidence	No	No	H 48.1 - 72.0
33	Bright Horizons on the Charles	Child Care	Low incidence	No	No	H 48.1 - 72.0
34	Caterpillars to Butterflies	Child Care	Low incidence	No	No	H 48.1 - 72.0
35	First Path Day Care Center	Child Care	Low incidence	No	No	H 48.1 - 72.0
36	Four Seasons Preschool	Child Care	Low incidence	No	No	H 48.1 - 72.0
37	Russell Cooperative Preschool	Child Care	Low incidence	No	No	H 48.1 - 72.0
38	St. Stephens Armenian Preschool	Child Care	Low incidence	No	No	H 48.1 - 72.0
39	Stepping Stones Child Care Center, Inc.	Child Care	Low incidence	No	No	H 48.1 - 72.0
40	Storyville Preschool	Child Care	Low incidence	No	No	H 48.1 - 72.0
41	Watertown Cooperative Nursery School	Child Care	Low incidence	No	No	H 48.1 - 72.0
42	Watertown Creative Start	Child Care	Low incidence	No	No	H 48.1 - 72.0
43	Watertown Town Hall	Municipal	Low incidence	No	No	H 48.1 - 72.0
44	Watertown Health Department	Municipal	Low incidence	No	No	H 48.1 - 72.0
45	Public Safety Communications	Police Station	Low incidence	No	No	H 48.1 - 72.0
46	EOC-Secondary Fire HQ	Emergency Operations Center	Low incidence	No	No	H 48.1 - 72.0
47	Fire Department #4	Fire Station	Low incidence	No	No	H 48.1 - 72.0

48	Fire Department HQ	Fire Station	Low incidence	No	No	H 48.1 - 72.0
51	MWRA Meter #2	MWRA	Low incidence	No	No	H 48.1 - 72.0
52	MWRA Water Meter #103	MWRA	Low incidence	No	No	H 48.1 - 72.0
53	MWRA Water Meter #92	MWRA	Low incidence	No	No	H 48.1 - 72.0
54	MWRA Water Isolation Valve	MWRA	Low incidence	No	No	H 48.1 - 72.0
55	Watertown Free Public Library	Municipal	Low incidence	No	No	H 48.1 - 72.0
56	Arsenal Apartment Elder Housing	Elder Housing	Low incidence	No	No	H 48.1 - 72.0
57	Watertown Elder Housing	Elder Housing	Low incidence	No	No	H 48.1 - 72.0
58	McSherry Gardens	Elder Housing	Low incidence	No	No	H 48.1 - 72.0
59	100 Warren Street Elder Housing	Elder Housing	Low incidence	No	No	H 48.1 - 72.0
60	Local Emergency Water Connection Belmont	Water Connection	Low incidence	No	No	H 48.1 - 72.0
61	Local Emergency Water Connection Belmont	Water Connection	Low incidence	No	No	H 48.1 - 72.0
62	Local Emergency Water Connection Newton	Water Connection	Low incidence	No	No	H 48.1 - 72.0
63	Local Emergency Water Connection Waltham	Water Connection	Low incidence	No	Gore Estate	H 48.1 - 72.0
64	Local Emergency Water Connection Waltham	Water Connection	Low incidence	No	No	H 48.1 - 72.0
65	Local Emergency Water Connection Waltham	Water Connection	Low incidence	No	No	H 48.1 - 72.0
66	Local Emergency Water	Water Connection	Low incidence	No	No	H 48.1 - 72.0

	Connection Waltham					
67	Clinic - Partners Urgent Care	Medical Facility	Low incidence	No	No	H 48.1 - 72.0
68	Watertown Health Center	Nursing Home	Low incidence	No	No	H 48.1 - 72.0
69	Coolidge Hill Radio Antenna	Communications	Low incidence	No	No	H 48.1 - 72.0
70	Coolidge School Apartments	Senior Housing	Low incidence	No	No	H 48.1 - 72.0
71	MBTA Transit Hub	Transportation	Low incidence	No	No	H 48.1 - 72.0
72	Residence	Nursing Home/Assisted Living	Low incidence	No	No	H 48.1 - 72.0
73	AFC Urgent Clinic	Medical Facility	Low incidence	No	No	H 48.1 - 72.0
74	Circle of Boston Nursery School	Daycare	Low incidence	No	No	H 48.1 - 72.0
75	Day Hill/Municipal Annex	Daycare	Low incidence	No	No	H 48.1 - 72.0
76	First Step Child Care Center	Daycare	Low incidence	No	No	H 48.1 - 72.0
77	Open Wings Child Care Center	Daycare	Low incidence	No	No	H 48.1 - 72.0
78	Early Steps Watertown Integrated Pre-school	Daycare	Low incidence	No	No	H 48.1 - 72.0
79	Public Works		Low incidence	No	No	H 48.1 - 72.0
80	Public Works Annex		Low incidence	No	No	H 48.1 - 72.0
81	2nd Home Adult Day Health Care	Daycare	Low incidence	No	No	No
82	Mt Auburn Medical Facility	Medical Facility	Low incidence	AE: 1% Annual Chance of Flooding	Charles River	No
83	Public Safety Radio		Low incidence	No	No	No
84	Policy Headquarters	Police	Low incidence	No	Police Headquarters	No
85	Armenian Museum of America	Museum	Low incidence	No	No	No
86	Temporary School Facility	School	Low incidence	No	No	No

VULNERABILITY ASSESSMENT

The purpose of the vulnerability assessment is to estimate the extent of potential damages from natural hazards of varying types and intensities. A vulnerability assessment and estimation of damages was performed for hurricanes, earthquakes, and flooding. The methodology used for hurricanes and earthquakes was the HAZUS-MH software. The methodology for flooding was developed specifically to address the issue in many of the communities where flooding was not solely related to location within a floodplain.

Introduction to HAZUS-MH

HAZUS- MH (multiple-hazards) is a computer program developed by FEMA to estimate losses due to a variety of natural hazards. The following overview of HAZUS-MH is taken from the FEMA website. For more information on the HAZUS-MH software, go to http://www.fema.gov/plan/prevent/hazus/index.shtm

> "HAZUS-MH is a nationally applicable standardized methodology and software program that contains models for estimating potential losses from earthquakes, floods, and hurricane winds. HAZUS-MH was developed by the Federal Emergency Management Agency (FEMA) under contract with the National Institute of Building Sciences (NIBS). Loss estimates produced by HAZUS-MH are based on current scientific and engineering knowledge of the effects of hurricane winds, floods and earthquakes. Estimating losses is essential to decision-making at all levels of government, providing a basis for developing and evaluating mitigation plans and policies as well as emergency preparedness, response and recovery planning.
>
> HAZUS-MH uses state-of-the-art geographic information system (GIS) software to map and display hazard data and the results of damage and economic loss estimates for buildings and infrastructure. It also allows users to estimate the impacts of hurricane winds, floods and earthquakes on populations."

There are three modules included with the HAZUS-MH software: hurricane wind, flooding, and earthquakes. There are also three levels at which HAZUS-MH can be run. Level 1 uses national baseline data and is the quickest way to begin the risk assessment process. The analysis that follows was completed using Level 1 data. Level 1 relies upon default data on building types, utilities, transportation, etc. from national databases as well as census data. While the databases include a wealth of information on the City of Watertown, it does not capture all relevant information. In fact, the HAZUS training manual notes that the default data is "subject to a great deal of uncertainty."

However, for the purposes of this plan, the analysis is useful. This plan is attempting to generally indicate the possible extent of damages due to certain types of natural disasters and to allow for a comparison between different types of disasters. Therefore, this analysis should be considered a starting point for understanding potential damages from the hazards.

ESTIMATED DAMAGES FROM HURRICANES

The HAZUS-MH software was used to model potential damages to the community from a 100 year and 500 year hurricane event; storms that are 1% and .0.2% likely to happen in a given year, and roughly equivalent to a Category 2 and Category 4 hurricane. The damages caused by these hypothetical storms were modeled as if the storm track passed directly through the City, bringing the strongest winds and greatest damage potential (Table 43).

Though there are no recorded instances of a hurricane equivalent to a 500 year storm passing through Massachusetts, this model was included in order to present a reasonable "worst case scenario" that would help planners and emergency personnel evaluate the impacts of storms that might be more likely in the future, as we enter into a period of more intense and frequent storms.

Table 43 - Estimated Damages from Hurricanes

	100 Year	500 Year
Building Characteristics		
Estimated total number of buildings	9,294	
Estimated total building replacement value (2006 $)	$5,461,919,000	
Building Damages		
# of buildings sustaining minor damage	512	1646
# of buildings sustaining moderate damage	55	366
# of buildings sustaining severe damage	2	29
# of buildings destroyed	1	41
Population Needs		
# of households displaced	0	17
# of people seeking public shelter	0	4
Debris		
Building debris generated (tons)	3,944	14,479
Tree debris generated (tons)	942	2,161
# of truckloads to clear building debris	119	491
Value of Damages		
Property damage (buildings and content)	$34,000,000	$152,300,000
Losses due to business interruption	$1,656,900	$15,394,260
Total	$15,080,620	$167,694,260

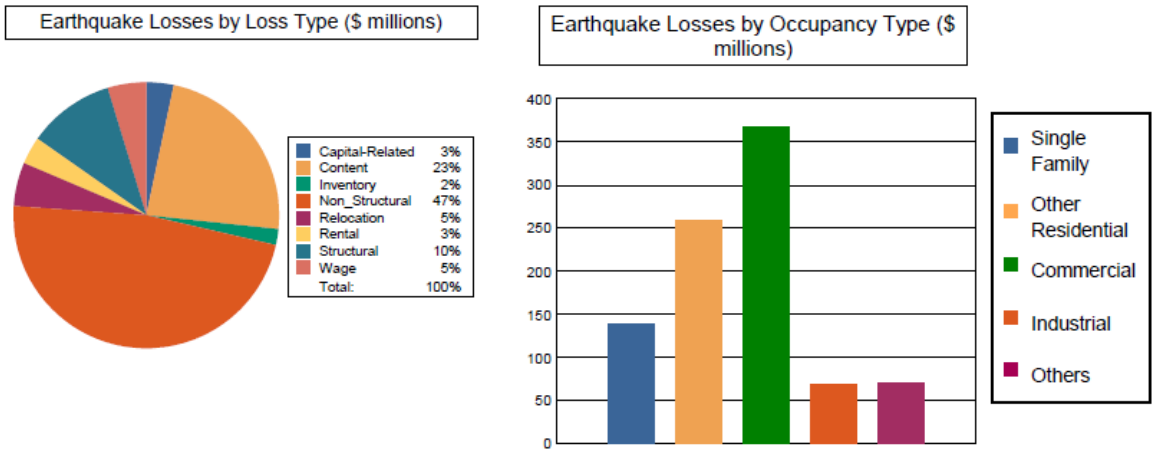
ESTIMATED DAMAGES FROM EARTHQUAKES

The HAZUS-MH earthquake module allows users to define an earthquake magnitude and model the potential damages caused by that earthquake as if its epicenter had been at the geographic center of the study area. For the purposes of this plan, two earthquakes were selected: magnitude 5.0 and magnitude 7.0 (Table 44). Historically, major earthquakes are rare in New England, though a magnitude 5 event occurred in 1963.

Table 44 - Estimated Damages from Earthquakes

	Magnitude 5.0	Magnitude 7.0
Building Characteristics		
Estimated total number of buildings	9,294	
Estimated total building replacement value (2006 $)	$5,461,919,000	
Building Damages		
# of buildings sustaining slight damage	2,736	517
# of buildings sustaining moderate damage	1,512	2,218
# of buildings sustaining extensive damage	421	2,495
# of buildings completely damaged	124	4,000
Population Needs		
# of households displaced	799	10,363
# of people seeking public shelter	315	4,032
Debris		
Building debris generated (tons)	154,000	1,127,000
# of truckloads to clear debris (@ 25 tons/truck)	6,160	45,080
Value of Damages		
Income Losses	$152,438,700	$861,932,200
Capital Stock Losses	$ 752,091,500	$4,976,107,200
Total	$904,530,200	$5,838,040,000

Watertown Losses from a Magnitude 5 Earthquake



ESTIMATED DAMAGES FROM FLOODING

The HAZUS-MH flood risk module was used to estimate damages to the municipality at the 100 and 500 return periods. These return periods correspond to flooding events that have a 1% and a 0.2% likelihood of occurring in any given year (Table 45).

Table 45: Estimated Damages from Flooding

	100 Year	500 Year
Building Characteristics		
Estimated total number of buildings	9,294	
Estimated total building replacement value (2006 $)	$5,461,191,000	
Building Damages		
# of buildings sustaining slight damage (<20%)	2	5
# of buildings sustaining moderate damage (20-50%)	0	1
# of buildings sustaining substantial damage (>50%)	0	0
Population Needs		
# of households displaced	77	125
# of people seeking public shelter	42	66
Debris		
Building debris generated (tons)	140	266
# of truckloads to clear building debris	6	11
Value of Damages		
Property damage (buildings and content)	$13,470,000	$23,790,000
Losses due to business interruption	$16,320,000	$26,890,000
Total:	$29,780,000	$50,680,000

CLIMATE CHANGE RISK ASSESSMENT SUMMARY

Table 46: Summary of Hazard Risks for Society, Built Environment, and Natural Resources

CLIMATE CHANGE	NATURAL HAZARD	KEY CONCERNS SOCIETY	KEY CONCERNS BUILT ENVIRONMENT	KEY CONCERNS NATURAL RESOURCES
Changes in Precipitation	Inland Flooding	Elderly residents and environmental justice populations; property damage. Impacts on businesses	Roadway closures, damage to buildings; impacts on infrastructure	Pollutants, erosion, scouring, damage to habitat
	Drought	Increases costs for irrigation, drinking water supply	Impacts on landscaped areas, parks, playing fields, etc.	Impacts on streams, wetlands, vegetation
	Landslide	Private property damage	Damage to buildings and infrastructure	Erosion, sedimentation
Sea Level Rise	Coastal Flooding	Property damage, impacts on businesses	Roadway closures, damage to buildings; impacts on infrastructure	Damage to coastal habitat
Rising Temperatures	Average and Extreme Temperatures	Elderly populations if no access to cooling or financial resources to buy an AC		Increasing invasives, stress on aquatic and terrestrial habitats
	Wildfires	Air Quality - Smoke	Damage to buildings	Damage to resources
	Invasive species	Potential health impacts of pests	Impaired use of park and open space	Loss of biodiversity
Extreme Weather	Hurricanes / Tropical Storms	Power outages; property damage, impacts to businesses	Street closures, house flooding, emergency access, wind damage to buildings, power outages	Tree damage
	Severe Winter Storms	Power outages, elderly, or isolated residents	Damage to public buildings with snow loads, power outages that can affect municipal operations, road blockages.	Tree damage
	Tornadoes	Property damage, impacts on businesses	Damage to buildings and infrastructure	Tree damage
	Thunderstorms/ Microbursts)	Power outages, property damage	Power loss, road closures (same as above)	Tree damage
Non-Climate Hazard	Earthquake	Property damage, impacts on businesses	Damage to buildings and Infrastructure	Landslides

SECTION 5: HAZARD MITIGATION GOALS

The Watertown Local Hazard Mitigation Planning Team reviewed and discussed the goals from the 2019 Hazard Mitigation Plan for the City of Watertown. All of the goals were found to continue to be reflective of the city's priorities and concerns relative to natural hazard mitigation. A 10th goal was added to address the needs of priority populations. All of the goals are considered critical for the City and they are not listed in order of importance.

Goal 1: Prevent and reduce the loss of life, injury, public health impacts and property damages resulting from all major natural hazards.

Goal 2: Identify and seek funding for measures to mitigate or eliminate each known significant flood hazard area.

Goal 3: Integrate hazard mitigation planning as an integral factor in all relevant municipal departments, committees and boards.

Goal 4: Prevent and reduce the damage to public infrastructure resulting from all hazards.

Goal 5: Encourage the business community, major institutions and non-profits to work with the City to develop, review and implement the hazard mitigation plan.

Goal 6: Work with surrounding communities, state, regional and federal agencies to ensure regional cooperation and solutions for hazards affecting multiple communities.

Goal 7: Ensure that future development meets federal, state and local standards for preventing and reducing the impacts of natural hazards.

Goal 8: Take maximum advantage of resources from FEMA and MEMA to educate City staff and the public about hazard mitigation.

Goal 9: Consider the potential impacts of future climate change. Incorporate climate sustainability and resiliency in hazard mitigation planning.

Goal 10: Address priority populations in the hazard mitigation process, including outreach and engagement, analysis of hazard impacts, and development and implementation of mitigation measures.

SECTION 6: EXISTING MITIGATION MEASURES

The existing protections in the City of Watertown are a combination of zoning, land use, and environmental regulations, infrastructure maintenance and drainage infrastructure improvement projects. Infrastructure maintenance generally addresses localized drainage clogging problems, while large scale capacity problems may require pipe replacement or invert elevation modifications. These more expensive projects are subject to the capital budget process and lack of funding is one of the biggest obstacles to completion of some of these.

The city's existing mitigation measures, which were in place prior to the original 2019 Plan, are listed by hazard type here and are summarized in Table 42 below.

Mitigation Measures Relating to Multiple Hazards

There are several mitigation measures that impact more than one hazard. These include the Comprehensive Emergency Management Plan (CEMP), the Massachusetts State Building Code and participation in a local Emergency Planning Committee.

Comprehensive Emergency Management Plan (CEMP)
Every community in Massachusetts is required to have a Comprehensive Emergency Management Plan. These plans address mitigation, preparedness, response and recovery from a variety of natural and man-made emergencies. Watertown's CEMP was updated in 2023.

Massachusetts State Building Code
The Massachusetts State Building Code contains many detailed regulations regarding wind loads, earthquake resistant design, flood-proofing and snow loads. The City of Watertown has adopted the "Stretch Code." For enhanced energy efficiency.

Participation in the Local Emergency Planning Committee (LEPC)
Watertown is part of the Mystic Valley LEPC.

Flood Related Hazards

National Flood Insurance Program (NFIP)

Watertown participates in the NFIP with 80 policies in force as of April 2, 2025.

The City complies with the NFIP by enforcing floodplain regulations, maintaining up-to-date floodplain maps, and providing information to property owners and builders regarding floodplains and building requirements. The Watertown Conservation Agent is responsible for enforcing the city's floodplain regulations. The following information is provided for the City of Watertown:

Flood insurance policies in force (as of May 1, 2023)	80
Coverage amount of flood insurance policies	$22,528,000
Total Number of Closed Paid Losses	18

Number of Substantial Damage Closed Paid Losses	3
Closed Paid Losses	$788,690

Since 1978 there have been 3 claims paid for substantial damage in Watertown (see table above). The Town implements the Substantial Improvements/Substantial Damages provisions of the floodplain management regulations as required per the NFIP (CFR Title 44, Parts 59 through 65) and Massachusetts State Building Code (780CMR). The Town will also coordinate with State Flood Hazard Management Program staff to assure that proper practices are followed and that a post-disaster plan will be in place to implement all Substantial Improvements/Substantial Damages provisions.

Other Flood Mitigation Measures

- *The City complies with the NFIP by enforcing floodplain regulations, maintaining up-to-date floodplain maps, and providing information to property owners and builders regarding floodplains and building requirements.*
- *Street sweeping* – Every street gets swept at least four times a year with the City completing on average 16 curb miles a week.
- *Catch basin cleaning* – The town has approximately 3200 catch basins that are cleaned every year on average. This service is contracted out by the town.
- *Drainage infrastructure maintenance* - The town requires a maintenance agreement in perpetuity on private drainage facilities. To the extent possible, the City requires all storm water to be handled on site rather than directed into the municipal storm drain system.
- *Roadway treatments* – The City uses liquid calcium salt additive.
- *Zoning Regulations* – Zoning is intended to protect the public health and safety through the regulation of land use. The Watertown Zoning Ordinance includes a Floodplain District. This was updated in July 2025.
- *Stormwater Ordinance* – A storm water ordinance is has been adopted to help the Town comply with the MS4 Stormwater Permit issued by EPA. The Ordinance requires stormwater retention up to the 100-year storm for new development
- *Wetlands Ordinance* - The Town of Watertown Wetlands Ordinance (Chapter XV) protects water resources, wetlands, and their adjoining land areas by controlling activities that might have a significant or cumulative impact on the recognized values of these resource areas, including their ability to serve as a flood control and storm damage prevention feature. Any activity that might fill or otherwise alter these resource areas requires a permit from the Watertown Conservation Commission. The adjoining land area under the protection of this by-law includes land within 150 feet of a pond or wetland and land within 200 feet of a river or stream as well as any land within a designated floodplain.
- *Watertown Open Space and Recreation Plan (OSRP)* - Watertown's OSRP was updated in 2015 and identifies a number of open space parcels in identified hazard areas including floodplains and brush fire areas. For many of these parcels the plan recommends developing use and management plans, including lands along the Charles River and

Whitney Hill. These management plans should include consideration of hazard issues such as flooding and brush fires.

Flooding: Existing Site-Specific Mitigation

The following sites were identified by Town staff as areas that have experienced more significant flooding in the past. The numbers in parentheses refer to the Areas of Concern on Map 8 in Appendix A.

Table 47: Locally Identified Areas of Flooding

Map ID	Name	Description
1	Charles River	During severe storms flooding can occur directly along the shore on this stretch of the Charles River, above the dam.
3	Watertown High School	Basement flooding from groundwater. New building will not have this problem.
4	New Police Headquarters	Basement flooding from groundwater.
7	Rutland Street	Basement flooding of homes from groundwater.
8	Arlington Street and Keith Street	Flooding was caused after a series of three storms.
9	Laurel St., Melendy Ave. and Oak St.	Neighborhood flooding due to intense rainfall July 2014.
11	Phillip Darch and Robert Ford Road- West End Projects Housing Authority	This Federal housing authority explored a variety of flooding due to a high-water table issue.
12	Gore Estate/Walker Pond	This area experiences flooding up the city boundary.

Dam Failures

a) *DCR dam safety regulations* – The state has enacted dam safety regulations mandating inspections and emergency action plans. All new dams are subject to state permitting.

b) Emergency Action Plans (EAP) have been prepared for the Watertown Dam, Cambridge Reservoir and Stony Brook Dams, Weston Dam, and the Norumbega and Schenck's Pond Dams

Wind-Related Hazards

a) To enhance the tree maintenance program for the city, a dedicated crew was established to maintain trees, with a 3rd party also brought in to assist. Tree planting was also encouraged to help reduce heat islands.

b) *Massachusetts State Building Code* – The town enforces the Massachusetts State Building Code whose provisions are generally adequate to protect against most wind damage. The code's provisions are the most cost-effective mitigation

measure against tornados given the extremely low probability of occurrence. If a tornado were to occur, the potential for severe damages would be extremely high.

c) Comprehensive Emergency Management Plan (CEMP) – Every community in Massachusetts is required to have a Comprehensive Emergency Management Plan. These plans address mitigation, preparedness, response and recovery from a variety of natural and man-made emergencies. These plans contain important information regarding flooding, hurricanes, tornadoes, dam failures, earthquakes, and winter storms. Therefore, the CEMP is a mitigation measure that is relevant to all of the hazards discussed in this plan. Watertown updated their plan in 2023.

Winter-Related Hazards

a) *Snow disposal* –The town conducts general snow removal operations with its own equipment. There is a park on grove street that is used a snow disposal site as necessary. Their is regular salting and sanding for the roads.

Brush Fire-Related Hazards

a) *Outdoor Burning Prohibited* – Outdoor burning is prohibited in Watertown.

Geologic Hazards

Earthquakes

a) *Massachusetts State Building Code* – The State Building Code contains a section on designing for earthquake loads (780 CMR 1612.0). Section 1612.1 states that the purpose of these provisions is "to minimize the hazard to life to occupants of all buildings and non-building structures, to increase the expected performance of higher occupancy structures as compared to ordinary structures, and to improve the capability of essential facilities to function during and after an earthquake". This section goes on to state that due to the complexity of seismic design, the criteria presented are the minimum considered to be "prudent and economically justified" for the protection of life safety. The code also states that absolute safety and prevention of damage, even in an earthquake event with a reasonable probability of occurrence, cannot be achieved economically for most buildings.

MULTIHAZARD MITIGATION MEASURES

The City of Watertown has several mitigation measures in place that address more than one hazard. Major issues in preventing natural hazards in Watertown are the ability of the Fire and Police departments to operate efficiently, or at all, in outdated facilities in the event of a significant natural hazard.

Comprehensive Emergency Management Plan (CEMP) – Every community in Massachusetts is required to have a Comprehensive Emergency Management Plan. These plans address mitigation, preparedness, response and recovery from a variety of natural and man-made emergencies.

These plans contain important information regarding flooding, hurricanes, tornadoes, dam failures, earthquakes, and winter storms. Therefore, the CEMP is a mitigation measure that is relevant to all of the hazards discussed in this plan.

Communications Equipment – The Town has access to three Incident Command Units, mobile communications centers available to the town through the MA State Police, the MA Dept. of Fire Services, and MEMA. Improvements to the communications system are being pursued by the Town (see Section 8).

Emergency Power Generators – Emergency generators are located at the Town Hall, Main Library, Police Department, Fire Department, Public Works Facility, and Watertown High School. The town is planning to install additional generators in schools (See Section 8).

Massachusetts State Building Code – The Massachusetts State Building Code contains many detailed regulations regarding wind loads, earthquake resistant design, flood-proofing, and snow loads.

Existing mitigation measures are summarized in Table 47 below.

Table 48: Existing Mitigation Measures

Mitigation Measure	Area Covered	Effectiveness / Comments	Updates and/or Improvements since 2019
FLOOD RELATED HAZARDS			
A) Participation in the National Flood Insurance Program	Town-Wide	Effective/91 policies in force	
B) Street sweeping	Town-Wide	Effective	
C) Catch basin cleaning	Town-Wide	Effective	
D) Drainage system maintenance	Town-wide	Effective	
E) Roadway Treatments	Town roads	Effective	
F) Zoning Floodplain District	Town-Wide	Effective	Floodplain Ordinance updated in July 2025
G) Stormwater Ordinance	Town-Wide	Effective,	New Plan needed in 2026

H) Wetlands Protection Ordinance	Wetland Resource Areas	Effective	
I) Watertown OSRP	Town-Wide	Effective	
DAM HAZARDS			
J) DCR Dam Safety Regulations and permitting	Town-Wide	Somewhat effective	
K) Emergency Action Plans (EAP) have been prepared for the Watertown Dam, Cambridge Reservoir and Stony Brook Dams, Weston Dam, and the Norumbega and Schenck's Pond Dams	Charles River floodplain areas	Effective	
L) Watertown Fire Dept attended EAP training for Weston Reservoir Dam and Norumbega Reservoir Dams/Schenck's Pond Dams	Charles River floodplain areas	Effective	Delete in 2026 update as this was done.
WIND HAZARDS			
M) Tree Maintenance Program	Town-Wide	Improvements are being implemented by the town.	Dedicated crew established to maintain trees, 3rd party also brought in to assist, tree planting also encouraged to help reduce heat islands
N) Massachusetts State Building Code	Town-Wide	Effective for most situations except severe storms	
O) Comprehensive Emergency Management Plan (CEMP)	Town-Wide	Effective primarily for emergency response	2023 Update was conducted
WINTER HAZARDS			
P) Regular salting and sanding of the roads and local plowing	Town-Wide	Effective	
GEOLOGIC HAZARDS			
Q) Massachusetts Building code	Town-Wide	Effective for most situations	Stretch code in effect

BRUSHFIRE HAZARDS			
R) Outdoor burning prohibited	Town-wide	Effective	
MULTI-HAZARDS			
S) Development Review	Town-wide	Effective	
U) Comprehensive Emergency Management Plan (CEMP)	Town-wide.	Emphasis is on emergency response.	
V) Communications Equipment	Town-wide.	Improvements are being implemented by the town.	New public safety radio system
W) Massachusetts State Building Code	Town-wide.	Most effective for new construction.	
X) Participation in the Regional Emergency Planning Committee (disbanded since the previous plan)	Town-wide.	A forum for cooperation on natural and manmade disasters.	This has been disbanded as the city is in the Mystic Valley REPC
Y) Emergency Power Generators	Town-wide.	Improvements are being implemented by the town.	Schools have since received new emergency power generators

Local Capabilities for Implementation

Under the Massachusetts system of "Home Rule," the Town of Watertown is authorized to adopt and from time to time amend a number of local bylaws and regulations that support the town's capabilities to mitigate natural hazards. These include the Zoning Ordinance, Stormwater Ordinance, Subdivision and Site Plan Review Regulations, Wetlands Ordinance, Health Regulations, Public Works regulations, and local enforcement of the State Building Code. Local Ordinances may be amended by the Town Council to improve the town's capabilities, and changes to most regulations simply require a public hearing and a vote of the authorized board or commission. The Town of Watertown has recognized several existing mitigation measures that require implementation or improvements, and has the capacity based on these Home Rule powers within its local boards and departments to address these. Several Town departments including Public Works and Community Development and Planning will address planned infrastructure projects. The Department of Public Works will collaborate with state agencies (DCR, MWRA) on dam management issues. Finally, efforts to improve emergency communications will be a collaborative effort among the Fire Department, Police Department, and Public Works Department.

SECTION 7: MITIGATION MEASURES FROM THE 2019 PLAN

IMPLEMENTATION PROGRESS OF THE PREVIOUS PLAN

At a meeting of the Watertown Hazard Mitigation Planning Committee, City staff reviewed the mitigation measures identified in the 2019 Watertown Hazard Mitigation Plan and determined whether each measure had been implemented or deferred. Of those measures that had been deferred, the committee evaluated whether the measure should be deleted or carried forward into this Hazard Mitigation Plan 2026 Update. The decision on whether to delete or retain a particular measure was based on the committee's assessment of the continued relevance or effectiveness of the measure and whether the deferral of action on the measure was due to the inability of the Town to take action on the measure. Table 48 summarizes the status of mitigation measures, and mitigation projects completed are described in more detail below.

Table 49: Status of Mitigation Measures

Mitigation Measure	Priority 2019 Plan	CURRENT STATUS 1. Completed 2. Partially Completed (Explain) 3. Not Completed (Reasons/Constraints?)	FOR THE 2026 PLAN UPDATE 1. Retain as-is in the 2026 Plan? 2. Keep and Revise for 2026? 3. Change Priority for 2026? 4. Delete from the 2026 Plan?
FLOODING MITIGATION			
1. Continue developing storm water program to comply with the MS4 permit	High	Completed	Delete
2. Maintain updated Flood Information Rate Maps information and town ordinance.	High	Partially Complete	Keep and Revise for 2026- Change this to maintaining requirements to conform to FEMA regulations and seek town approval for ordinances.
3. Upgrade pumps and improve site drainage at	Medium	Completed	Delete for 2026

Cuniff Elementary.			
4. Test Program to fund and assist homeowners with pumps.	Medium	Partially Completed	Revise for 2026- Focus on overall education and outreach about rain events and flooding
5. Study feasibility of creating stormwater utility	Medium	Not Completed	Keep for 2026
WINTER HAZARDS MITIGATION			
6. Identify public buildings that may be vulnerable to damage from snow loads and conduct a structural assessment if needed	Low	Completed	Delete for 2026
BRUSHFIRE MITIGATION			
7. Evaluate the status of fire access roads and maintain or upgrade if needed	Low	Completed	Delete for 2026
8. Provide public information about brushfire hazards and preventive measures for property owners.	Low	Completed	Keep to Continue for 2026 Plan
EARTHQUAKE MITIGATION			

9. Identify public buildings that may be vulnerable to earthquakes and investigate options to make them more resistant to earthquakes	Low	Not Completed	Keep and Revise to include facilities in 2026 Plan
EXTREME TEMPERATURE MITIGATION			
10. Conduct a public awareness program on the risks of extreme temperatures and resources available to residents	Medium	Not Completed	Keep and revise to say conduct instead of completed
11. Adopt Site Design regulations to increase shade tree plantings near buildings, increase trees used in parking areas and along public ways.	Medium	Completed	Keep and revise for 2026 to make this about continuing to implement.
DROUGHT MITIGATION			
12. Adopt guidelines for new development to promote drought tolerant landscaping and site design measures	High		Keep

DAM MITIGATION			
13. Maintain coordination with operators of Watertown Dam and dams upstream of Watertown in Waltham and Weston	High	Completed	Keep and Revise for 2026 to include coordination with DCR and the City's support of removing the dam for ecological purposes.
WIND MITIGATION MEASURES			
14. Increase contract labor for tree maintenance program	Medium	Completed	Delete for 2026 Plan, the city hired staff to do this maintenance.
Multi Hazard			
15. Upgrade communications to a uniform single system that will serve Police, Fire, and Public Works, including interconnections conduit. The Town is having a study done by Cyber-Comm, and awaiting a decision by the FCC regarding radio frequency availability.	High	Complete	Delete for 2026 Plan
16. Upgrade all fixed generators as needed. The Fire Dept, Police and DPW all have generators.	High	Partially Complete	Revise for 2026 Plan to reflect that the older schools would benefit from generators and that updates and

The town hall recently added one. The schools are being rebuilt with generators added through the capital budget process.			maintained to current generators is required.
DAM MITIGATION			
17. Maintain coordination with operators of Watertown Dam and dams upstream of Watertown in Waltham and Weston	High	Completed	Keep and Revise for 2026 to include coordination with DCR and the City's support of removing the dam for ecological purposes.
WIND MITIGATION MEASURES			
18. Increase contract labor for tree maintenance program	Medium	Completed	Delete for 2026 Plan, the city hired staff to do this maintenance.

As indicated on Table 49, Watertown made good progress on implementing mitigation measures identified in the 2019 Hazard Mitigation Plan. Projects that have been completed include an update of the Comprehensive Emergency Management Plan, a new public radio system was enacted, schools received new emergency power generators, and a dedicated tree maintenance crew went into effect.

Moving forward into the next five-year plan implementation period there will be many more opportunities to incorporate hazard mitigation into the city's decision-making processes. The challenges the City faces in implementing these measures are primarily due to limited funding and available staff time. This plan should help the City prioritize the best use of its limited resources for enhanced mitigation of natural hazards.

SECTION 8: HAZARD MITIGATION STRATEGY

WHAT IS HAZARD MITIGATION?

Hazard mitigation means to permanently reduce or alleviate the losses of life, injuries and property resulting from natural hazards through long-term strategies. These long-term strategies include planning, policy changes, education programs, infrastructure projects and other activities. FEMA currently has two mitigation grant programs: the Hazards Mitigation Grant Program (HGMP) and the Flood Mitigation Assistance (FMA) program.

According to FEMA Local Multi-Hazard Mitigation Planning Guidance, identified measures can generally be sorted into the following groups:

- Prevention: Government administrative or regulatory actions or processes that influence the way land and buildings are developed and built. These actions also include public activities to reduce hazard losses. Examples include planning and zoning, building codes, capital improvement programs, open space preservation, and stormwater management regulations.
- Property Protection: Actions that involve the modification of existing buildings or infrastructure to protect them from a hazard or removal from the hazard area. Examples include acquisition, elevation, relocation, structural retrofits, flood proofing, storm shutters, and shatter resistant glass.
- Public Education & Awareness: Actions to inform and educate citizens, elected officials, and property owners about the potential risks from hazards and potential ways to mitigate them. Such actions include outreach projects, real estate disclosure, hazard information centers, and school-age and adult education programs.
- Natural Resource Protection: Actions that, in addition to minimizing hazard losses, also preserve or restore the functions of natural systems. These actions include sediment and erosion control, stream corridor restoration, watershed management, forest and vegetation management, and wetland restoration and preservation.
- Structural Projects: Actions that involve the construction of structures to reduce the impact of a hazard. Such structures include storm water controls (e.g., culverts), floodwalls, seawalls, retaining walls, and safe rooms.
- Emergency Services Protection: Actions that will protect emergency services before, during, and immediately after an occurrence. Examples of these actions include protection of warning system capability, protection of critical facilities, and protection of emergency response infrastructure.

REGIONAL AND INTER-COMMUNITY CONSIDERATIONS

Some hazard mitigation issues are strictly local. The problem originates primarily within the municipality and can be solved at the municipal level. Other issues are inter-community and require cooperation between two or more municipalities. There is a third level of mitigation which is regional and may involve a state, regional or federal agency or three or more municipalities.

REGIONAL PARTNERS

In many communities, mitigating natural hazards, particularly flooding, is more than a local issue. The drainage systems that serve these communities are complex systems of storm drains, roadway drainage structures, pump stations, dams, and other facilities owned and operated by a wide array of agencies including the Town, Massachusetts Department of Transportation (MassDOT) the Massachusetts Water Resources Authority (MWRA), and the Department of Conservation and Recreation (DCR). The planning, construction, operation and maintenance of these structures are integral to the flood hazard mitigation efforts of towns. These agencies must be considered the town's regional partners in hazard mitigation. These agencies also operate under the same constraints as communities do including budgetary and staffing constraints and they must make decisions about numerous competing priorities. In the sections that follow, the plan includes recommendations for activities where cooperation with these other agencies may be necessary. Implementation of these recommendations will require that all parties work together to develop solutions. Rail (MBTA).

REGIONAL AND INTERCOMMUNITY FACILITIES WITHIN WATERTOWN

Major facilities owned, operated and maintained by state or regional entities include:

1. Watertown Dam (DCR)
2. Cambridge Reservoir and Stony Brook Dams (Cambridge Water Department)
3. Weston Dam, Norumbega Dam, and Schenck's Pond Dams (MWRA)
4. State Route 20 (Main Street)
5. MBTA Bus Lines
6. MWRA water distribution mains and wastewater collectors

NEW DEVELOPMENT AND INFRASTRUCTURE

As part of the process of developing recommendations for new mitigation measures for this plan update, the City considered the issues related to new development, redevelopment, and infrastructure needs in order limit future risks. Taking into consideration the Zoning and Stormwater Ordinances, priorities for the future include bylaw updates for stormwater management, upgrading intraoperative communications, installation of key generators, and coordination of dam management with state agencies.

PROCESS FOR SETTING PRIORITIES FOR MITIGATION MEASURES

The last step in developing the city's mitigation strategy is to assign a level of priority to each mitigation measure so as to guide the focus of the city's limited resources towards those actions with the greatest potential benefit. At this stage in the process, the Local Hazard Mitigation Planning Team had limited access to detailed analyses of the cost and benefits of any given mitigation measure, so prioritization is based on the local team members' understanding of

existing and potential hazard impacts and an approximate sense of the costs associated with pursuing any given mitigation measure.

Priority setting was based on local knowledge of the hazard areas, including impacts of hazard events, the extent of the area impacted, and the relation of a given mitigation measure to the city's goals. In addition, the local Hazard Mitigation Planning Team also took into consideration factors such as the number of homes and businesses affected, whether or not road closures occurred and what impact closures had on delivery of emergency services and the local economy, anticipated project costs, whether any environmental constraints existed, and whether the Town would be able to justify the costs relative to the anticipated benefits.

Table 50 below demonstrates the prioritization of the city's potential hazard mitigation measures. For each mitigation measure, the geographic extent of the potential benefiting area is identified as is an estimate of the overall benefit and cost of the measures. The benefits, costs, and overall priority were evaluated in terms of:

Estimated Benefits	
High	Action will result in a significant reduction of hazard risk to people and/or property from a hazard event
Medium	Action will likely result in a moderate reduction of hazard risk to people and/or property from a hazard event
Low	Action will result in a low reduction of hazard risk to people and/or property from a hazard event
Estimated Costs	
High	Estimated costs greater than $250,000
Medium	Estimated costs between $50,000 to $250,000
Low	Estimated costs less than $50,000 and/or staff time
Mitigation Priority	
High	Action very likely to have political and public support and necessary maintenance can occur following the project, and the costs seem reasonable considering likely benefits from the measure
Medium	Action may have political and public support and necessary maintenance has potential to occur following the project. Medium priority measures would address a hazard of concern to the town, but costs may not be in proportion to the benefits achieved.
Low	Not clear if action has political and public support and not certain that necessary maintenance can occur following the project. Low priority measures would not address significant or high priority hazards and/or the cost would not be in proportion to the benefits

Table 50: Mitigation Measure Prioritization

Mitigation Action	Overall Priority	Geographic Coverage	Estimated Benefit	Estimated Cost
Flooding Mitigation				
1. Maintain requirements regarding updates for Flood Insurance Rate Maps and seek city approval for ordinances	High	City-Wide	Medium	Medium
2. Upgrade pumps and improve site drainage at Watertown High School.	Medium	Watertown High School	Low	Low
3. Conduct education and outreach programs about rain events and flooding	Low	City-Wide	Medium	Low
4. Study feasibility of creating stormwater utility	Medium	City-Wide	Medium	Low
Winter Hazards Mitigation				
5. Identify hydrants and roadways that may be vulnerable to damage from winter weather	Low	City-Wide	Medium	Low
Brushfire Mitigation				
6. Evaluate the feasibility of the city obtaining a UTV for preparedness and response activities	Low	City-Wide	Low	Low
7. Provide public information about brushfire hazards and preventive measures for property owners.	Medium	City-Wide	Medium	Low
Earthquake Mitigation				
8. Identify public buildings and facilities that may be vulnerable to	Low	City-Wide	Low	Low

earthquakes and investigate options to make them more resistant to earthquakes				
Extreme Temperature Mitigation				
9. Continue the public awareness program on the risks of extreme temperatures and resources available to residents	Medium	City-Wide	Medium	Low
10. Continue to implement Site Design regulations to increase shade tree plantings near buildings, increase trees used in parking areas and along public ways	Medium	City-Wide	Low	Low
Drought Mitigation				
11. Adopt guidelines for new development to promote drought tolerant landscaping and site design measures	Medium	City-Wide	Low	Low
Dam Mitigation				
12. Maintain coordination with operators of Watertown Dam (DCR) and dams upstream of Watertown in Waltham and Weston (Cambridge Water Dept). The City supports removal of the Watertown dam for ecological purposes.	Medium	City-Wide	Medium	Low
Wind Mitigation Measures				
13. Acquire new equipment to continue with regular tree maintenance.	Medium	City-Wide	Medium	Medium

Multi-Hazard				
14. Upgrade and maintain generators as needed. The police and fire headquarters require an update, and all of the schools would benefit from a generator.	High	City-Wide	High	Medium/High
15. Expand open space and green stormwater infrastructure through policy and management programs in public projects, through the expansion of GSI into existing impervious areas, and public education on individual actions for GSI such as rain barrels, rain gardens, and de-paving residential properties.	Low	City-Wide	Medium	Low
16. Systematically integrate climate change projections into the design of all new and upgraded infrastructure projects.	Low	City-Wide	Low	Low
Invasives				
17. Strategically reduce invasive plants and combine with ongoing city efforts to manage invasives on city properties	Low	City-Wide	Low	Low

Recommended Mitigation Strategy

The recommended mitigation strategy is summarized in Table 50, which provides the following information about each recommended mitigation measure:

Description of the Mitigation Measure – The description of each mitigation measure is brief and cost information is given only if cost data were already available from the community. The cost

data represent a point in time and would need to be adjusted for inflation and for any changes or refinements in the design of a particular mitigation measure.

Priority – As described above and summarized in Table 49, the designation of high, medium, or low priority was done considering potential benefits and estimated project costs, as well as other factors in the STAPLEE analysis.

Implementation Responsibility – The designation of implementation responsibility was done based on a general knowledge of what each municipal department is responsible for. It is likely that most mitigation measures will require that several departments work together and assigning staff is the sole responsibility of the governing body of each community.

Time Frame – The time frame was based on a combination of the priority, the complexity of the measure and whether or not the measure is conceptual, in design, or already designed and awaiting funding. Because the time frame for this plan is five years, the timing for all mitigation measures has been kept within this framework. The identification of a likely time frame is not meant to constrain a community from taking advantage of funding opportunities as they arise.

Potential Funding Sources – This column attempts to identify the most likely sources of funding for a specific measure. The information on potential funding sources in this table is preliminary and varies depending on a number of factors. These factors include whether or not a mitigation measure has been studied, evaluated or designed, or if it is still in the conceptual stages. MEMA and DCR assisted MAPC in reviewing the potential eligibility for hazard mitigation funding. Each grant program and agency has specific eligibility requirements that would need to be taken into consideration. In most instances, the measure will require a number of different funding sources. Identification of a potential funding source in this table does not guarantee that a project will be eligible for, or selected for funding. Upon adoption of this plan, the local team responsible for its implementation should begin to explore the funding sources in more detail.

Additional information on funding sources – The best way to determine eligibility for a particular funding source is to review the project with a staff person at the funding agency. The following websites provide an overview of programs and funding sources.

> Army Corps of Engineers (ACOE) – The website for the North Atlantic district office is http://www.nae.usace.army.mil/. The ACOE provides assistance in a number of types of projects including shoreline/streambank protection, flood damage reduction, flood plain management services and planning services.
>
> Massachusetts Emergency Management Agency (MEMA) – The grants page http://www.mass.gov/dem/programs/mitigate/grants.htm has a useful table that compares eligible projects for the Hazard Mitigation Grant Program and the Flood Mitigation Assistance Program.

Table 51: Recommended Mitigation Strategy

Mitigation Action	Priority	Lead Agency	Estimated Cost	Estimated Timeframe 2026-2031	Potential funding Sources
FLOODING MITIGATION					
1. Maintain requirements regarding updates for Flood Insurance Rate Maps and seek city approval for ordinances	High	Department of Community Development and Planning	Staff time	2026-2031	Watertown General Fund/DCDP
2. Upgrade pumps and improve site drainage at Watertown High School.	Medium	School Dept/DPW	Low		School Building Fund and Watertown General Fund/ DPW
3. Conduct education and outreach programs about rain events and flooding	Low	DPW, Health	Staff Time	2026-2031	Watertown General Fund/ DPW and Health
4. Study feasibility of creating stormwater utility	Medium	DPW	Staff Time	2026-2031	Watertown General Fund/ DPW
WINTER HAZARDS MITIGATION					
5. Identify hydrants and roadways that may be vulnerable to damage from winter weather	Low	DPW/Planning	Staff Time	2026-2031	Watertown General Fund/ DPW and DCDP

BRUSHFIRE MITIGATION					
6. Evaluate the feasibility of the city obtaining a UTV for preparedness and response activities	Low	Fire	$50,000	2028-2031	Capitol Plan Funds
7. Provide public information about brushfire hazards and preventive measures for property owners.	Medium	Fire Department	Staff time	2026-2031	Watertown General Fund/ Fire
EARTHQUAKE MITIGATION					
8. Identify public buildings and facilities that may be vulnerable to earthquakes and investigate options to make them more resistant to earthquakes	Low	Emergency Management/Public Buildings	Staff time	2026-2031	Watertown General Fund/ Emegrency Management and Public Buildings
EXTREME TEMPERATURE MITIGATION					
9. Continue the public awareness program on the risks of extreme temperatures and resources available to residents	Medium	Health Department/Emergency Management	Staff time; cost for developing & distributing education materials	2026-2031	Watertown General Fund/ Emergency Management and Health
10. Continue to implement Site Design regulations to increase shade tree plantings near buildings, increase trees used in parking areas and along public ways	Medium	DPW, Community Development and Planning, Planning Board, ZBA	Staff Time		Watertown General Fund/ DPW and DCDP

DROUGHT MITIGATION					
11. Adopt guidelines for new development to promote drought tolerant landscaping and site design measures	Medium	Community Development and Planning , Conservation Commission, Planning Board, ZBA	Staff Time	2026-2031	Watertown General Fund/ DPW and DCDP
DAM MITIGATION					
12. Maintain coordination with operators of Watertown Dam (DCR) and dams upstream of Watertown in Waltham and Weston (Cambridge Water Dept). The City supports removal of the Watertown dam for ecological purposes.	Medium	DPW,DCR MWRA, and City of Cambridge	Staff time	2026-2031	Watertown General Fund/ DPW
WIND MITIGATION MEASURES					
13. Acquire new equipment to continue with regular tree maintenance.	Medium	DPW/Tree Warden	Medium	2026-2031	Watertown General Fund/ DPW
MUTLI HAZARD					
14. Upgrade and maintain generators as needed. The police and fire headquarters require an update, and all of the schools would benefit from a generator.	High	Fire Dept./Police Dept/DPW	$1,000,000	2026-2031	Watertown General Fund/ DPW, Fire and Police
15. Expand open space and green stormwater infrastructure through policy and	Low	DPW/Community Development and Planning	Staff Time	2026-2031	Watertown General

management programs in public projects, through the expansion of GSI into existing impervious areas, and public education on individual actions for GSI such as rain barrels, rain gardens, and de-paving residential properties.					Fund/ DPW and DCDP
16. Systematically integrate climate change projections into the design of all new and upgraded infrastructure projects.	Low	DPW/Community Development and Planning	Staff Time	2026-2031	Watertown General Fund/ DPW and DCDP
Invasives					
17. Strategically reduce invasive plants and combine with ongoing city efforts to manage invasives on city properties	Low	Community Development and Planning	Staff Time	2026-2031	Watertown General Fund/ DCDP

SECTION 9: PLAN ADOPTION AND MAINTENANCE

Plan Adoption

The Watertown Hazard Mitigation Plan 2025 Update was adopted by the Select Board on [ADD DATE]. See Appendix D for documentation. The plan was approved by FEMA on [ADD DATE] for a five-year period that will expire on [ADD DATE].

Plan Maintenance

MAPC worked with the Watertown Hazard Mitigation Team to prepare this plan. After approval of the plan by FEMA, the local Team will meet on a regular basis to oversee implementation of the plan and prepare for the next plan update. Additional members could be added to the local implementation team from other town departments, local businesses, non-profits, and institutions.

The city will encourage public participation during the next 5-year planning cycle. As updates and a review of the plan are conducted by the local Team, these will be placed on the project's website, and any meetings of the Local Team will be publicly noticed in accordance with the town and state open meeting laws. The posting will include a mechanism for citizen feedback such as an e-mail address to send comments.

Implementation Schedule

Mid-Term Survey on Progress– The coordinator of the Hazard Mitigation Implementation Team will prepare and distribute a survey in year three of the plan. The survey will be distributed to all of the local implementation group members and other interested local stakeholders. The survey will poll the members on any changes or revisions to the plan that may be needed, progress and accomplishments for implementation, and any new hazards or problem areas that have been identified.

This information will be used to prepare a report or addendum to the local hazard mitigation plan in order to evaluate its effectiveness in meeting the plan's goals and identify areas that need to be updated in the next plan. The Hazard Mitigation Implementation Team, coordinated by the Commissioner of Public Works, will have primary responsibility for tracking progress, evaluating, and updating the plan.

Begin to Prepare for the next Plan Update -- FEMA's approval of this plan is valid for five years, by which time an updated plan must be approved by FEMA in order to maintain the city's approved plan status and its eligibility for FEMA mitigation grants. Given the lead time needed to secure funding and conduct the planning process, the Hazard Mitigation Implementation Team will begin to prepare for an update of the plan in year three. This will help the Town avoid a lapse in its approved plan status and grant eligibility when the current plan expires.

The Hazard Mitigation Implementation Team will use the information from the Mid-Term progress review to identify the needs and priorities for the plan update and seek funding for the plan update process. Potential sources of funding may include FEMA Pre-Disaster Mitigation grants and the Hazard Mitigation Grant Program. Both grant programs can pay for 75% of a planning project, with a 25% local cost share required.

Prepare and Adopt an Updated Local Hazard Mitigation Plan –Once the resources have been secured to update the plan, the Hazard Mitigation Implementation Team may decide to undertake the update themselves, contract with the Metropolitan Area Planning Council to update the plan or to hire another consultant. However the Hazard Mitigation Implementation Team decides to update the plan, the group will need to review the current FEMA hazard mitigation plan guidelines for any changes. The Watertown Hazard Mitigation Plan Update will be forwarded to MEMA and DCR for review and to FEMA for approval.

Integration of the Plans with Other Planning Initiatives

Upon approval of the Watertown Hazard Mitigation Plan 2026 Update by FEMA, the Local Hazard Mitigation Team will provide all interested parties and implementing departments with a copy of the plan and will initiate a discussion regarding how the plan can be integrated into that department's ongoing work. At a minimum, the plan will be reviewed and discussed with the following departments:

- Fire
- Emergency Management
- Police
- Community Development NS Planning
- Conservation
- Health
- Building

Other stakeholders that will be coordinated will include land conservation organizations, watershed groups, business groups, and nonprofit institutions.

Moving forward, the Hazard Mitigation Plan 2026 Update will be integrated into other town plans and policies as they are updated and renewed, including the Master Plan, Open Space and Recreation Plan, and Comprehensive Emergency Management Plan.

SECTION 10: LIST OF REFERENCES

City of Watertown, Hazard Mitigation Plan 2019

City of Watertown, Watertown Comprehensive Plan

City of Watertown, Open Space and Recreation Plan

City of Watertown, Annual Report

City of Watertown, Zoning Ordinance

City of Watertown, Complete Streets Policy

City of Watertown, Resilient Watertown Climate and Energy Plan

City of Watertown, Comprehensive Emergency Management Plan 21q A

FEMA, Flood Risk Report, Concord River Watershed, 2/27/2013

FEMA, Flood Insurance Rate Maps for Middlesex County, MA, 2012

FEMA, Local Mitigation Plan Review Guide; October 1, 2011.

MA Emergency Management Agency, State *Hazard Mitigation Plan*, 2013

MA Geographic Information System, *McConnell Land Use Statistics*, 2005

MA Office of Dam Safety, Inventory of Massachusetts Dams

Metropolitan Area Planning Council, Geographic Information Systems Lab

New England Seismic Network, Weston Observatory

Northeast States Emergency Consortium, website

NOAA, National Climatic Data Center, website

Union of Concerned Scientists, *Confronting Climate Change in the U.S. Northeast*, 2007

U. S. Census, 2020, American Community Survey

USGS, National Water Information Center, website

APPENDIX A: HAZARD MAP SERIES

The MAPC GIS (Geographic Information Systems) Lab produced a series of maps for each community. Some of the data came from the Northeast States Emergency Consortium (NESEC). More information on NESEC can be found at http://www.serve.com/NESEC/. Due to the various sources for the data and varying levels of accuracy, the identification of an area as being in one of the hazard categories must be considered as a general classification that should always be supplemented with more local knowledge.

The map series consists of twelve map panels displaying the following information:

Map 1.	Population Density
Map 1a.	Environmental Justice
Map 2.	Land Use
Map 3.	Flood Zones
Map 3b.	Flood Claims from March 2010 Disaster Declaration
Map 4.	Earthquakes and Landslides
Map 5.	Hurricanes and Tornadoes
Map 6.	Average Snowfall
Map 7.	Composite Natural Hazards
Map 8.	Local Hazard Areas
Map 9	Land Surface Temperature
Map 10	Wildfires

Map 1: Population Density – This map uses the US Census block data for 2020 and shows population density as the number of people per acre in seven categories with 60 or more people per acre representing the highest density areas.

Map 1b: Environmental Justice – This map shows Environmental Justice (EJ) populations using 2020 data. EJ designations from the State include English isolation, income, and minority residents.

Map 2: Land Use – This map shows land cover and land use from MassGIS' 2016 Land Cover/Land Use dataset.

Map 3: Flood Zones – The map of flood zones used the FEMA NFIP Flood Zones for Middlesex County as its source. For more information, refer to the FEMA Map Service Center website http://www.msc.fema.gov. The definitions of the flood zones are described in detail on this site as well. The flood zone map for each community also shows critical infrastructure and municipally owned and protected open space.

Map3b: Flood Claims – This map shows flood insurance and disaster claim records from March 2010. The March 29, 2010 federal disaster declaration associated with severe rainfall and flooding triggered the launch of the Federal Emergency Management Agency's (FEMA's) Individual Assistance Program through which residential property owners, businesses, and institutions without flood insurance were eligible to apply for relief to pay for storm-related expenditures and repairs.

Map 4: Earthquakes and Landslides (Regional) – This map depicts landslide risk and recorded earthquake epicenters in the community and surrounding region. This information came from NESEC. For most communities, there was no data for earthquakes because only the epicenters of an earthquake are mapped.

The landslide information shows areas with either a low susceptibility or a moderate susceptibility to landslides based on mapping of geological formations. This mapping is highly general in nature. For more information on how landslide susceptibility was mapped, refer to http://pubs.usgs.gov/pp/p1183/pp1183.html.

Map 5: Hurricanes and Tornadoes (Regional) – This map shows the spatial characteristics of several different meteorological properties and past events in the community and surrounding region. The map includes the storm tracks for both hurricanes and tropical storms. This information must be viewed in context. A storm track only shows where the eye of the storm passed through. In most cases, the effects of the wind and rain from these storms were felt in other communities even if the track was not within that community. This map also shows the location of tornadoes with a classification as to the level of damages. What appears on the map varies by community since not all communities experience the same wind-related events. These maps also show the 100-year wind speed and areas that could be inundated by storm surge during a hurricane, if any.

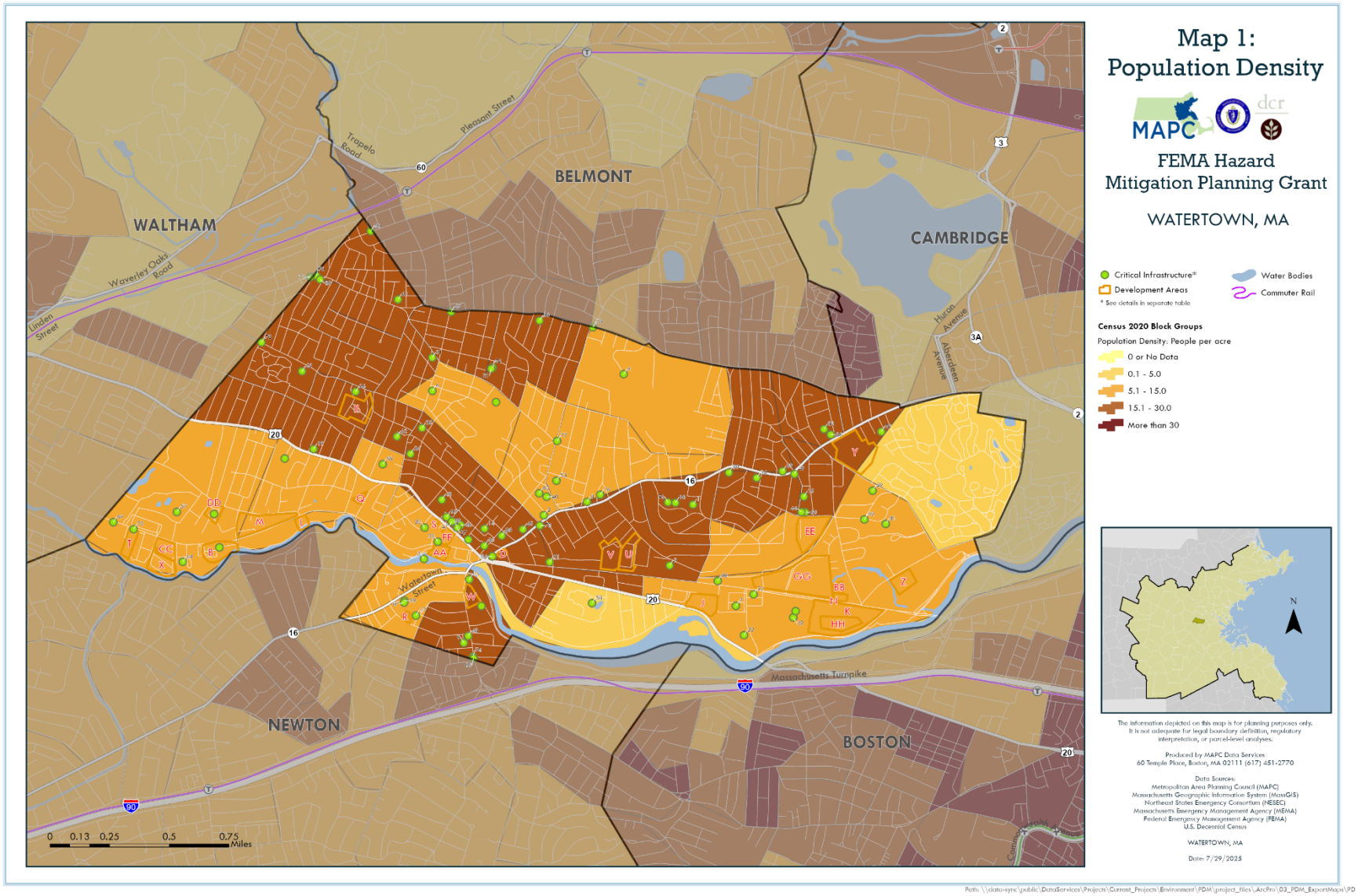
Map 6: Average Snowfall (Regional) - This map shows the average snowfall in the community and the surrounding region.

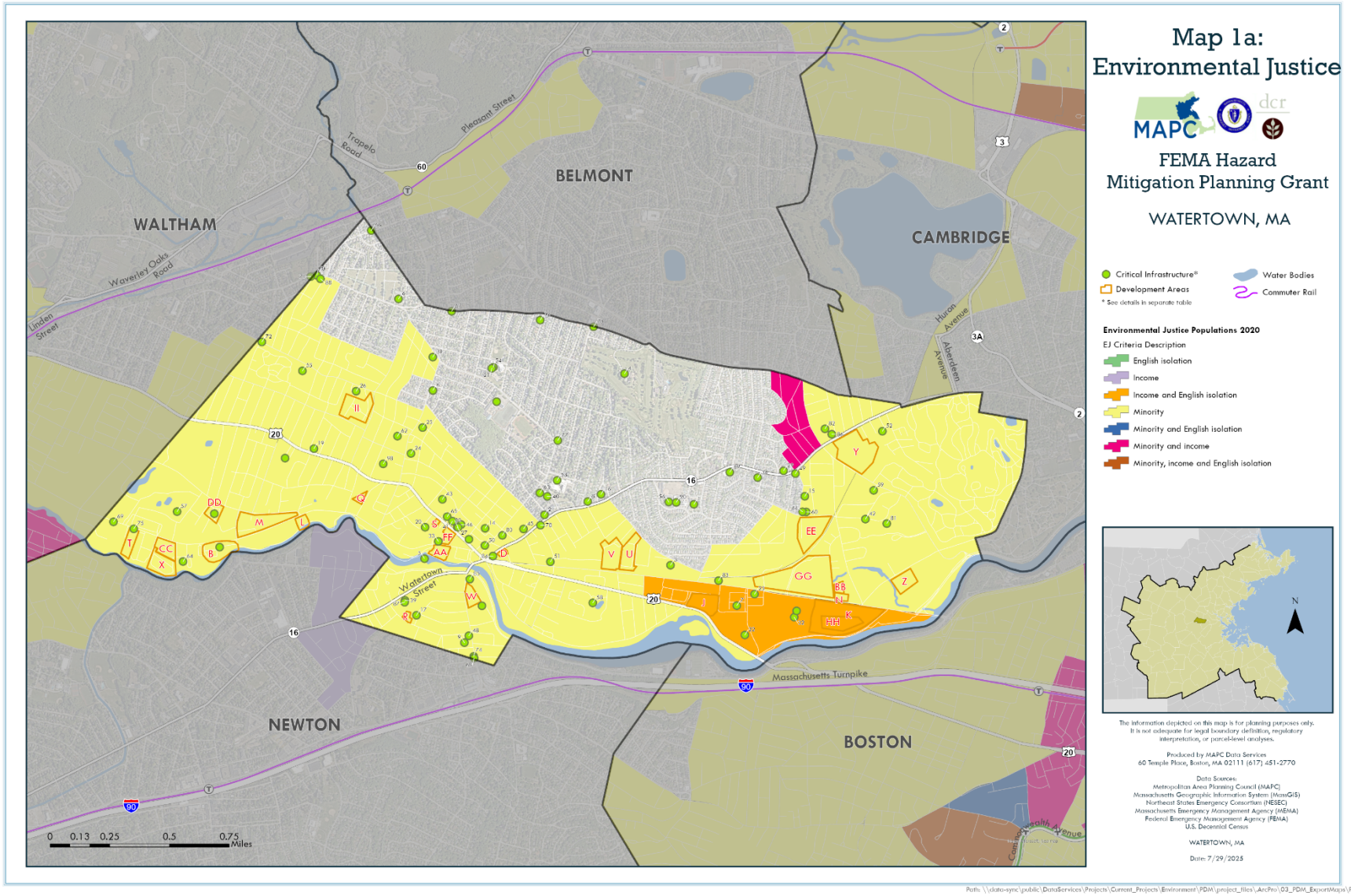
Map 7: Composite Natural Hazards (Regional) - This map shows four categories of composite natural hazards. The hazards included in this map are 100-year wind speeds of 110 mph or higher, low, and moderate landslide risk, FEMA Q3 flood zones (100 year and 500 year) and hurricane surge inundation areas. Areas with only one hazard were considered to be low hazard areas. Moderate areas have two of the hazards present. High hazard areas have three hazards present and severe hazard areas have four hazards present.

Map 8: Local Hazard Areas – For each community, locally identified hazard areas are overlaid on an aerial photograph. The critical infrastructure sites and planned development areas are also shown. The source of the aerial photograph is Mass GIS.

Map 9: Land Surface Temperature- MAPC's Statewide Land Surface Temperature (LST) Index was created by combining estimates of surface temperature from days in 2018, 2019, and 2020 where the daily air temperature maximum exceeded 70 degrees Fahrenheit. The Statewide LST Index "Hot Spots" data depicts the 5% highest LST index areas in each Regional Planning Agency (RPA) region. The data was generated by identifying pixels whose LST index values are equal to or greater than 95% of LST index values in the region, and then delineating cohesive regions where pixels meet this criterion as polygons. Map 9 represents the "Hot Spots" relative to the MAPC region, mapped on top of the National Land Cover Database's 2016 30-m tree canopy data.

Map 10: Wildfires – This map shows wildfire risk to the community using USDA data. Wildfire risk is classified as very low, low, moderate, high, and very high.


Map 1:
Population Density
MAPC
dcr
FEMA Hazard
Mitigation Planning Grant
WATERTOWN, MA
Critical Infrastructure*
Development Areas
* See details in separate table
Water Bodies
Commuter Rail
Census 2020 Block Groups
Population Density: People per acre
0 or No Data
0.1 - 5.0
5.1 - 15.0
15.1 - 30.0
More than 30
WALTHAM
BELMONT
CAMBRIDGE
NEWTON
BOSTON
Trapelo Road
Pleasant Street
Waverley Oaks Road
Linden Street
Huron Avenue
Aberdeen Avenue
Watertown Street
Massachusetts Turnpike
0 0.13 0.25 0.5 0.75 Miles
N
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 (NESEC)
Massachusetts Emergency Management Agency (MEMA)
Federal Emergency Management Agency (FEMA)
U.S. Decennial Census
WATERTOWN, MA
Date: 7/29/2025


Map 1a:
Environmental Justice
MAPC
dcr
FEMA Hazard
Mitigation Planning Grant
WATERTOWN, MA
WALTHAM
BELMONT
CAMBRIDGE
NEWTON
BOSTON
Pleasant Street
Trapelo Road
Waverley Oaks Road
Linden Street
Huron Avenue
Aberdeen Avenue
Watertown Street
Massachusetts Turnpike
Critical Infrastructure*
Development Areas
* See details in separate table
Water Bodies
Commuter Rail
Environmental Justice Populations 2020
EJ Criteria Description
English isolation
Income
Income and English isolation
Minority
Minority and English isolation
Minority and income
Minority, income and English isolation
0 0.13 0.25 0.5 0.75 Miles
N
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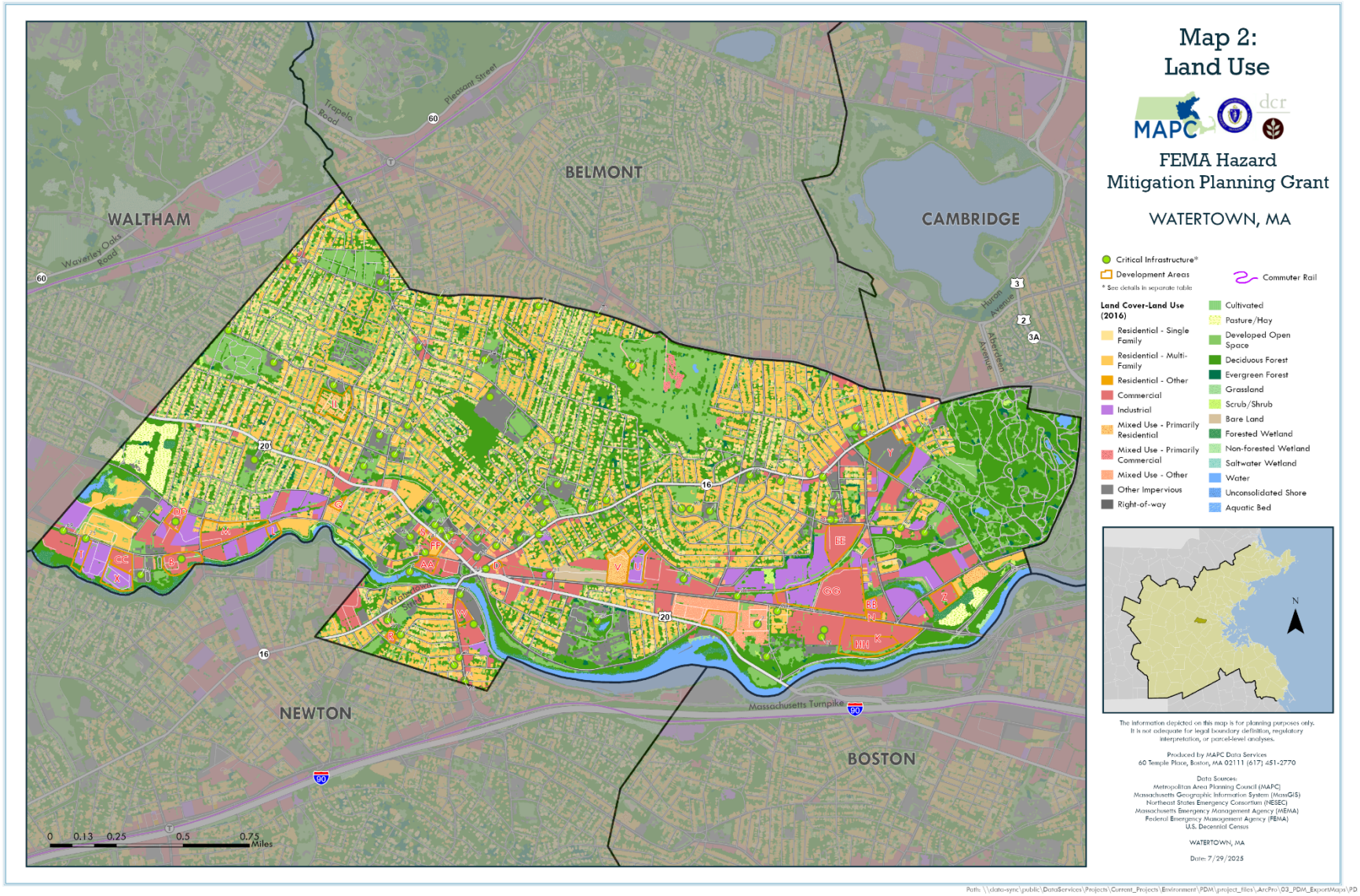
U.S. Decennial Census
WATERTOWN, MA
Date: 7/29/2025


Map 2:
Land Use
MAPC
dcr
FEMA Hazard
Mitigation Planning Grant
WATERTOWN, MA
BELMONT
CAMBRIDGE
WALTHAM
NEWTON
BOSTON
Trapelo Road
Pleasant Street
Waverley Oaks Road
Huron Avenue
Aberdeen Avenue
Massachusetts Turnpike
Critical Infrastructure*
Development Areas
* See details in separate table
Commuter Rail
Land Cover-Land Use (2016)
Residential - Single Family
Residential - Multi-Family
Residential - Other
Commercial
Industrial
Mixed Use - Primarily Residential
Mixed Use - Primarily Commercial
Mixed Use - Other
Other Impervious
Right-of-way
Cultivated
Pasture/Hay
Developed Open Space
Deciduous Forest
Evergreen Forest
Grassland
Scrub/Shrub
Bare Land
Forested Wetland
Non-forested Wetland
Saltwater Wetland
Water
Unconsolidated Shore
Aquatic Bed
0 0.13 0.25 0.5 0.75 Miles
N
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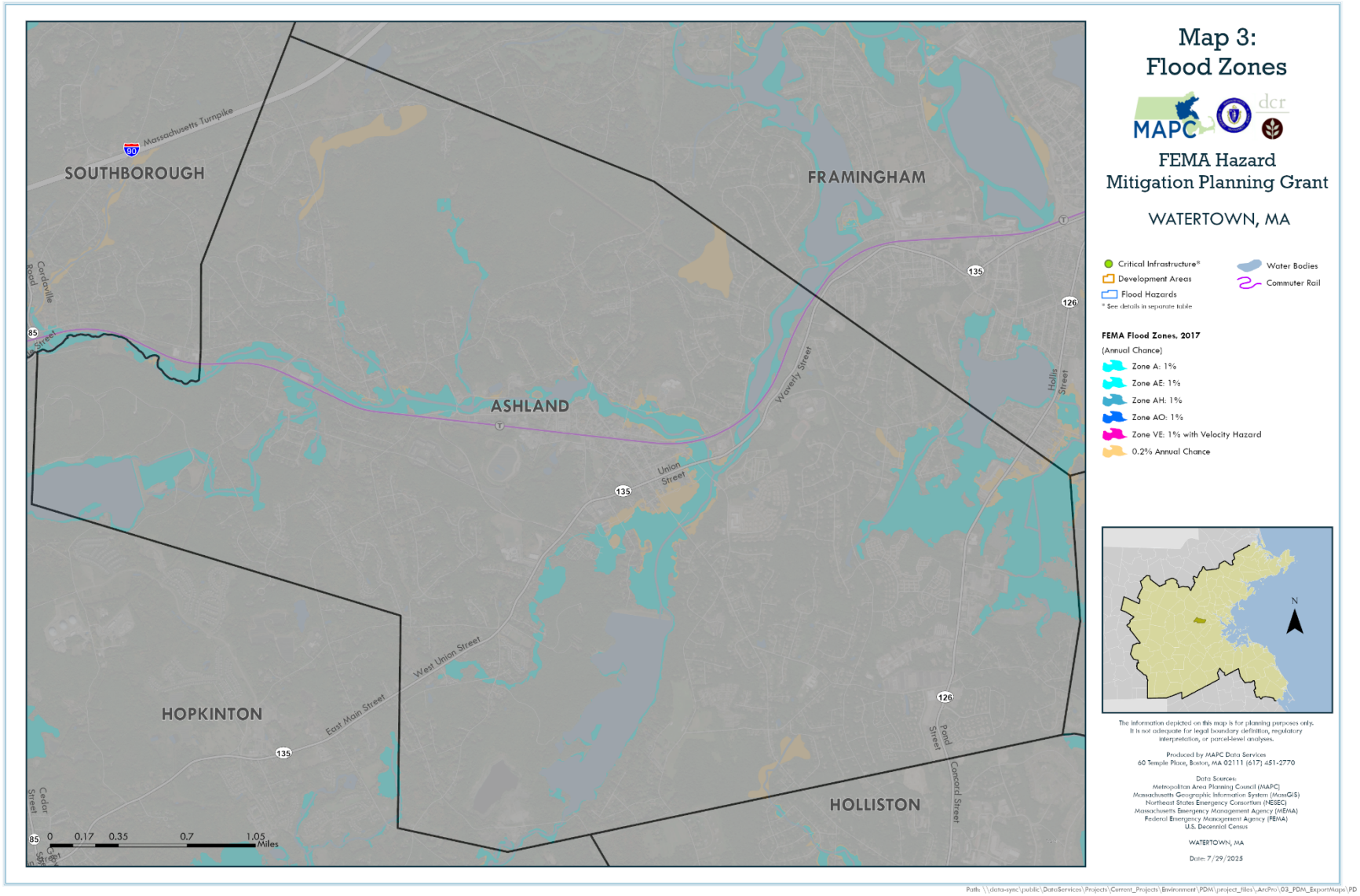
Massachusetts Emergency Management Agency (MEMA)
Federal Emergency Management Agency (FEMA)
U.S. Decennial Census
WATERTOWN, MA
Date: 7/29/2025


Map 3:
Flood Zones
MAPC
dcr
FEMA Hazard
Mitigation Planning Grant
WATERTOWN, MA
Critical Infrastructure*
Development Areas
Flood Hazards
* See details in separate table
Water Bodies
Commuter Rail
FEMA Flood Zones, 2017
(Annual Chance)
Zone A: 1%
Zone AE: 1%
Zone AH: 1%
Zone AO: 1%
Zone VE: 1% with Velocity Hazard
0.2% Annual Chance
SOUTHBOROUGH
FRAMINGHAM
ASHLAND
HOPKINTON
HOLLISTON
Massachusetts Turnpike
Cordaville Road
Main Street
Waverly Street
Hollis Street
Union Street
West Union Street
East Main Street
Pond Street
Concord Street
Cedar Street
135
126
85
90
0 0.17 0.35 0.7 1.05 Miles
N
The information depicted on this map is for planning purposes only.
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interpretation, or parcel-level analyses.
Produced by MAPC Data Services
60 Temple Place, Boston, MA 02111 (617) 451-2770
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Massachusetts Emergency Management Agency (MEMA)
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U.S. Decennial Census
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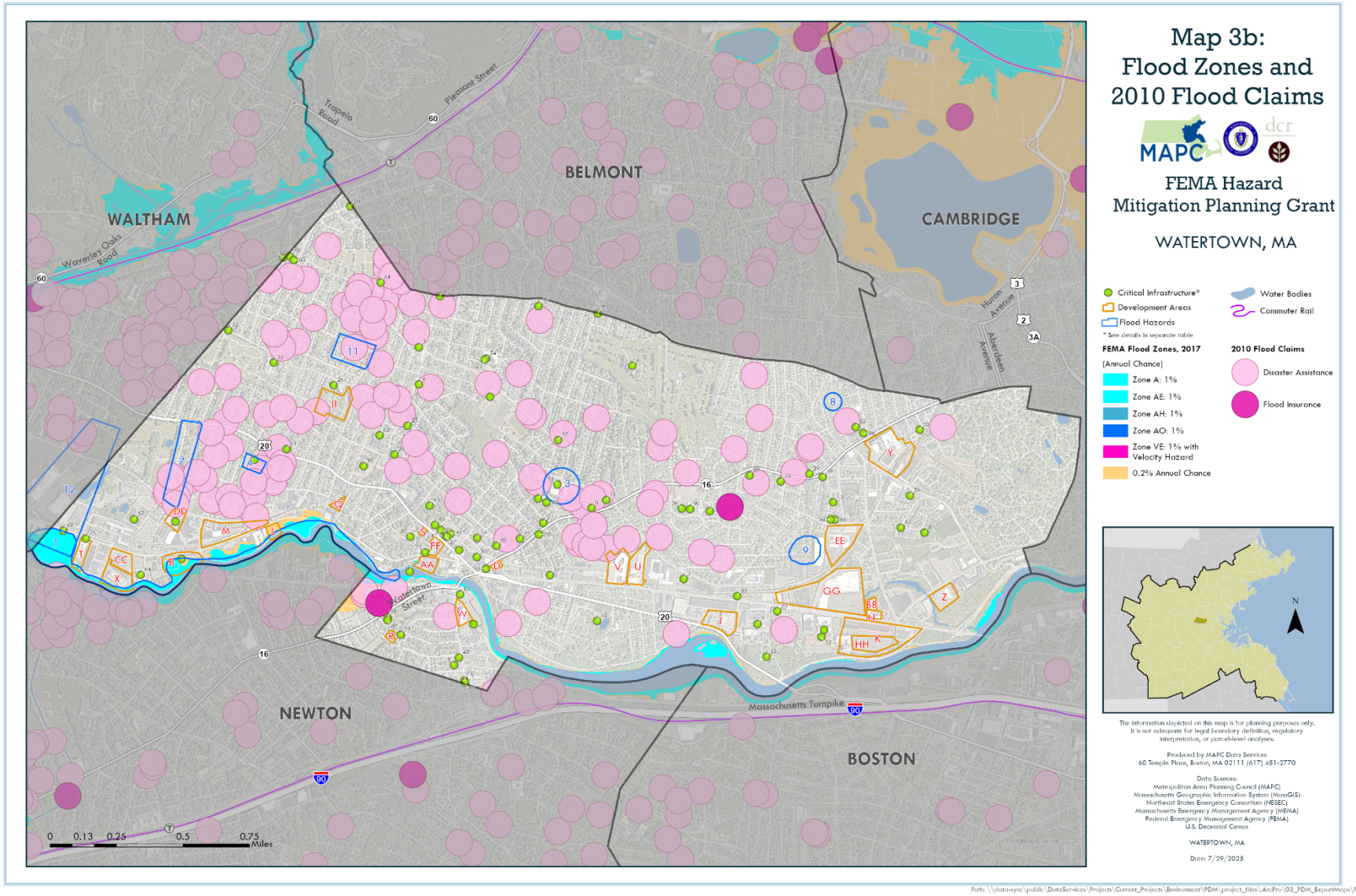
Date: 7/29/2025


Map 3b:
Flood Zones and
2010 Flood Claims
MAPC
dcr
FEMA Hazard
Mitigation Planning Grant
WATERTOWN, MA
Critical Infrastructure*
Development Areas
Flood Hazards
* See details in separate table
FEMA Flood Zones, 2017
(Annual Chance)
Zone A: 1%
Zone AE: 1%
Zone AH: 1%
Zone AO: 1%
Zone VE: 1% with Velocity Hazard
0.2% Annual Chance
Water Bodies
Commuter Rail
2010 Flood Claims
Disaster Assistance
Flood Insurance
WALTHAM
BELMONT
CAMBRIDGE
NEWTON
BOSTON
Trapelo Road
Pleasant Street
Waverley Oaks Road
Huron Avenue
Aberdeen Avenue
Watertown Street
Massachusetts Turnpike
0 0.13 0.25 0.5 0.75 Miles
N
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Data Sources:
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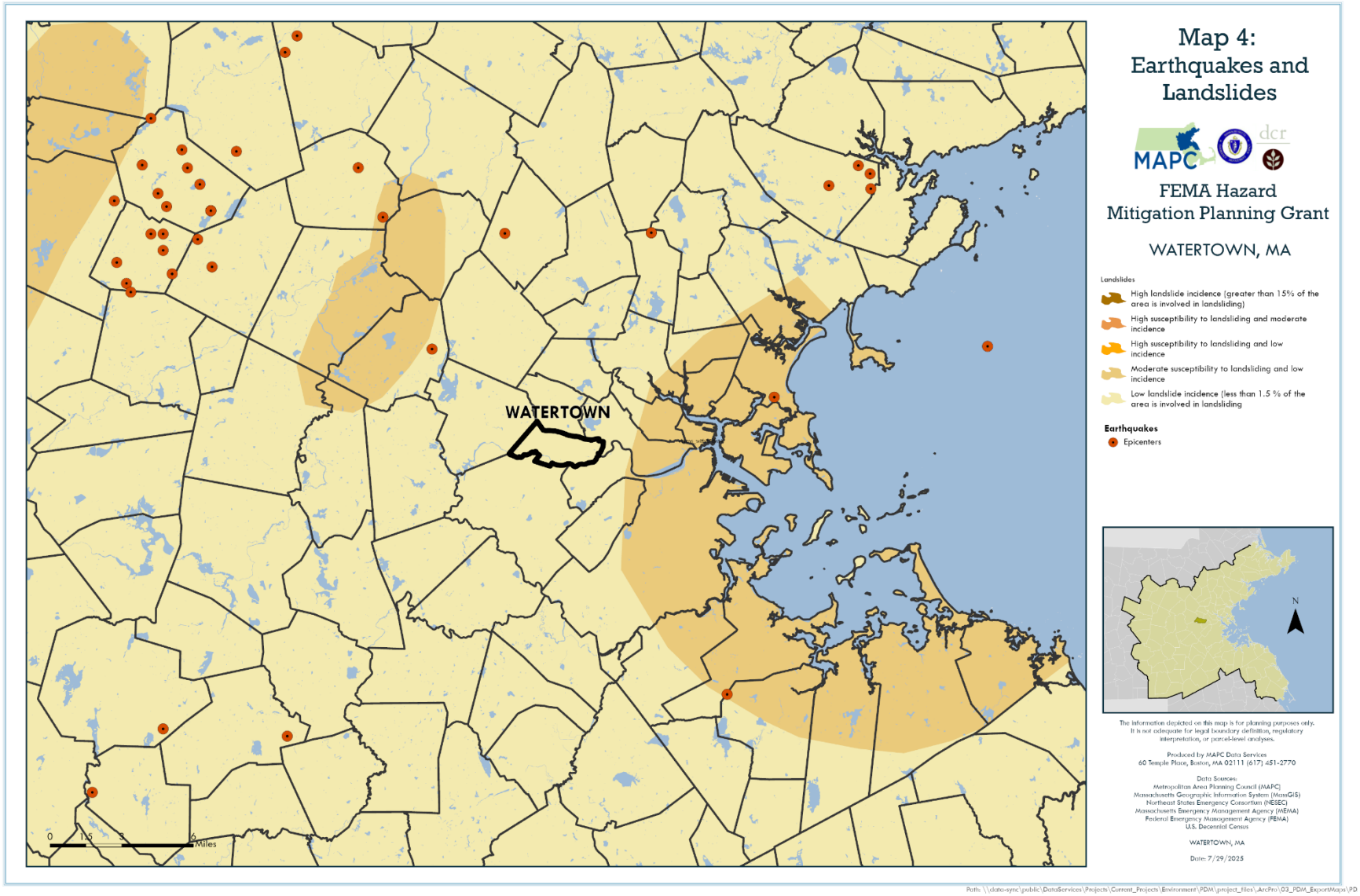
Massachusetts Emergency Management Agency (MEMA)
Federal Emergency Management Agency (FEMA)
U.S. Decennial Census
WATERTOWN, MA
Date: 7/29/2025


WATERTOWN
0 1.5 3 6 Miles
Map 4:
Earthquakes and
Landslides
MAPC
dcr
FEMA Hazard
Mitigation Planning Grant
WATERTOWN, MA
Landslides
High landslide incidence (greater than 15% of the area is involved in landsliding)
High susceptibility to landsliding and moderate incidence
High susceptibility to landsliding and low incidence
Moderate susceptibility to landsliding and low incidence
Low landslide incidence (less than 1.5 % of the area is involved in landsliding
Earthquakes
Epicenters
N
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.
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Massachusetts Emergency Management Agency (MEMA)
Federal Emergency Management Agency (FEMA)
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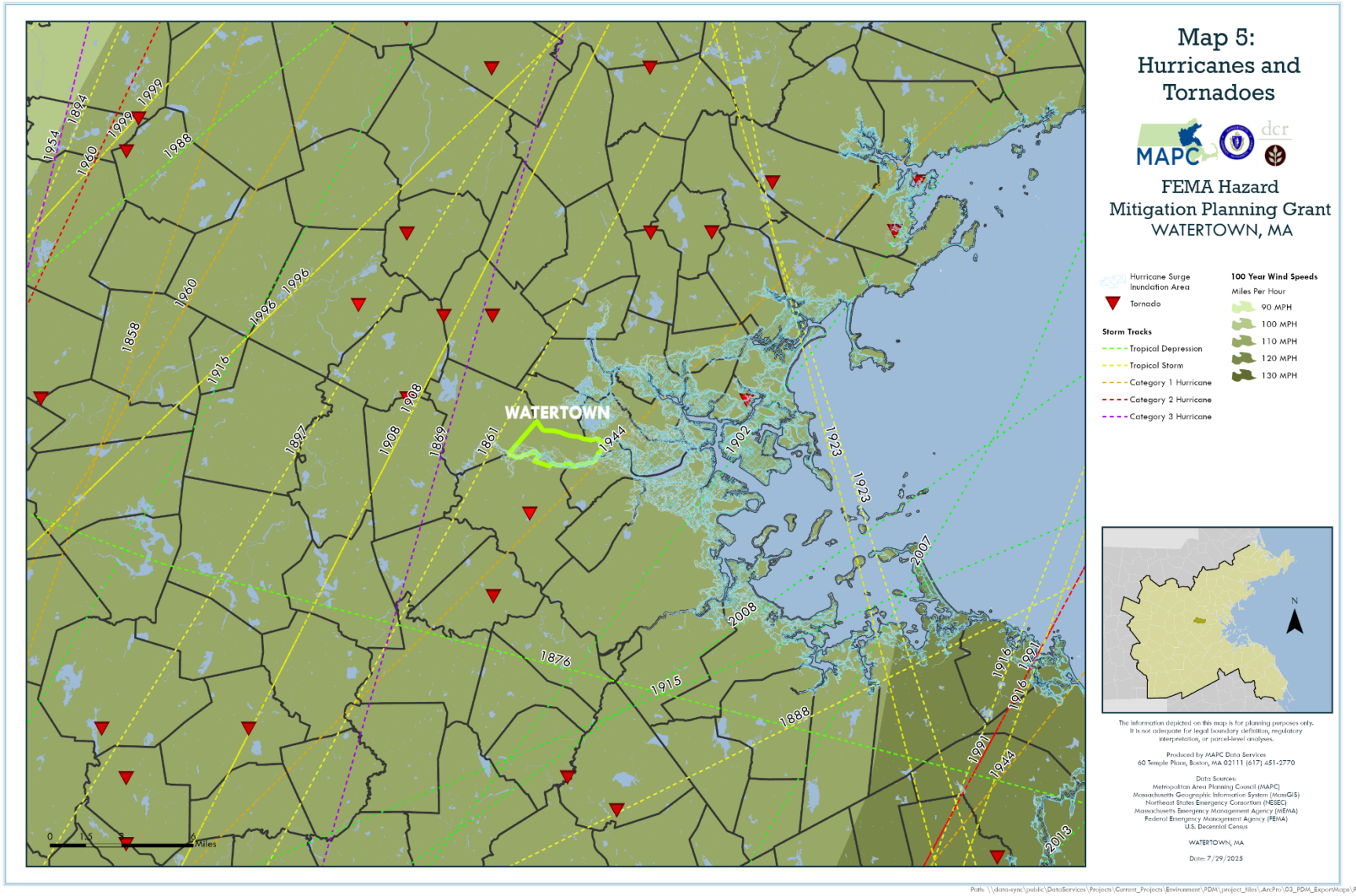
WATERTOWN, MA
Date: 7/29/2025


Map 5:
Hurricanes and
Tornadoes
MAPC
dcr
FEMA Hazard
Mitigation Planning Grant
WATERTOWN, MA
Hurricane Surge
Inundation Area
Tornado
Storm Tracks
Tropical Depression
Tropical Storm
Category 1 Hurricane
Category 2 Hurricane
Category 3 Hurricane
100 Year Wind Speeds
Miles Per Hour
90 MPH
100 MPH
110 MPH
120 MPH
130 MPH
WATERTOWN
1894
1999
1999
1954
1960
1988
1858
1960
1996
1996
1996
1916
1908
1908
1897
1889
1861
1944
1902
1923
1923
2007
2008
1876
1915
1888
1916
1991
1916
1991
1944
2013
0
1.5
3
4
Miles
N
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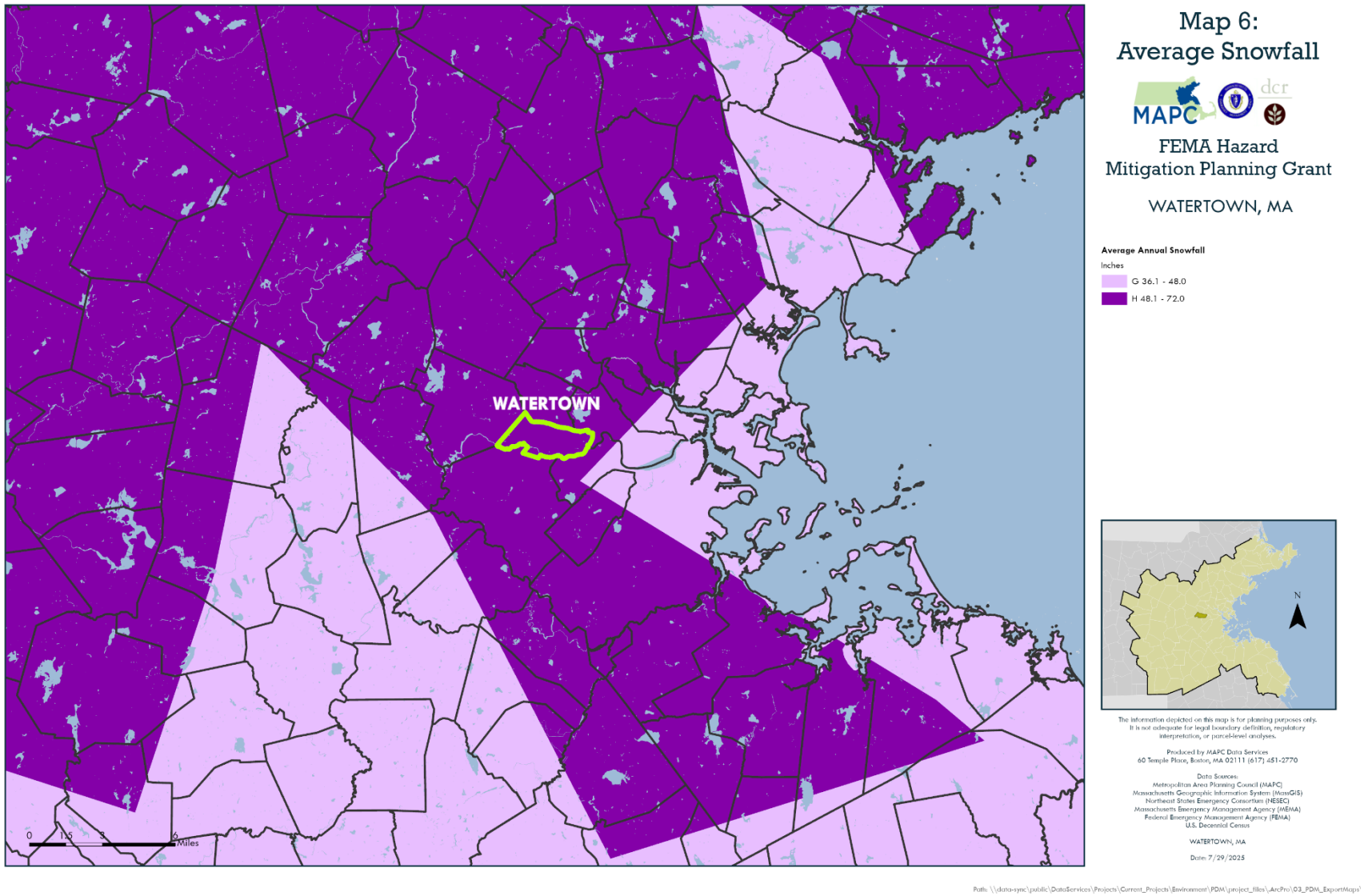
interpretation, or parcel-level analyses.
Produced by MAPC Data Services
60 Temple Place, Boston, MA 02111 (617) 451-2770
Data Sources:
Metropolitan Area Planning Council (MAPC)
Massachusetts Geographic Information System (MassGIS)
Northeast States Emergency Consortium (NESEC)
Massachusetts Emergency Management Agency (MEMA)
Federal Emergency Management Agency (FEMA)
U.S. Decennial Census
WATERTOWN, MA
Date: 7/29/2025


Map 6:
Average Snowfall
MAPC
dcr
FEMA Hazard
Mitigation Planning Grant
WATERTOWN, MA
Average Annual Snowfall
Inches
G 36.1 - 48.0
H 48.1 - 72.0
WATERTOWN
0
1.5
3
6
Miles
N
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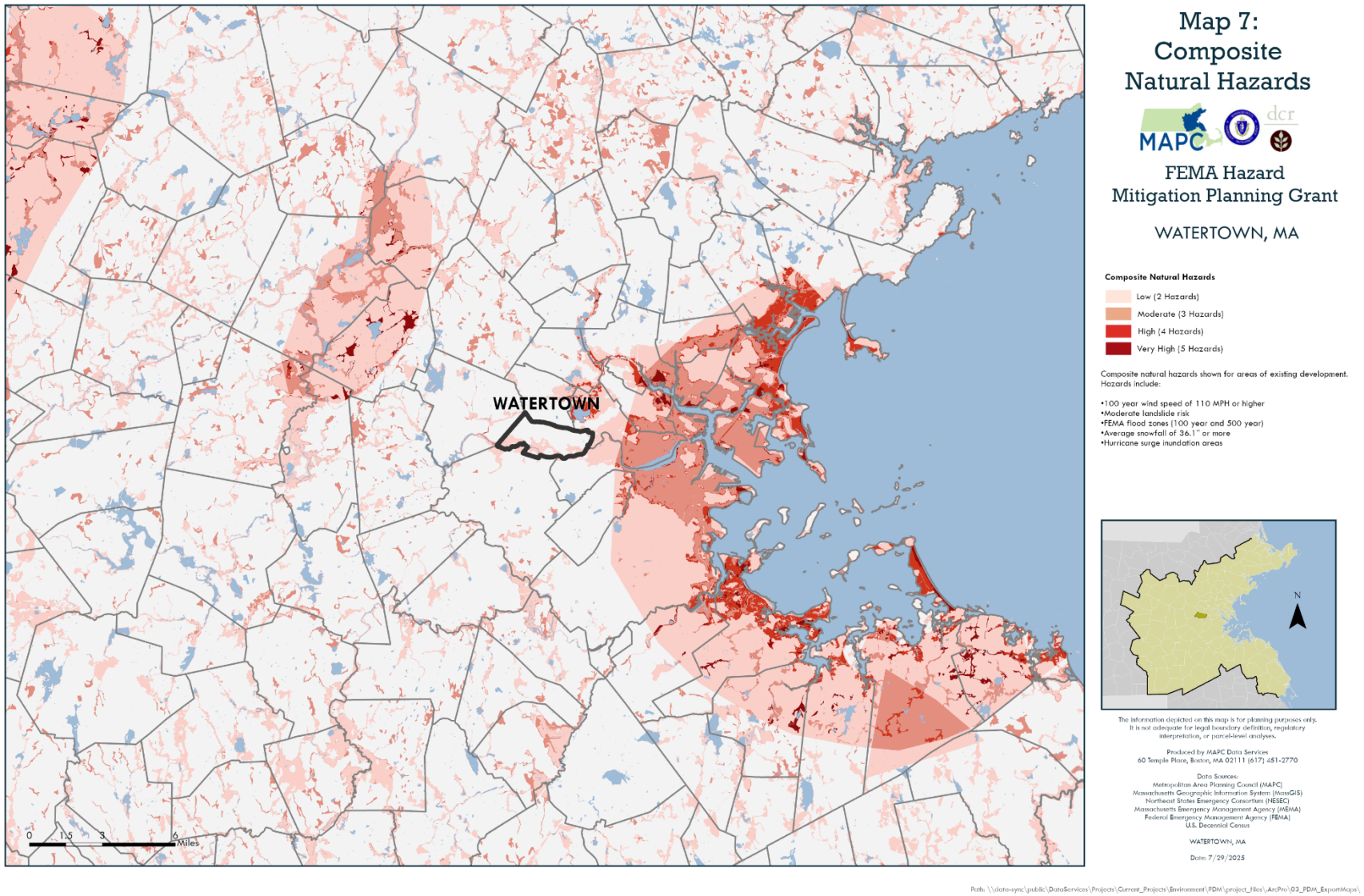
Federal Emergency Management Agency (FEMA)
U.S. Decennial Census
WATERTOWN, MA
Date: 7/29/2025
Path: \\data-sync\public\DataServices\Projects\Current_Projects\Environment\PDM\project_files\ArcPro\03_PDM_ExportMaps


WATERTOWN
0 1.5 3 6 Miles
Map 7:
Composite
Natural Hazards
MAPC
dcr
FEMA Hazard
Mitigation Planning Grant
WATERTOWN, MA
Composite Natural Hazards
Low (2 Hazards)
Moderate (3 Hazards)
High (4 Hazards)
Very High (5 Hazards)
Composite natural hazards shown for areas of existing development.
Hazards include:
•100 year wind speed of 110 MPH or higher
•Moderate landslide risk
•FEMA flood zones (100 year and 500 year)
•Average snowfall of 36.1" or more
•Hurricane surge inundation areas
N
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60 Temple Place, Boston, MA 02111 (617) 451-2770
Data Sources:
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Massachusetts Emergency Management Agency (MEMA)
Federal Emergency Management Agency (FEMA)
U.S. Decennial Census
WATERTOWN, MA
Date: 7/29/2025
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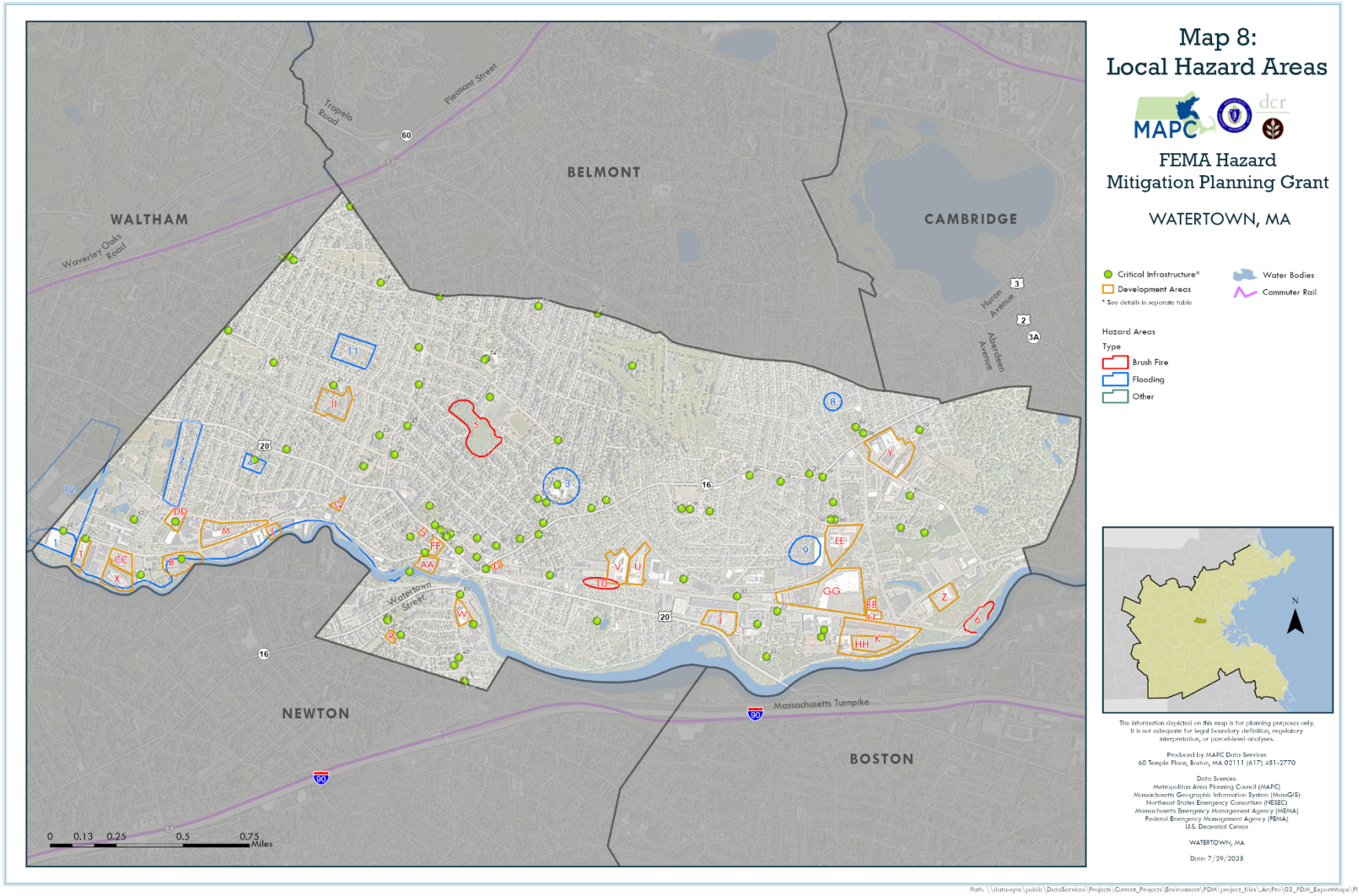
Map 8:
Local Hazard Areas
MAPC
dcr
FEMA Hazard
Mitigation Planning Grant
WATERTOWN, MA
Critical Infrastructure*
Development Areas
* See details in separate table
Water Bodies
Commuter Rail
Hazard Areas
Type
Brush Fire
Flooding
Other
BELMONT
CAMBRIDGE
WALTHAM
NEWTON
BOSTON
Trapelo Road
Pleasant Street
Waverley Oaks Road
Huron Avenue
Aberdeen Avenue
Watertown Street
Massachusetts Turnpike
0 0.13 0.25 0.5 0.75 Miles
N
The information depicted on this map is for planning purposes only.
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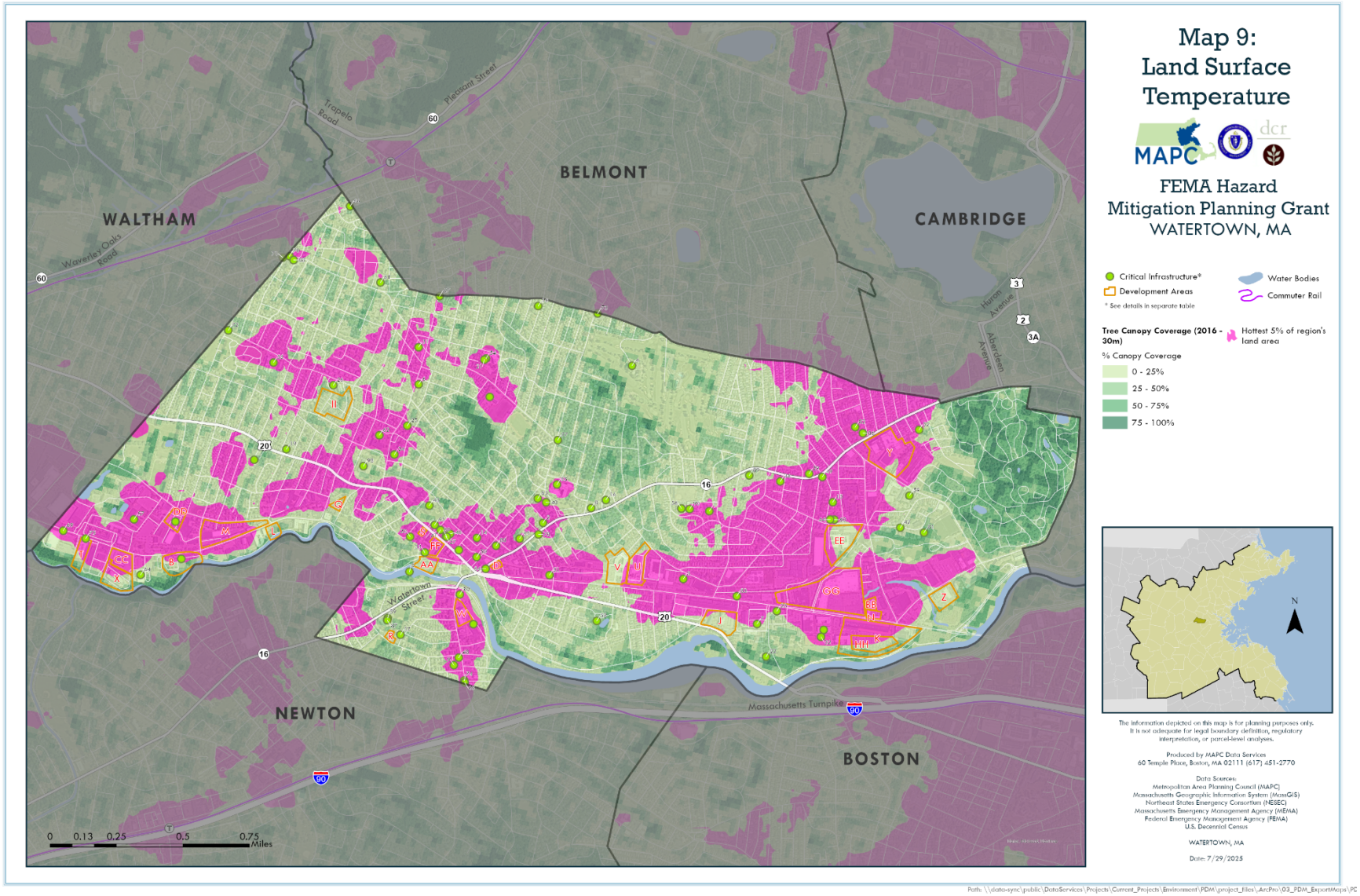
Date: 7/29/2025


Map 9:
Land Surface Temperature
MAPC
dcr
FEMA Hazard
Mitigation Planning Grant
WATERTOWN, MA
Critical Infrastructure*
Development Areas
* See details in separate table
Water Bodies
Commuter Rail
Tree Canopy Coverage (2016 - 30m)
% Canopy Coverage
0 - 25%
25 - 50%
50 - 75%
75 - 100%
Hottest 5% of region's land area
WALTHAM
BELMONT
CAMBRIDGE
NEWTON
BOSTON
Trapelo Road
Pleasant Street
Waverley Oaks Road
Huron Avenue
Aberdeen Avenue
Watertown Street
Massachusetts Turnpike
0 0.13 0.25 0.5 0.75 Miles
N
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U.S. Decennial Census
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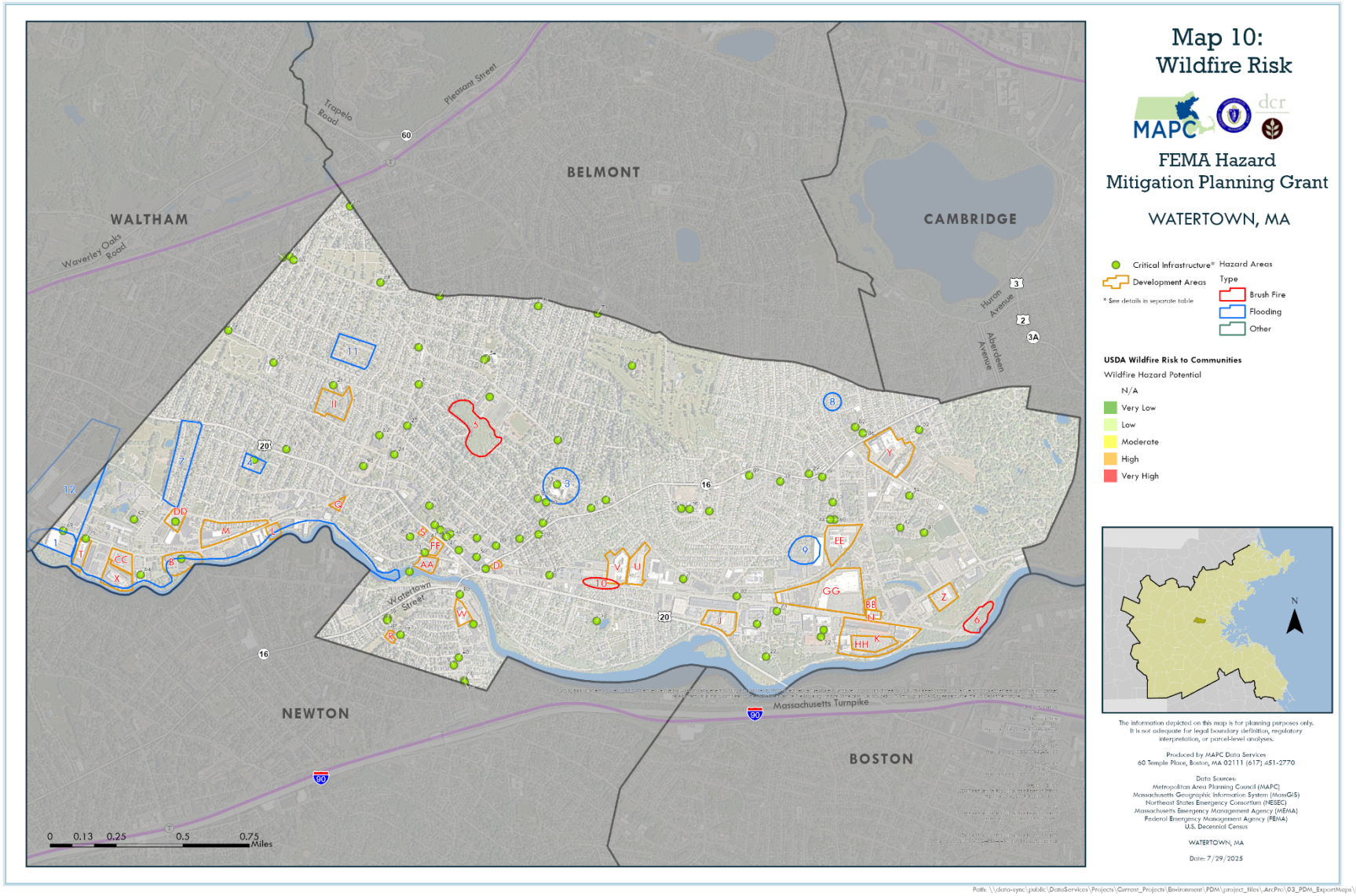
Date: 7/29/2025


Map 10:
Wildfire Risk
MAPC
dcr
FEMA Hazard
Mitigation Planning Grant
WATERTOWN, MA
Critical Infrastructure*
Development Areas
* See details in separate table
Hazard Areas
Type
Brush Fire
Flooding
Other
USDA Wildfire Risk to Communities
Wildfire Hazard Potential
N/A
Very Low
Low
Moderate
High
Very High
BELMONT
CAMBRIDGE
WALTHAM
NEWTON
BOSTON
Trapelo Road
Pleasant Street
Waverley Oaks Road
Huron Avenue
Aberdeen Avenue
Watertown Street
Massachusetts Turnpike
0 0.13 0.25 0.5 0.75 Miles
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Federal Emergency Management Agency (FEMA)
U.S. Decennial Census
WATERTOWN, MA
Date: 7/29/2025

APPENDIX B: HAZARD MITIGATION TEAM MEETINGS

Watertown Hazard Mitigation Plan Update
Team Meeting #1

Monday, April 14, 2025
10:00 – 11:30 AM

Police Emergency Operations Center

AGENDA

---

1. Welcome and Introductions

2. Review of Planning Process and Schedule (see attached timeline)

3. Getting Started: Local Data Updates from the 2019 Plan

- ***The Team will update 3 types of local data from the 2019 plan***
  (see attached worksheets):
  1. **Local Hazard Areas** (Flooding, Wildfire, etc.)
  2. [1]**Critical Facilities**
  3. **New Development sites**
- *MAPC's GIS Planner will join via Zoom to map new or revised sites using the online platform Google MyMaps*

4. Next steps: Preparing for Public Meetings and Outreach

- **We will hold 2 Public Meetings during development of the plan:**
  1st public meeting during the planning process (Fall 2025)
  2nd public meeting on the draft plan and invite comments (Winter 2026)
  HMP Team, please identify local stakeholders to invite
- **Next HMP Team meeting in July**

Watertown Hazard Mitigation Plan Update 2025

Local Team Meeting #2

Tuesday, July 22, 2025
1:00 – 2:30 PM

AGENDA

---

1. Welcome and Project Update

2. Review and Update of Mitigation Goals for the Plan

See Worksheet #4 Mitigation Goals from the 2019 plan attached

3. Review Status of Existing Mitigation Measures

See Worksheet #5 Existing Mitigation from the 2019 Plan attached

- Note any **Changes for 2026**
- Update any **Improvements Needed**
- Add any **New Measures** adopted since 2097

4. Prepare for First Public Meeting and Community Survey

- Meeting date and host board/commission (target November)
- *Meeting Invitation/outreach:*
  - *Identify local stakeholders to invite* (refer to MVP invitees)
  - *Community groups, businesses, NGO's, etc.*
  - Public outreach on City website, social media, etc.
  - MAPC to prepare flyer, social media card, press advisory

Watertown Hazard Mitigation Plan Update
Local Team Meeting #3

Thursday, October 16, 2025
10:30 – 12:00 PM

AGENDA

1. Welcome and Project Update

2. Review Status of Mitigation Strategies from the Past Plan

The Team will review the recommended mitigation measures from the past plan and note those that have been implemented, are in progress, or have not been implemented.
See the attached worksheet to note the status of mitigation recommendations.

3. Next Steps

- Final Team Meeting –January
  - To be Scheduled in November 2025
  - Finalize mitigation recommendations for the 2025 plan
- First Public Meeting–October/November
  - Presentation of the draft plan and public questions/comments
  - Draft plan to be posted on the Town's website for public review
- Second Public Meeting–February
  - Presentation of the draft plan and public questions/comments
  - Draft plan to be posted on the Town's website for public review
- **Draft Plan to be submitted for MEMA & FEMA review**
  - Revisions to the draft plan if required by MEMA or FEMA
  - FEMA will issue "Approval Pending Adoption" notice
- **Adoption of the Final Plan by the Town**
  - FEMA will issue "Approval Pending Adoption" notice
- **FEMA will issue a formal Letter of Plan Approval**
  - The new plan will be in effect for 5 years, until 2030

Watertown Hazard Mitigation Plan Update

Local Team Meeting #4 (Final Meeting)

Friday, January 23, 2026

10:00 – 11:30

AGENDA

---

1. Welcome and Project Update

2. Finalize the Mitigation Strategies for 2026 Plan

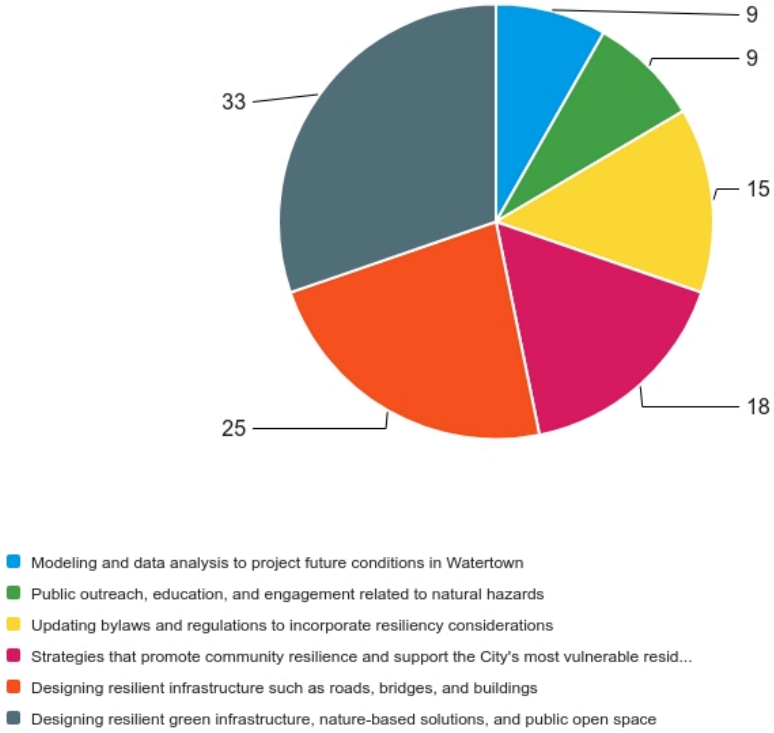
- The Team will review the draft recommended mitigation measures for the 2026 plan
- We will confirm the recommendations, lead agencies, timeframes, and costs
- *See the attached worksheet.*

3. Next Steps

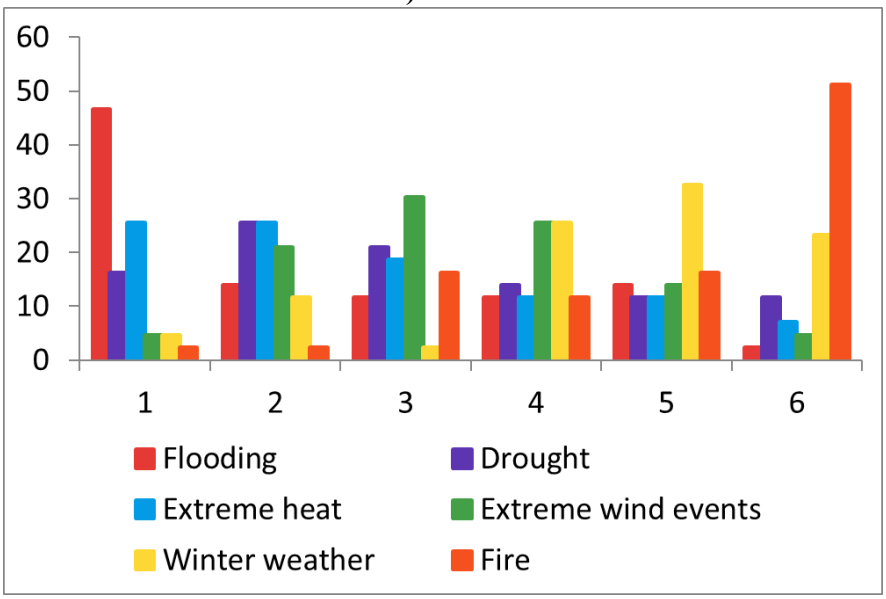
- **Second Public Meeting / Review of Draft Plan**
  - **Need to Schedule Public Meeting**
  - Meeting notice and social media outreach, please advise on public engagement
  - Presentation of the draft plan and public questions/comments
  - Draft plan to be posted on the City website for public review

APPENDIX C: PUBLIC PARTICIPATION

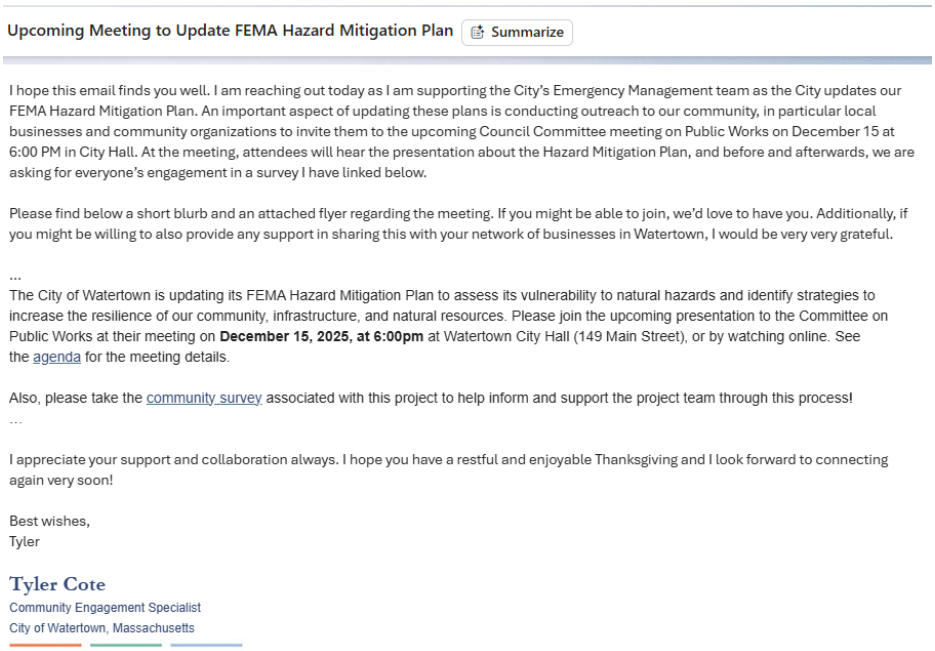
Which hazard mitigation strategies are most important to you? Please select your top three priorities



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).



APPDENDIX C: PUBLIC PARTICIPATION



Upcoming Meeting to Update FEMA Hazard Mitigation Plan Summarize

I hope this email finds you well. I am reaching out today as I am supporting the City's Emergency Management team as the City updates our FEMA Hazard Mitigation Plan. An important aspect of updating these plans is conducting outreach to our community, in particular local businesses and community organizations to invite them to the upcoming Council Committee meeting on Public Works on December 15 at 6:00 PM in City Hall. At the meeting, attendees will hear the presentation about the Hazard Mitigation Plan, and before and afterwards, we are asking for everyone's engagement in a survey I have linked below.

Please find below a short blurb and an attached flyer regarding the meeting. If you might be able to join, we'd love to have you. Additionally, if you might be willing to also provide any support in sharing this with your network of businesses in Watertown, I would be very very grateful.

...
The City of Watertown is updating its FEMA Hazard Mitigation Plan to assess its vulnerability to natural hazards and identify strategies to increase the resilience of our community, infrastructure, and natural resources. Please join the upcoming presentation to the Committee on Public Works at their meeting on **December 15, 2025, at 6:00pm** at Watertown City Hall (149 Main Street), or by watching online. See the agenda for the meeting details.

Also, please take the community survey associated with this project to help inform and support the project team through this process!
...

I appreciate your support and collaboration always. I hope you have a restful and enjoyable Thanksgiving and I look forward to connecting again very soon!

Best wishes,
Tyler

Tyler Cote
Community Engagement Specialist
City of Watertown, Massachusetts

The information for the first public meeting was shared in the newsletter. This email was sent to the Watertown business coalition, MIT, Watertown gardens, and WCATV.

APPDENDIX D CERTIFICATE OF ADOPTION

[Martin will add this]

Watertown City Council

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

NOTICE OF PUBLIC HEARING – NSTAR ELECTRIC DBA EVERSOURCE

Grant of Location: Main Street
WO # 25542262

June 25, 2026

Dear Abutters:

The City Council of the City of Watertown will hold a public meeting on Tuesday, July 14, 2026 at 7:00 p.m. in the Parking Building Meeting Room 2E, 124 Watertown 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 NSTAR ELECTRIC DBA Eversource for consideration of a Grant of Location for the following installations:

Main Street - Northwesterly thence northeasterly from manhole MH11279, approximately 90 feet east of Whites Avenue, install approximately 92 feet of conduit.

This work is to provide electrical service to a newly installed pedestrian-actuated flashing crosswalk sign, as part of the City's project, 2026-12 Main Street at Whites Avenue Bus Stop Improvements. The remaining work involves pulling electrical wire through the pre-installed conduit. No new excavation is to occur. We are submitting the following recommendations and conditions for consideration by the City Council should this Grant of Location application be approved. A photo of the location of the proposed work is attached to this document.

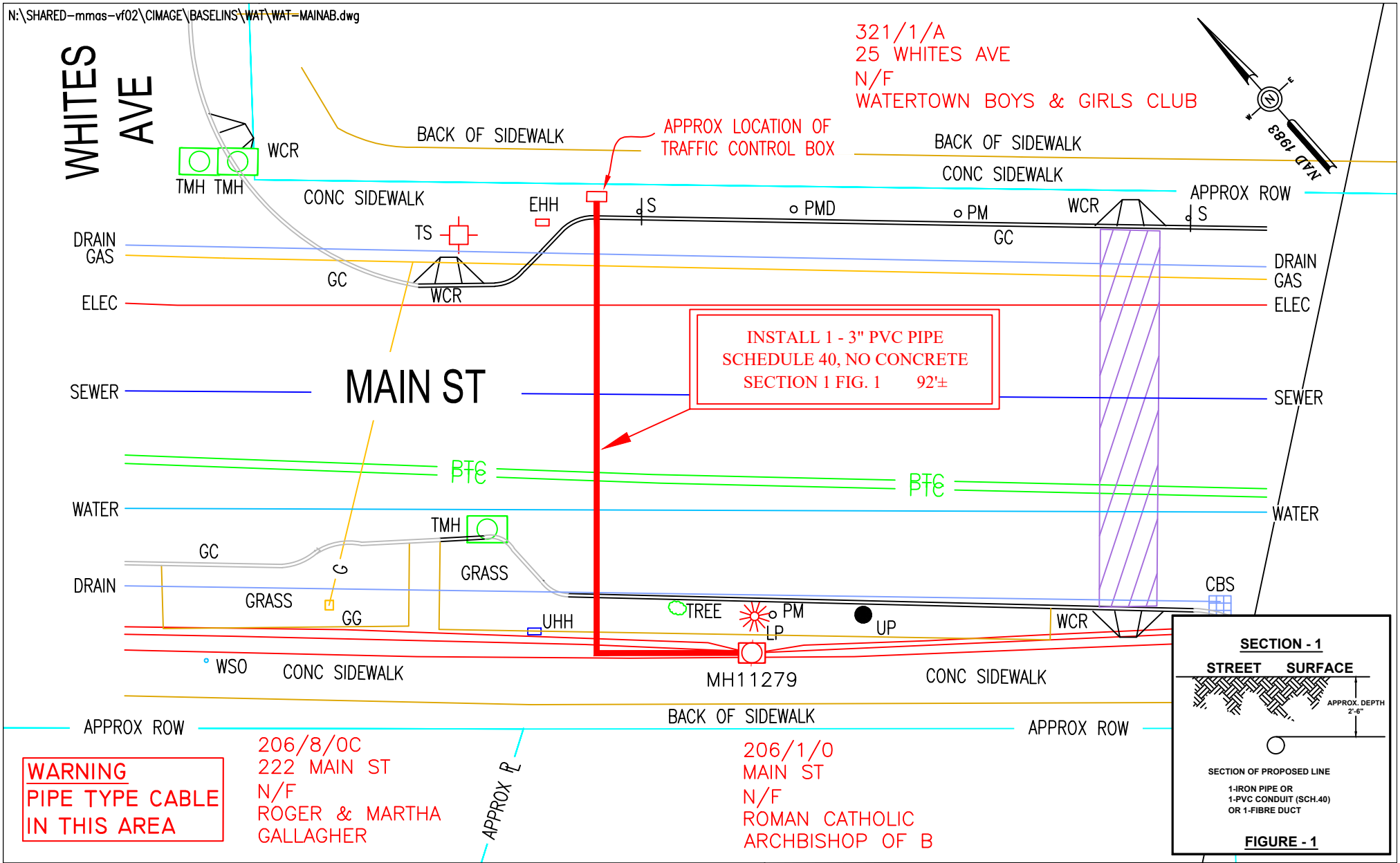
Standard Conditions

1. This Grant of Location does not authorize physical excavation. The Applicant or its Contractor must apply for and receive a Street Opening Permit and/or a Sidewalk Crossing Permit from the Watertown Department of Public Works (DPW) prior to the commencement of any site activities.
2. The Applicant or their Contractor must contact DIGSAFE (811) at least 72 hours (excluding weekends and holidays) prior to the commencement of any excavation. A valid DIGSAFE Ticket Number must be provided to the DPW as part of the Street Opening Permit application. It is the Contractor's responsibility to verify that all underground infrastructure has been marked in the field before breaking ground..
3. If subsurface infrastructure not shown on the approved plans is encountered, or if a conflict arises between the proposed installation and existing public or private utilities, work shall cease in the affected area. The Applicant shall contact the City Engineer immediately to determine an appropriate resolution or redesign.
4. The Contractor shall coordinate with the City of Watertown Health Department to ensure compliance with all applicable rodent control and integrated pest management (IPM) requirements prior to and during construction.
5. Unimpeded pedestrian access, or temporary accessible facilities meeting The Americans with Disabilities Act (ADA), Massachusetts Architectural Access Board (MAAB), and City of Watertown standards, shall be maintained at all times. Any temporary path must be clearly delineated, stable, and slip-resistant.
6. All work within the Right-of-Way (ROW) shall be performed in strict adherence to the Manual on Uniform Traffic Control Devices (MUTCD) and MassDOT Work Zone Safety Guidelines. The Contractor is responsible for scheduling and funding any required police details and implementing safety measures as mandated by OSHA.
7. Equipment, materials, and stockpiles shall be staged in a clean and orderly fashion. No materials or equipment shall be placed in a manner that obstructs intersectional sightlines or creates hazards for motorists or pedestrians.
8. The Applicant and its Contractor are responsible for the protection of all public and private property. Any damage to City-owned infrastructure (valves, hydrants, manholes) or private utilities shall be repaired or replaced at the Applicant's sole expense.
9. All disturbances to curbing, grass strips, sidewalks, and roadway surfaces shall be restored "in-kind" to the satisfaction of the DPW.
10. If a segment of sidewalk is removed, it must be replaced to full width. All restoration work must comply with current Americans with Disabilities Act (ADA), Massachusetts Architectural Access Board (MAAB), and City of Watertown construction standards.
11. All material stockpiled on-site must be protected with erosion control devices. The Contractor is strictly liable for the removal of any sediment, construction materials, or debris, that enters the City's MS4 drainage system or sanitary sewer system as a result of the work.
12. Public shade trees within or adjacent to the work zone shall be protected per City standards. Individual tree protection is required for impacted trees. No equipment or materials shall be stored within the Critical Root Zone (CRZ) of any public shade tree without prior written approval from the City's Tree Warden. The Contractor shall refer to the City's standard tree protection detail for additional information.
13. Upon completion of the work, the Applicant shall submit an As-Built Survey Plan to the DPW. This plan shall be recorded with the City and must include the precise horizontal

and vertical locations of all installed infrastructure. The Applicant shall refer to the Engineering Division's As-Built Requirements for additional information.
14. The Applicant shall indemnify, defend, and hold harmless the City of Watertown and its employees from all claims, damages, or losses arising out of the installation, maintenance, or failure of the utility infrastructure authorized by this Grant of Location.
15. Unless otherwise authorized in writing by the DPW or the Watertown Police Department (WPD), or in the event of a documented emergency, work within the Public ROW shall be limited to the hours of 7:00 AM to 4:00 PM, Monday through Friday. Work may be permitted to occur on Saturday from the hours of 8:00 AM to 4:00 PM at the sole discretion of the DPW and WPD.
16. The Applicant shall provide the DPW and the Watertown Police Department with a 24-hour emergency contact name and phone number for a representative authorized to address site safety or infrastructure issues.
17. The Contractor shall install catch basin filter inserts (e.g., "Silt Sacks") in all storm drains within 100 feet of the work zone or as directed by the DPW. To prevent "track-out" onto public ways, the Contractor shall perform street sweeping of the work area and adjacent streets, as necessary or as determined by the DPW. If sediment enters the MS4 system due to inadequate controls, the Contractor shall be responsible for the professional cleaning of the affected reach at no cost to the City.
18. No trench backfilling, utility covering, or permanent surface restoration shall proceed until the work has been inspected and authorized by a DPW Inspector. The Applicant must provide a minimum of 24-hour notice to the DPW to schedule these inspections. At the City's discretion, the Applicant may be required to provide certified compaction testing results from an independent laboratory for any trenching within the roadway travel lane before the final paving courses are applied.

Location Photos

N:\SHARED-mmas-vf02\CIMAGE\BASELINS\WAT\WAT-MAINAB.dwg



SECTION - 1

STREET SURFACE

APPROX. DEPTH 2'-6"

SECTION OF PROPOSED LINE

1-IRON PIPE OR
1-PVC CONDUIT (SCH.40)
OR 1-FIBRE DUCT

FIGURE - 1

0 20 40

SCALE IN FEET

BY YOUR USE OF THE INFORMATION CONTAINED IN THIS MAP, YOU AGREE THAT NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, IS GIVEN WITH RESPECT TO THE INFORMATION. NEITHER NSTAR ELECTRIC COMPANY, NSTAR GAS COMPANY NOR ITS PARENTS, AFFILIATES, OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES OR AGENTS (COLLECTIVELY THE "NSTAR ENTITIES") SHALL BE LIABLE FOR ANY LOSS OR INJURY CAUSED IN WHOLE OR IN PART BY USE OF THIS INFORMATION OR IN RELIANCE UPON IT. TO THE MAXIMUM EXTENT ALLOWED BY LAW, YOU AGREE BY YOUR ACCEPTANCE OF THE INFORMATION TO RELEASE, INDEMNIFY AND HOLD THE NSTAR ENTITIES HARMLESS FROM ANY SUCH LOSS OR INJURY.

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MASS. LAW

REQUIRES 72 HOURS ADVANCE NOTICE TO UTILITY COMPANIES BEFORE DIGGING BY ANYONE. CALL DIG-SAFE 1-888-344-7233

C# 100-26	NSTAR ELECTRIC d/b/a EVERSOURCE
Ward #	1165 MASSACHUSETTS AVE. DORCHESTER, MASS. 02125
Work Order # 25542262	*Plan of* MAIN STREET
Surveyed by: VT/GR	WATERTOWN
Research by: GR	Showing PROPOSED CONDUIT LOCATION
Plotted by: VTVT	
Proposed Structures: VT	
Approved: K RICE	Scale 1"=20' Date APRIL 22, 2026
P#	SHEET 1 of 1

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	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

Watertown City Council

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

NOTICE OF PUBLIC HEARING – NSTAR ELECTRIC DBA EVERSOURCE

Grant of Location: Chapman Street
WO # 25399844

June 25, 2026

Dear Abutters:

The City Council of the City of Watertown will hold a public meeting on Tuesday, July 14, 2026 at 7:00 p.m. in the Parker Building Meeting Room 2E, 124 Watertown 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 NSTAR ELECTRIC DBA Eversource for consideration of a Grant of Location for the following installations:

Chapman Street - Easterly side, approximately 80 feet south of Carey Avenue, relocate utility pole 199/20 to approximately 8 feet north of current location.

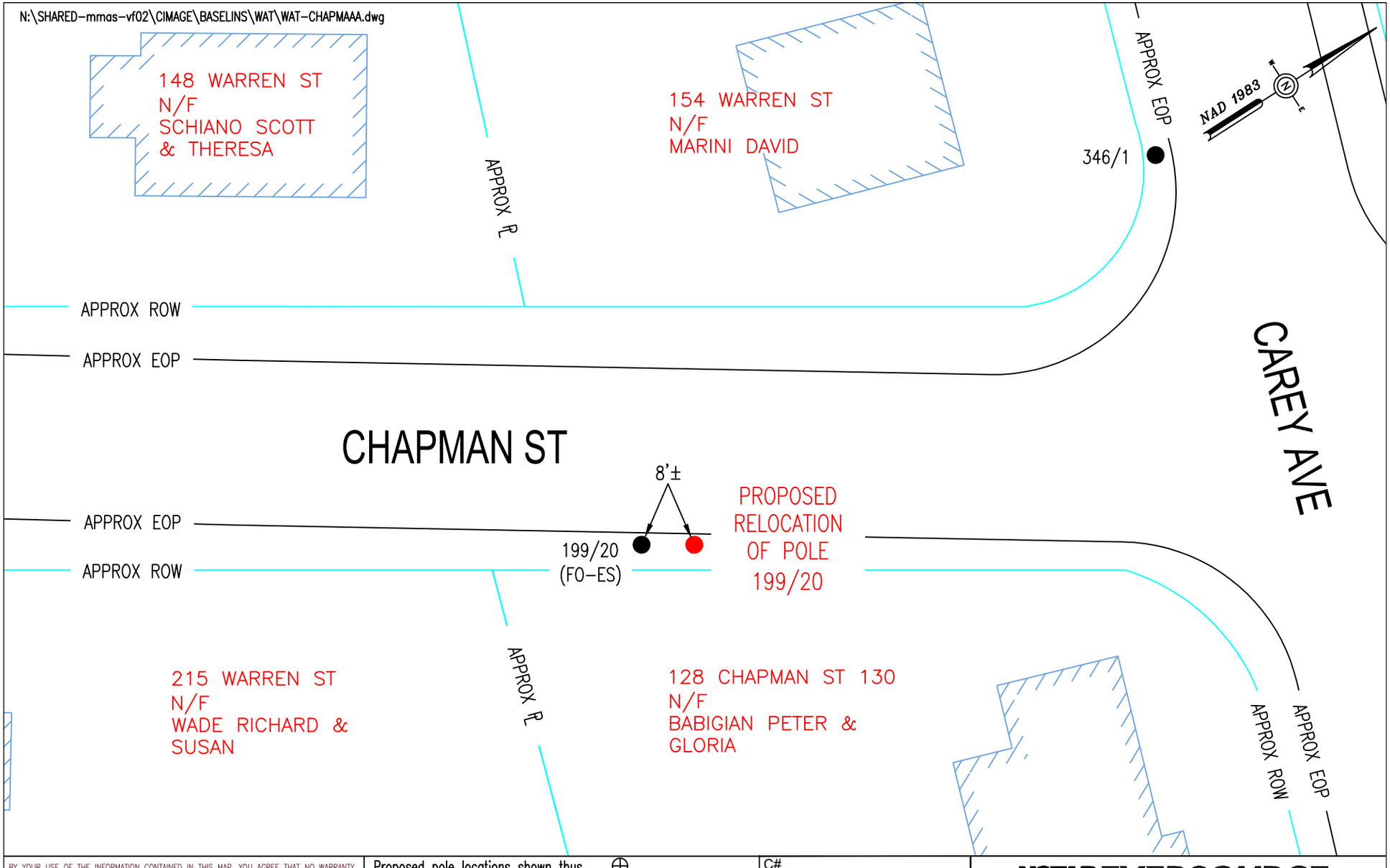
This work is to accommodate a fully permitted new driveway and to provide a new overhead wired electrical service for 128 Carey Avenue. As of May 26, 2026, the existing utility pole has been removed and the new utility pole has been installed into the proposed location. We are submitting the following recommendations and conditions for consideration by the City Council should this Grant of Location application be approved. A photo of the location of the proposed work is attached to this document.

Standard Conditions

1. This Grant of Location does not authorize physical excavation. The Applicant or its Contractor must apply for and receive a Street Opening Permit and/or a Sidewalk Crossing Permit from the Watertown Department of Public Works (DPW) prior to the commencement of any site activities.
2. The Applicant or their Contractor must contact DIGSAFE (811) at least 72 hours (excluding weekends and holidays) prior to the commencement of any excavation. A valid DIGSAFE Ticket Number must be provided to the DPW as part of the Street Opening Permit application. It is the Contractor's responsibility to verify that all underground infrastructure has been marked in the field before breaking ground..
3. If subsurface infrastructure not shown on the approved plans is encountered, or if a conflict arises between the proposed installation and existing public or private utilities, work shall cease in the affected area. The Applicant shall contact the City Engineer immediately to determine an appropriate resolution or redesign.
4. The Contractor shall coordinate with the City of Watertown Health Department to ensure compliance with all applicable rodent control and integrated pest management (IPM) requirements prior to and during construction.
5. Unimpeded pedestrian access, or temporary accessible facilities meeting The Americans with Disabilities Act (ADA), Massachusetts Architectural Access Board (MAAB), and City of Watertown standards, shall be maintained at all times. Any temporary path must be clearly delineated, stable, and slip-resistant.
6. All work within the Right-of-Way (ROW) shall be performed in strict adherence to the Manual on Uniform Traffic Control Devices (MUTCD) and MassDOT Work Zone Safety Guidelines. The Contractor is responsible for scheduling and funding any required police details and implementing safety measures as mandated by OSHA.
7. Equipment, materials, and stockpiles shall be staged in a clean and orderly fashion. No materials or equipment shall be placed in a manner that obstructs intersectional sightlines or creates hazards for motorists or pedestrians.
8. The Applicant and its Contractor are responsible for the protection of all public and private property. Any damage to City-owned infrastructure (valves, hydrants, manholes) or private utilities shall be repaired or replaced at the Applicant's sole expense.
9. All disturbances to curbing, grass strips, sidewalks, and roadway surfaces shall be restored "in-kind" to the satisfaction of the DPW.
10. If a segment of sidewalk is removed, it must be replaced to full width. All restoration work must comply with current Americans with Disabilities Act (ADA), Massachusetts Architectural Access Board (MAAB), and City of Watertown construction standards.
11. All material stockpiled on-site must be protected with erosion control devices. The Contractor is strictly liable for the removal of any sediment, construction materials, or debris, that enters the City's MS4 drainage system or sanitary sewer system as a result of the work.
12. Public shade trees within or adjacent to the work zone shall be protected per City standards. Individual tree protection is required for impacted trees. No equipment or materials shall be stored within the Critical Root Zone (CRZ) of any public shade tree without prior written approval from the City's Tree Warden. The Contractor shall refer to the City's standard tree protection detail for additional information.
13. Upon completion of the work, the Applicant shall submit an As-Built Survey Plan to the DPW. This plan shall be recorded with the City and must include the precise horizontal and vertical locations of all installed infrastructure. The Applicant shall refer to the Engineering Division's As-Built Requirements for additional information.

14. The Applicant shall indemnify, defend, and hold harmless the City of Watertown and its employees from all claims, damages, or losses arising out of the installation, maintenance, or failure of the utility infrastructure authorized by this Grant of Location.
15. Unless otherwise authorized in writing by the DPW or the Watertown Police Department (WPD), or in the event of a documented emergency, work within the Public ROW shall be limited to the hours of 7:00 AM to 4:00 PM, Monday through Friday. Work may be permitted to occur on Saturday from the hours of 8:00 AM to 4:00 PM at the sole discretion of the DPW and WPD.
16. The Applicant shall provide the DPW and the Watertown Police Department with a 24-hour emergency contact name and phone number for a representative authorized to address site safety or infrastructure issues.
17. The Contractor shall install catch basin filter inserts (e.g., "Silt Sacks") in all storm drains within 100 feet of the work zone or as directed by the DPW. To prevent "track-out" onto public ways, the Contractor shall perform street sweeping of the work area and adjacent streets, as necessary or as determined by the DPW. If sediment enters the MS4 system due to inadequate controls, the Contractor shall be responsible for the professional cleaning of the affected reach at no cost to the City.
18. No trench backfilling, utility covering, or permanent surface restoration shall proceed until the work has been inspected and authorized by a DPW Inspector. The Applicant must provide a minimum of 24-hour notice to the DPW to schedule these inspections. At the City’s discretion, the Applicant may be required to provide certified compaction testing results from an independent laboratory for any trenching within the roadway travel lane before the final paving courses are applied.

Location Photos



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Proposed pole locations shown thus	⊕
Pole locations to be abandoned, shown thus	○
Proposed Anchor Guy shown thus	T
Proposed Hip Guy shown thus	T
Proposed Underground location shown thus	———
Proposed Push Brace shown thus	⊕
Existing Pole location shown thus	●

0 20 40

SCALE IN FEET

C#	
Ward #	
Work Order # 25399844	
Surveyed by: N/A	
Research by: VT	
Plotted by: VT	
Proposed Structures: VT	
Approved: K RICE	
P#	

NSTAR ELECTRIC d/b/a EVERSOURCE
1165 MASSACHUSETTS AVE. DORCHESTER, MASS. 02125

Plan of CHAPMAN STREET
WATERTOWN

Showing PROPOSED POLE RELOCATION

Scale 1"=20' Date APRIL 15, 2026

SHEET 1 of 1

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	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

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: April 23, 2026

RE: Agenda Item – Proposed Loan Order

Attached is correspondence from Fire Chief Ryan A. Nicholson regarding replacement of the 2013 "Engine 3."

The Fire Department has finalized specifications with the vendor, who is holding our place in the production queue and now requires a signed agreement and purchase order to proceed. Given the engine's age and rising maintenance costs, advancing the planned replacement is advisable.

Working with the Auditor's Office, $500,000 has been identified in the FY26 Full-Time Salaries line item, reducing the required loan authorization from $1,250,000 in Conceptual Recommendation 21a of the FY27–31 CIP to $750,000.

A $500,000 transfer has been placed on the June 23, 2026 City Council Agenda, contingent on approval of the proposed $750,000 loan order.

I respectfully request that the attached Loan Order be placed on the June 23, 2026 City Council Agenda for First Reading.

Thank you for your attention to this matter.

HINCKLEY ALLEN

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

Chelsea A. Tryder
(617) 378-4190
ctryder@hinckleyallen.com

June 18, 2026

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

RE: Draft Loan Order – Fire Engine

Dear George:

As requested, I suggest the following forms of loan order to approve the borrowing of funds to pay costs of purchasing a new fire engine and ambulance for the Fire Department:

> ORDERED: That the sum of $750,000 is appropriated to pay costs of purchasing a fire engine for the Fire Department, as more fully described in the City's Fiscal Year 2027 through 2031 Capital Improvement Plan, and the payment of all 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 FIRE DEPARTMENT
OFFICE OF CHIEF OF DEPARTMENT
Fire Department Headquarters, 99 Main Street
Watertown, Massachusetts 02472-4410
Tel. (617) 972-6512 • Fax (617) 972-6575
www.fire.watertown-ma.gov

RYAN A. NICHOLSON
Chief of Department

Memorandum

To: Mr. George Proakis, City Manager

From: Chief Ryan A. Nicholson

Date: June 16, 2026

Subject: Engine replacement for a 2013 Engine

As you are aware, the FY27 budget includes $1,250,000 for the replacement of 2013 "Engine 3". I recommend that we move forward with this replacement at this time. We have been working closely with the vendor to create the specifications for this engine. The vendor has been holding our position in a queue and requires a signed agreement and purchase order at this time in order to move forward with our order. Due to the age of the current engine and the increased costs of maintaining its serviceability it would be beneficial to move forward with replacement as planned.

In working with the Auditor's Office, $500,000 has been identified in our FY26 Full Time Salaries line item to decrease the necessary loan order request from the $1,250,000 noted in Conceptual Recommendation #21a of the FY27-31 CIP to $750,000.

Thank you for your attention to this request and please let me know if I can provide any further information.

Boston Globe Media

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,
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Order Number	**768744**	Order Price	**$708.35**
Sales Rep.	**Jackson Kocak**	PO No.	
Account	**3028420**	Payment Type	
Publication	**Boston Globe**	Number of dates	**1**
First Run Date	**06/27/2026**	Last Run Date	**06/27/2026**
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, July 14, 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 $750,000 is appropriate to pay costs of purchasing a fire engine for the Fire Department, as more fully described in the City's Fiscal Year 2027 through 2031 Capital Improvement Plan, and the payment of all 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.
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.

The Boston Globe | Classified Advertising Proof | Printed on:Jun 26 2026

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: June 16, 2026

RE: Fiscal Year 2027 Water & Sewer Rates

Attached please find correspondence from Thomas D. Brady, DPW Director summarizing the Water and Sewer Rate Study Analysis performed for the City of Watertown. As stated in the report, this study was performed to provide the City with recommended water and sewer rate changes that will generate sufficient revenue to fund the purchase of water and wastewater treatment from the Massachusetts Water Resource Authority ("MWRA"), operational costs, indirect costs, debt service costs, and short-term and long-term capital improvements. The proposed rate changes will ensure the water fund and sewer fund continue to maintain healthy retained earnings.

I respectfully request a First Reading on an Order establishing water and sewer rates and charges for Fiscal Year 2027 be considered at the June 23, 2026 City Council meeting. The Public Hearing and consideration of rate schedules and fees designed to raise sufficient revenues to support the Fiscal Year 2027 operational services provided to customers of the City's Water/Sewer System would be scheduled for the July 14, 2026 City Council Meeting.

Thank you for your consideration in this matter.

WATERTOWN
MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS

To: George J. Proakis, City Manager

From: Thomas D. Brady, DPW Director

Date: June 15, 2026

Re: FY27 Water & Sewer Rates

Background

A water and sewer rate study was conducted to provide the City with recommended water and sewer rate changes which will generate sufficient revenue to fund the operational, indirect, debt service, and short- and long-term capital improvement costs while ensuring the water and sewer funds continue to maintain healthy retained earnings. The attached report contains rate recommendations which fully support the City's final FY 2027 water and sewer budgets and capital plans.

Estimated Expenses and Revenues

Without any changes in revenue, total projected water revenues for FY 2027 are $9,816,450 and projected expenditures are $10,531,533, leaving a deficit of over $715,000 for FY 2027. The revenue total does not include liens, which is revenue from prior years that the City has already identified as revenue in those years.

Without any changes in revenue, total projected sewer revenues for FY 2027 are $12,981,892 and projected expenditures are $14,788,830, leaving a deficit of over $1.8 million for FY 2027. The revenue total does not include liens, which is revenue from prior years that the City has already identified as revenue in those years.

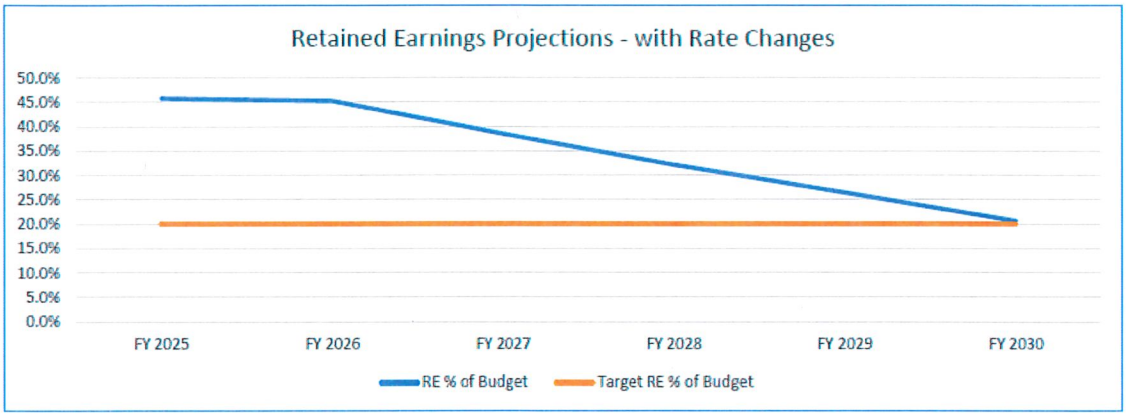
The Water Enterprise Fund and the Sewer Enterprise Fund are experiencing budgetary shortfalls because revenue recovered from rates is insufficient to cover expenditures.

A Look Back to FY 2026 and Ahead to FY 2028

The FY 2026 rate study indicated that 4% annual increases in water and sewer rates over the five-year projection period would ensure that all expenses could be covered by revenues and available retained earnings while maintaining healthy retained earnings of 20% by the end of FY2030:

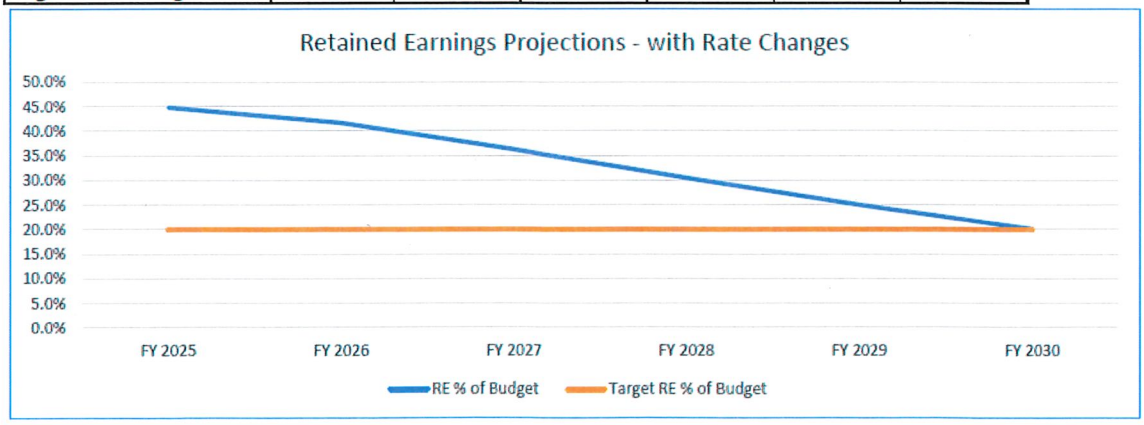
Water Rate Study

Rate Changes:	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	3.50%	3.50%	4.00%	4.00%	4.00%	4.00%
Rate Impact	**FY 2025 PROJECTED**	**FY 2026 PROJECTED**	**FY 2027 PROJECTED**	**FY 2028 PROJECTED**	**FY 2029 PROJECTED**	**FY 2030 PROJECTED**
Surplus/Deficit	$ 939,759	$ 73,537	$ (359,289)	$ (504,064)	$ (531,372)	$ (580,946)
Projected Retained Earnings	$ 4,409,700	$ 4,483,237	$ 4,123,948	$ 3,619,884	$ 3,088,512	$ 2,507,566
RE % of Budget	45.8%	45.3%	38.5%	32.2%	26.4%	20.6%
Target RE % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



Sewer Rate Study

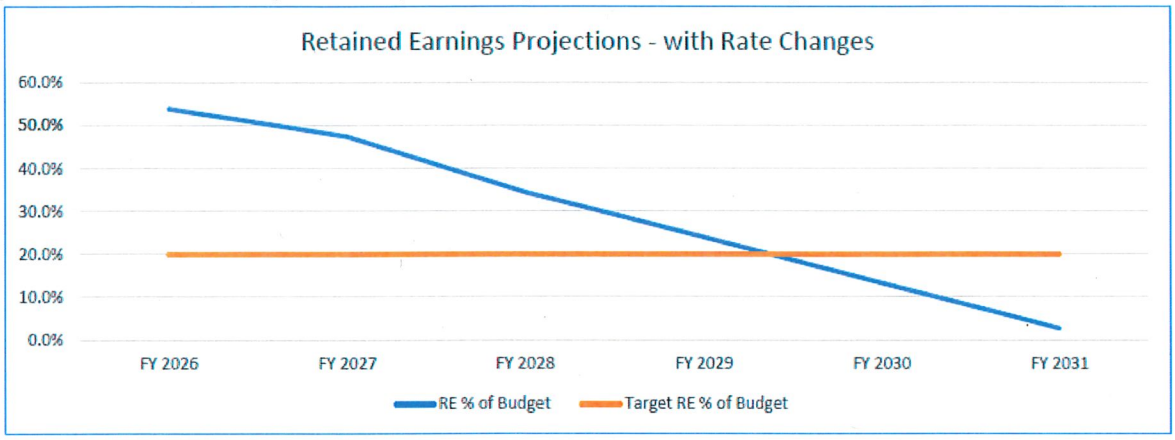
Rate Changes:	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	3.50%	3.50%	4.00%	4.00%	4.00%	4.00%
Rate Impact	**FY 2025 PROJECTED**	**FY 2026 PROJECTED**	**FY 2027 PROJECTED**	**FY 2028 PROJECTED**	**FY 2029 PROJECTED**	**FY 2030 PROJECTED**
Surplus/Deficit	$ 1,466,714	$ (59,777)	$ (406,376)	$ (595,501)	$ (660,548)	$ (653,164)
Projected Retained Earnings	$ 5,620,921	$ 5,561,144	$ 5,154,768	$ 4,559,267	$ 3,898,719	$ 3,245,555
RE % of Budget	44.8%	41.7%	36.2%	30.5%	25.0%	20.1%
Target RE % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



In the FY 2027 rates study, 4% annual increases in water and sewer rates over the five-year projection period show a very different picture, with retained earnings dropping to 13.2% of budget in the Water Enterprise Fund and to -2.1% in the Sewer Enterprise Fund in FY 2030, and going even lower in FY 2031:

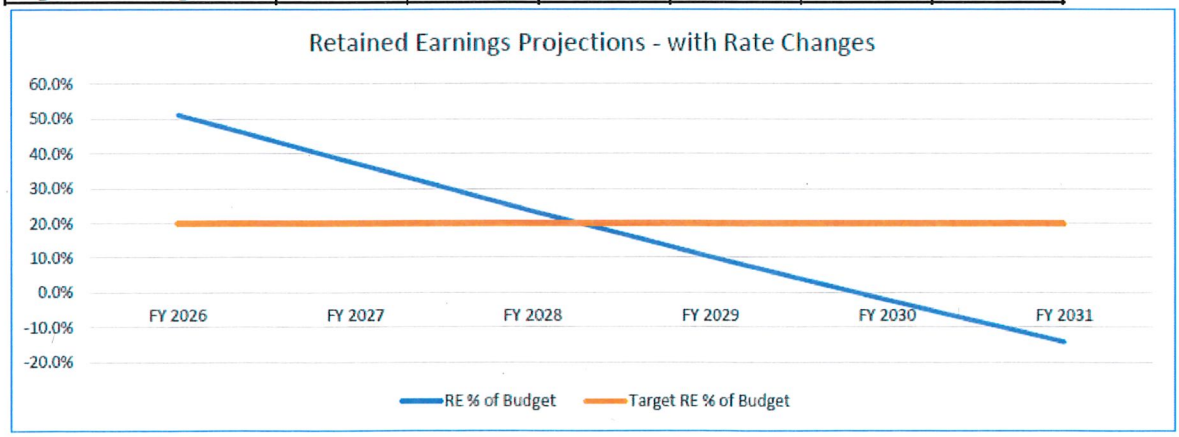
Water Rate Study

Rate Changes:	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	3.50%	4.00%	4.00%	4.00%	4.00%	4.00%
Rate Impact	**FY 2026 PROJECTED**	**FY 2027 PROJECTED**	**FY 2028 PROJECTED**	**FY 2029 PROJECTED**	**FY 2030 PROJECTED**	**FY 2031 PROJECTED**
Surplus/Deficit	$ 514,183	$ (342,932)	$(1,008,251)	$(1,097,162)	$(1,217,277)	$(1,319,912)
Projected Retained Earnings	$5,335,172	$4,992,240	$ 3,983,989	$ 2,886,827	$ 1,669,550	$ 349,638
RE % of Budget	53.9%	47.4%	34.4%	23.9%	13.2%	2.7%
Target RE % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



Sewer Rate Study

Rate Changes:	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	3.50%	4.00%	4.00%	4.00%	4.00%	4.00%
Rate Impact	**FY 2026 PROJECTED**	**FY 2027 PROJECTED**	**FY 2028 PROJECTED**	**FY 2029 PROJECTED**	**FY 2030 PROJECTED**	**FY 2031 PROJECTED**
Surplus/Deficit	$ 884,676	$(1,294,777)	$(1,811,237)	$(1,994,244)	$(2,075,693)	$(2,188,743)
Projected Retained Earnings	$ 6,811,848	$ 5,517,071	$ 3,705,834	$ 1,711,590	$ (364,103)	$(2,552,846)
RE % of Budget	51.2%	37.3%	23.4%	10.3%	-2.1%	-14.2%
Target RE % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



Similarly, the annual budget deficits toward the end of the projection period have also grown substantially in the new rate study, projected at $1.3 million in the Water Enterprise Fund and nearly $2.2 million in the Sewer Enterprise Fund in FY 2031.

For this reason, the new rate study calls for substantially higher rate increases in the outyears of the projection window – 6% for water and 8% for sewer – to maintain retained earnings at a health level.

Our consultant recently informed us that the FY 2026 rate study contained a modeling error that contributed to the differences between the FY 2026 and FY 2027 financial outlooks for the Enterprise Funds. Building the model on FY 2024 actual user charges revenue, the consultant used FY 2025 rate increases that were higher than those actually adopted (5.5% for water and 6.0% for sewer versus the 3.5% adopted for both), which overstated projected revenues and understated the rate increases needed in FY 2026 and future years. After correcting the error in the FY 2027 rate study, higher rate increases were required to maintain healthy reserve levels.

While it is helpful to know one of the causes of the significant change in the financial outlook of the Enterprise Funds between the FY 2026 and FY 2027 rate studies was a modeling error, it does not change the fact that we are facing a serious financial challenge with the Enterprise Funds in the five-year projection window. As such, Assistant Director for Public Utilities Sean Harrington and I will lead a comprehensive review of the finances of the Funds well before the FY 2028 rate-setting process, beginning in the fall of this calendar year, in an attempt to mitigate the high rate increases currently shown in the model for FY 2028 and beyond. We intend to examine every expense category and revenue stream – starting with a careful review of the Capital Improvement Plan (CIP) for both Enterprise Funds as well as the combined additional $4.4 million that has been included in the rate model for the past several years for unidentified capital projects to be funded out of retained earnings.

Proposed Rates and Charges

Taking into consideration all the foregoing, we are recommending that Watertown increase its water rates, sewer rates, and service charges by 4.5% for FY 2027. This increase is slightly higher than the rate increase projected in the FY 2026 rate study (4%) because of the significant change in the financial outlook of the Water and Sewer Enterprise Funds presented in the FY 2027 rate study. We hope to mitigate the more substantial rate increases outlined in

Option 2 of the FY 2027 rate study with the comprehensive financial review of the Water and Sewer Enterprise Funds discussed above.

With a 4.5% increase, the quarterly water bill for a typical resident using 1,800cf will increase $5.10 per quarter, from $115.28 to $120.38. The quarterly sewer bill for a typical resident with a usage of 1,800cf will increase $9.54 per quarter, from $213.48 to $223.02. The overall or combined water and sewer bill for a typical resident with a usage of 1,800cf would increase from $328.76 per quarter to $343.40 per quarter; for an overall increase of $14.64 per quarter, or 4.5%.

Tables 1 and 2 below present the current and proposed water and sewer rates, as well as quarterly bill impacts for typical customers, respectively.

Table 1: Current and Proposed Water and Sewer Rates

Base Charge	**FY 2026**	**FY 2027**	**Difference**	
Minimum Charge				
(Quarterly)	*Current*	*Proposed*	*$*	*%*
5/8	$9.44	$9.86	$0.42	4.5%
¾	$10.05	$10.50	$0.45	4.5%
1	$11.87	$12.40	$0.53	4.5%
1 1/4	$14.29	$14.93	$0.64	4.5%
1.5	$14.29	$14.93	$0.64	4.5%
2	$20.84	$21.78	$0.94	4.5%
3	$69.46	$72.59	$3.13	4.5%
4	$87.46	$91.40	$3.94	4.5%
6	$129.46	$135.29	$5.83	4.5%
Volumetric Rate (per Ccf)				
Water				
Tier 1	$5.88	$6.14	$0.26	4.5%
Tier 2	$9.16	$9.57	$0.41	4.5%
Tier 3	$12.38	$12.94	$0.56	4.5%
Tier 4	$16.16	$16.89	$0.73	4.5%
Sewer (100% of Water Consumption)				
Tier 1	$11.86	$12.39	$0.53	4.5%
Tier 2	$15.48	$16.18	$0.70	4.5%
Tier 3	$17.28	$18.06	$0.78	4.5%
Tier 4	$21.17	$22.12	$0.95	4.5%
Combined Rate				
Tier 1	$17.74	$18.54	$0.80	4.5%
Tier 2	$24.64	$25.75	$1.11	4.5%
Tier 3	$29.66	$30.99	$1.33	4.5%
Tier 4	$37.33	$39.01	$1.68	4.5%
Irrigation (all Ccf)	$16.16	$16.89	$0.73	4.5%

Table 2: Quarterly Bill Impacts for Typical Customers

Meter Size	Usage (cu. Ft)	Current FY 2026			Proposed FY 2027			Difference	
		Water	Sewer	Total	Water	Sewer	Total	$	%
5/8"	1,000	$68.24	$118.60	$186.84	$71.31	$123.94	$195.25	$8.41	4.5%
5/8"	2,500	$156.44	$296.50	$452.94	$163.48	$309.84	$473.32	$20.38	4.5%
5/8"	5,000	$385.44	$683.50	$1,068.94	$402.78	$714.26	$1,117.04	$48.10	4.5%
5/8"	15,000	$1,623.44	$2,411.50	$4,034.94	$1,696.49	$2,520.02	$4,216.51	$181.57	4.5%
1"	25,000	$2,863.87	$4,139.50	$7,003.37	$2,992.74	$4,325.78	$7,318.52	$315.15	4.5%
4"	75,000	$11,019.46	$14,724.50	$25,743.96	$11,515.34	$15,387.10	$26,902.44	$1,158.48	4.5%

City of Watertown
Massachusetts

Water and Sewer Rate Study

Fiscal Year 2027

June 2026

Weston & Sampson

WESTON & SAMPSON ENGINEERS, INC.
55 Walkers Brook Drive, Suite 100, Reading, MA 01867
Tel: 978.532.1900

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EXECUTIVE SUMMARY

This report summarizes the Water and Sewer Rate Study performed for the City of Watertown ("City") by The Abrahams Group LLC and Weston & Sampson. This study was performed to provide the City with recommended water and sewer rate changes that will generate sufficient revenue to fund the purchase of water and wastewater treatment from the Massachusetts Water Resource Authority ("MWRA"), operational costs, indirect costs, debt service costs, and short-term and long-term capital improvements. The proposed rate changes will ensure the water fund and sewer fund continue to maintain healthy retained earnings.

Rate options were reviewed with City management and discussed with City staff. The discussion led to two (2) rate options for presentation in this report. The rate options are designed to support the City's final FY 2027 water and sewer budgets, planned capital projects, and maintain healthy retained earnings balances.

1.0 BACKGROUND

The City of Watertown consists of primarily urban commercial and residential development with a population of approximately 35,000, according to the 2020 U.S. Census. The City's Public Utilities Division through the City's Department of Public works ("DPW"), provides services to approximately 9,500 commercial, residential, industrial, and institutional accounts.

The Public Utilities Division is responsible for providing its customers with drinking water and providing wastewater collection and conveyance in a cost-effective and environmentally friendly manner that meets EPA and DEP standards.

The City is a member community of the MWRA. The MWRA supplies water to the City, with an average daily demand of 2.52 million gallons per day, per the MWRA's Community Water Use data from December 2023. The water is then conveyed to the City's residents through the City's 82 miles of water distribution mains.

The City's sewer system consists of approximately 82 miles of sewer mains that transport wastewater to the MWRA's interceptors. The City transports an average daily flow of 3.85 million gallons per day, per the MWRA's Sewer Flow Report for the calendar years of 2021, 2022, and 2023.

2.0 EXISTING RATE STRUCTURE AND CHARGES

The City's water and sewer rates are based on a multi-tier rate structure in which the rate per 100 cubic feet of water increases with consumption. All 9,500 plus residential, commercial, and irrigation accounts are billed quarterly which are staggered across each quarter according to the billing cycle.

The City currently has an inclining, four-tier structure for non-irrigation water consumption and sewer flow and a flat fee for irrigation water consumption, as well as meter and fire protection charges. The following table shows current water and sewer rates for FY 2026:

Tier	Consumption	Water Rate (per 100 cubic feet)	Sewer Rate (per 100 cubic feet)
1	0 - 2,500 cu ft	$5.88	$11.86
2	2,501 - 5,000 cu ft	$9.16	$15.48
3	5,001 - 25,000 cu ft	$12.38	$17.28
4	Over 25,000 cu ft	$16.16	$21.17
Irrigation	All	$16.16	N/A

The following table shows current meter service charges for FY 2026:

Meter Size (inches)	Rates/Quarter
5/8	$9.44
3/4	$10.05
1	$11.87
1 1/4	$14.29
1 1/2	$14.29
2	$20.84
3	$69.46
4	$87.46
6	$129.46

The following table shows current fire service charges for FY 2026:

Service Size (inches)	Rates/Quarter
2	$13.77
3	$48.19
4	$96.39
6	$282.27
8	$598.95
10	$1,080.88

2.1 Comparison to Neighboring Communities

When considering rate and/or tier changes, comparing the City's rates and tiers to neighboring communities' rates and tiers provides helpful information on how communities measure up. The table below compares water rates by tier and base charges. The average customer's bill, based on an industry-standard 2,800 cubic feet of usage, is also included in the table. Each community in the table is a member of the MWRA.

Community	Tiers					Base	Rates					Average Bill
	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5		Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	
Watertown	0-2,500	2,500-5,000	5,001-25,000	Over 25,000		$9.44	$5.88	$9.16	$12.38	$16.16		$183.92
Waltham	0-2,100	2,100-4,500	4,500-12,000	Over 12,000			$3.07	$4.15	$11.90	$17.14		$93.52
Needham	0-600	600-2,700	2,700-4,200	Over 4,200		$16.00	$3.47	$3.72	$5.44	$5.73		$120.38
Lexington	0-4,000	4,000-8,000	Over 8,000				$5.06	$7.59	$10.02			$141.68
Wellesley	0-1,500	1,500-3,600	3,600-7,200	7,200-108,000	Over 108,000	$32.25	$5.81	$6.82	$10.81	$14.00	$17.81	$208.06
Brookline	0-1,800	Over 1,800				$39.42	$3.46	$8.65				$188.20
Belmont	0-9,000	Over 9,000				$18.90	$7.20	$8.26				$220.50
Arlington	0-1,500	1,500-3,000	Over 3,000			$19.56	$9.19	$9.84	$11.95			$285.33
Newton	0-1,000	1,000-2,500	2,500-6,000	Over 6,000			$8.09	$9.36	$10.76	$13.42		$253.58

Data in the table above is per quarter. Tiers are in cubic feet. Rates per 100 cubic feet. Average bill is for usage of 2,800 cubic feet with 5/8" meter.

The following table compares sewer rates by tier and base charges.

Community	Tiers					Base	Rates					Average Bill
	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5		Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	
Watertown	0-2,500	2,500-5,000	5,001-25,000	Over 25,000			$11.86	$15.48	$17.28	$21.17		$342.94
Waltham	0-2,100	2,100-4,500	4,500-12,000	Over 12,000			$5.46	$7.63	$13.26	$16.51		$168.07
Needham	0-600	600-2,700	2,700-4,200	Over 4,200		$13.00	$11.13	$12.29	$13.25	$14.45		$351.12
Lexington	0-4,000	4,000-8,000	Over 8,000				$10.27	$16.78	$26.69			$287.56
Wellesley	Flat Rate					$15.00	$11.55					$338.40
Brookline	Flat Rate					$39.42	$10.36					$329.50
Belmont	Flat Rate					$17.76	$15.11					$440.84
Arlington	0-1,500	1,500-3,000	Over 3,000				$10.80	$11.51	$13.97			$311.63
Newton	0-1,000	1,000-2,500	2,500-6,000	Over 6,000			$12.59	$14.73	$15.82	$18.19		$394.31

Data in the table above is per quarter. Tiers are in cubic feet. Rates per 100 cubic feet. Average bill is for usage of 2,800 cubic feet with 5/8" meter.

2.2 Existing Expenses and Revenues

A fourth tier was added to the water and sewer rate structures for FY 2023. The positive impact of the tier changes on water and sewer billings continued into FY 2024, FY 2025, and FY 2026. For FY 2025, water rates increased by 3.5% across all tiers and sewer rates increased by 3.5% across all tiers. A dry summer in 2024 impacted FY 2025 billings, with both the water fund and sewer fund ending FY 2025 with a large surplus. The water fund's surplus in FY 2025 was $1,540,281 and the sewer fund's surplus in FY 2025 was $2,862,347. These surpluses have contributed to healthy retained earnings balances for both funds at the time of the most recent certification, which was as of July 1, 2025. The latest certification for water was $4,820,989, or 53.0%, of water fund expenses in FY 2025, and the latest certification for sewer was $5,927,172, or 45.9%, of sewer fund expenses in FY 2025.

Projections for FY 2026 show that the water fund should end with a surplus of about $500,000. The 3.5% rate increase and increased consumption due to very dry conditions for a second consecutive year greatly contributed to the projected surplus. Total fund expenses are projected to increase 8.8% over FY 2025's, which includes a $96,000, or 2.1%, increase to the City's MWRA water

assessment and a $292,000, or 25.1%, increase to long-term debt. The water fund's projected surplus for FY 2026 is $514,183 despite these increases in expenses. Any surplus should further enhance the retained earnings balance. The sewer fund should also end FY 2026 with a sizable surplus. Like with water, the 3.5% rate increase and increased consumption due to very dry conditions at the end of the summer of 2025 have greatly contributed to the projected surplus. Total fund expenses are projected to increase 19.0% compared to FY 2025's. FY 2026 saw a $398,000, or 5.5%, increase to the City's MWRA sewer assessment, an $835,000, or 146.6%, increase in capital outlay, and a $478,000, or 113.9%, increase to long-term debt. The sewer fund's projected surplus for FY 2025 is $884,676. Any surplus should further enhance the retained earnings balance.

The City's FY 2027 water and sewer budgets were integrated into this study. The FY 2027 water budget is $10,531,542, a 6.3% increase over FY 2026's water budget, and the FY 2027 sewer budget is $14,788,830, a 10.8% increase over FY 2026's sewer budget. The MWRA's preliminary FY 2027 water assessment is $4,707,331, a 0.4% increase over the FY 2026 assessment. Although an increase, this is the second straight year for which the City's water assessment increase is below the City's average increase in the recent past. The MWRA's preliminary FY 2027 sewer assessment is $7,881,472, an increase of 2.7% over the FY 2026 assessment. The sewer assessment increased 2.9% on average over the five prior years. The MWRA's assessment is the single largest expense for the Water Enterprise Fund and the Sewer Enterprise Fund.

The City plans to invest in infrastructure improvements via its regularly maintained capital improvement plans ("CIPs") over the next five years. Included in the water projections presented, in addition to the funding of the City's regularly maintained CIP, is funding for capital improvements of $2.4 million total from FY 2028 to FY 2031, to be funded out of retained earnings. Included in the sewer projections presented, in addition to the funding of the City's regularly maintained CIP, is funding for capital improvements of $2.0 million total from FY 2028 to FY 2031, to be funded out of retained earnings.

3.0 BASELINE ANALYSIS

Without any changes in revenue (i.e., no rate adjustments), as presented in the baseline financial analysis, total projected water revenues for FY 2027 are $9,816,450 and projected expenditures are $10,531,533, leaving a deficit of over $715,000 for FY 2027. The revenue total does not include liens, which is revenue from prior years that the City has already identified as revenue in those years.

Without any changes in revenue (i.e., no rate adjustments), as presented in the baseline financial analysis, total projected sewer revenues for FY 2027 are $12,981,892 and projected expenditures are $14,788,830, leaving a deficit of over $1.8 million for FY 2027. The revenue total does not include liens, which is revenue from prior years that the City has already identified as revenue in those years.

The Water Enterprise Fund and the Sewer Enterprise Fund are experiencing budgetary shortfalls because revenue recovered from rates is insufficient to cover expenditures. The City should strongly consider rate action for FY 2027 and beyond to ensure sufficient revenue is realized from rates. Any deficit at the conclusion of a fiscal year would presumably be covered by available retained earnings. While healthy retained earnings balances in both funds would allow for this, the consistent use of retained earnings could eventually lead to retained earning balances dropping below recommended levels.

4.0 OPTIONS FOR RATES AND CHANGES

Options for updated rates and charges included in this report are designed to ensure all expenses included can be covered by revenues and available retained earnings and to target retained earnings of 20% of total expenditures by the end of the five-year period. The recommended retained earnings balance is between 10% and 25%.

Since the analysis conducted was a five-year look-ahead, proposed rate increases are presented for the next five (5) fiscal years, including FY 2027. Each of these options will help the City achieve its goals of covering actual costs of services, maintaining healthy retained earnings, investing in capital improvements, and ensuring long-term fiscal stability, although one of the rate options presented is the rate plan supported by City Council when rates were set for FY 2026. Its inclusion allows for illustration of how the financial picture has changed for both water and sewer since the conclusion of the FY 2026 rate study.

The options are designed to change rates and charges only, without changes to the City's rate structure. This is consistent with how the City has changed rates and charges in the recent past, other than the recent addition of the fourth tier in the rate structure, which was implemented for FY 2023.

4.1 Option 1

Option 1 is consistent with the rate plan supported by City Council as part of the FY 2026 rate study.

Rate increases are presented in the following table:

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Water	4.0%	4.0%	4.0%	4.0%	4.0%
Sewer	4.0%	4.0%	4.0%	4.0%	4.0%

The following table shows current meter service charges and proposed FY 2027 meter service charges along with the difference between them. The increases to the meter service charges are the same as the increases to water rates.

	Rates/Quarter		Difference	
Meter Size (inches)	**Current FY 2026**	**Proposed FY 2027**	**$**	**%**
5/8	$9.44	$9.82	$0.38	4.0%
3/4	$10.05	$10.45	$0.40	4.0%
1	$11.87	$12.34	$0.47	4.0%
1 1/4	$14.29	$14.86	$0.57	4.0%
1 1/2	$14.29	$14.86	$0.57	4.0%
2	$20.84	$21.67	$0.83	4.0%
3	$69.46	$72.24	$2.78	4.0%
4	$87.46	$90.96	$3.50	4.0%
6	$129.46	$134.64	$5.18	4.0%

The following table shows current private fire protection charges and proposed FY 2027 private fire protection charges along with the difference between them. The increases to the private fire protection charges are the same as the increases to water rates.

	Rates/Quarter		Difference	
Service Size (inches)	**Current FY 2026**	**Proposed FY 2027**	**$**	**%**
2"	$13.77	$14.32	$0.55	4.0%
3"	$48.19	$50.12	$1.93	4.0%
4"	$96.39	$100.25	$3.86	4.0%
6"	$282.27	$293.56	$11.29	4.0%
8"	$598.95	$622.91	$23.96	4.0%
10"	$1,080.88	$1,124.12	$43.24	4.0%

The following table shows current volumetric rates and proposed FY 2027 volumetric rates along with the difference between them.

Tier	Volume (cu. Ft)	Volumetric Rates (per 100 cubic feet)		Difference	
		Current FY 2026	Proposed FY 2027	$	%
Water					
1	0 - 2,500	$5.88	$6.12	$0.24	4.0%
2	2,501 - 5,000	$9.16	$9.53	$0.37	4.0%
3	5,001 - 25,000	$12.38	$12.88	$0.50	4.0%
4	Over 25,000	$16.16	$16.81	$0.65	4.0%
Irrigation	All	$16.16	$16.81	$0.65	4.0%
Sewer					
1	0 - 2,500	$11.86	$12.33	$0.47	4.0%
2	2,501 - 5,000	$15.48	$16.10	$0.62	4.0%
3	5,001 - 25,000	$17.28	$17.97	$0.69	4.0%
4	Over 25,000	$21.17	$22.02	$0.85	4.0%
Combined					
1	0 - 2,500	$17.74	$18.45	$0.71	4.0%
2	2,501 - 5,000	$24.64	$25.63	$0.99	4.0%
3	5,001 - 25,000	$29.66	$30.85	$1.19	4.0%
4	Over 25,000	$37.33	$38.82	$1.49	4.0%
Irrigation	All	$16.16	$16.81	$0.65	4.0%

The following table contains the quarterly bill impact on sample customers.

Meter Size	Usage (cu. Ft)	Current FY 2026			Proposed FY 2027			Difference	
		Water	Sewer	Total	Water	Sewer	Total	$	%
5/8"	1,000	$68.24	$118.60	$186.84	$70.97	$123.34	$194.31	$7.47	4.0%
5/8"	2,500	$156.44	$296.50	$452.94	$162.70	$308.36	$471.06	$18.12	4.0%
5/8"	5,000	$385.44	$683.50	$1,068.94	$400.86	$710.84	$1,111.70	$42.76	4.0%
5/8"	15,000	$1,623.44	$2,411.50	$4,034.94	$1,688.38	$2,507.96	$4,196.34	$161.40	4.0%
1"	25,000	$2,863.87	$4,139.50	$7,003.37	$2,978.42	$4,305.08	$7,283.50	$280.13	4.0%
4"	75,000	$11,019.46	$14,724.50	$25,743.96	$11,460.24	$15,313.48	$26,773.72	$1,029.76	4.0%

The information presented for this option includes the total additional funding of $2.4 million in water capital from FY 2028 to FY 2031 to be funded out of retained earnings and the additional funding of $2.0 million in sewer capital from FY 2028 to FY 2031 to be funded out of retained earnings. This funding is in addition to what is in the City-maintained water and sewer CIPs.

While a rate increase for FY 2027 of 4.0% certainly improves the outlook of both funds, projections based on annual 4.0% increases show that retained earnings will be below the targeted 20% of fund expenses by FY 2030 and FY 2031, in large part due to large expense increases in FY 2027, and

that corresponding revenues are no longer covering the larger expenses in both funds. This rate option is included so updated projections can illustrate that rate action greater than the supported plan during the FY 2026 study is necessary to allow retained earnings to remain healthy.

4.2 Option 2

Option 2 contains a slightly higher rate increase for FY 2027 compared to the FY 2026 rate study supported by City Council, along with level rate increases in the subsequent years.

Rate increases are presented in the following table:

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Water	4.5%	6.0%	6.0%	6.0%	6.0%
Sewer	4.5%	8.0%	8.0%	8.0%	8.0%

The following table shows current meter service charges and proposed FY 2027 meter service charges along with the difference between them. The increases to the meter service charges are the same as the increases to water rates.

	Rates/Quarter		Difference	
Meter Size (inches)	Current FY 2026	Proposed FY 2027	$	%
5/8	$9.44	$9.86	$0.42	4.5%
3/4	$10.05	$10.50	$0.45	4.5%
1	$11.87	$12.40	$0.53	4.5%
1 1/4	$14.29	$14.93	$0.64	4.5%
1 1/2	$14.29	$14.93	$0.64	4.5%
2	$20.84	$21.78	$0.94	4.5%
3	$69.46	$72.59	$3.13	4.5%
4	$87.46	$91.40	$3.94	4.5%
6	$129.46	$135.29	$5.83	4.5%

The following table shows current private fire protection charges and proposed FY 2027 private fire protection charges along with the difference between them. The increases to the private fire protection charges are the same as the increases to water rates.

	Rates/Quarter		Difference	
Service Size (inches)	Current FY 2026	Proposed FY 2027	$	%
2"	$13.77	$14.39	$0.62	4.5%
3"	$48.19	$50.36	$2.17	4.5%
4"	$96.39	$100.73	$4.34	4.5%
6"	$282.27	$294.97	$12.70	4.5%
8"	$598.95	$625.90	$26.95	4.5%
10"	$1,080.88	$1,129.52	$48.64	4.5%

The following table shows current volumetric rates and proposed FY 2027 volumetric rates along with the difference between them.

Tier	Volume (cu. Ft)	Volumetric Rates (per 100 cubic feet)		Difference	
		Current FY 2026	Proposed FY 2027	$	%
Water					
1	0 - 2,500	$5.88	$6.14	$0.26	4.5%
2	2,501 - 5,000	$9.16	$9.57	$0.41	4.5%
3	5,001 - 25,000	$12.38	$12.94	$0.56	4.5%
4	Over 25,000	$16.16	$16.89	$0.73	4.5%
Irrigation	All	$16.16	$16.89	$0.73	4.5%
Sewer					
1	0 - 2,500	$11.86	$12.39	$0.53	4.5%
2	2,501 - 5,000	$15.48	$16.18	$0.70	4.5%
3	5,001 - 25,000	$17.28	$18.06	$0.78	4.5%
4	Over 25,000	$21.17	$22.12	$0.95	4.5%
Combined					
1	0 - 2,500	$17.74	$18.54	$0.80	4.5%
2	2,501 - 5,000	$24.64	$25.75	$1.11	4.5%
3	5,001 - 25,000	$29.66	$30.99	$1.33	4.5%
4	Over 25,000	$37.33	$39.01	$1.68	4.5%
Irrigation	All	$16.16	$16.89	$0.73	4.5%

The following table contains the quarterly bill impact on sample customers.

Meter Size	Usage (cu. Ft)	Current FY 2026			Proposed FY 2027			Difference	
		Water	Sewer	Total	Water	Sewer	Total	$	%
5/8"	1,000	$68.24	$118.60	$186.84	$71.31	$123.94	$195.25	$8.41	4.5%
5/8"	2,500	$156.44	$296.50	$452.94	$163.48	$309.84	$473.32	$20.38	4.5%
5/8"	5,000	$385.44	$683.50	$1,068.94	$402.78	$714.26	$1,117.04	$48.10	4.5%
5/8"	15,000	$1,623.44	$2,411.50	$4,034.94	$1,696.49	$2,520.02	$4,216.51	$181.57	4.5%
1"	25,000	$2,863.87	$4,139.50	$7,003.37	$2,992.74	$4,325.78	$7,318.52	$315.15	4.5%
4"	75,000	$11,019.46	$14,724.50	$25,743.96	$11,515.34	$15,387.10	$26,902.44	$1,158.48	4.5%

The information presented for this option includes the total additional funding of $2.4 million in water capital from FY 2028 to FY 2031 to be funded out of retained earnings and the additional funding of $2.0 million in sewer capital from FY 2028 to FY 2031 to be funded out of retained earnings. This funding is in addition to what is in the City-maintained water and sewer CIPs.

A rate increase for FY 2027 of 4.5% allows retained earnings to remain at a healthy level for both water and sewer in the short term, but strong rate action would be needed in subsequent years to ensure retained earnings remain healthy in those years.

5.0 CONCLUSION

It is important to the City that the proposed rate increases are mitigated as much as possible, given the current environment, while also balancing the importance of continuing to fund the City's water and sewer capital improvement plans. The projections in this report include the full funding of the CIPs, as well as funding of additional capital improvements as described.

The City is focused on water and sewer rate increases of 4.5% for FY 2027 and also on committing to a thorough review of the status of the water and sewer enterprise funds, the water and sewer capital plans, and the water and sewer rate structure in the early part of FY 2027. This review may yield changes that will mitigate the rate increases needed in future years.

The projections provided in the report are based on many assumptions. We recommend that the water and sewer analyses conducted for the City are reviewed and updated each year. For example, assumptions including planned expenditures and anticipated revenues, change year to year and it is important to capture those changes to ensure that the rate plans presented are based on the most accurate information available at the time.

If, in future years, retained earnings projections show balances lower than those considered industry standard, the City can look at its planned expenses to see if any can be adjusted for a given year. This review should include any planned debt as the City can choose to push out planned debt a year or two, if necessary.

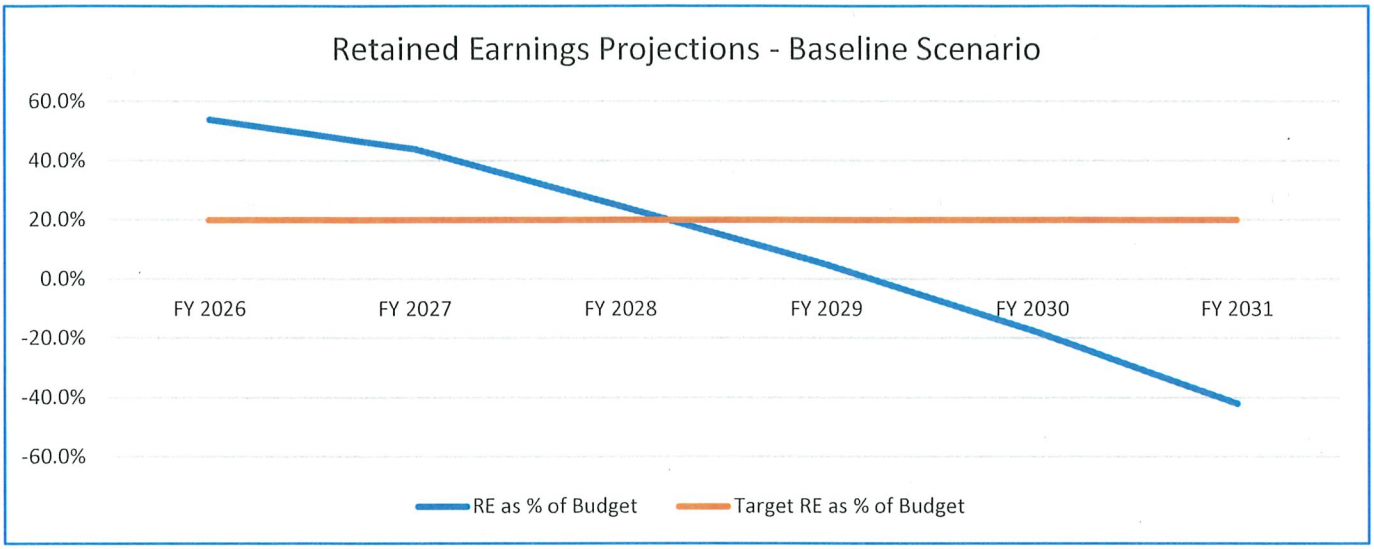
APPENDIX A

Water Rate Study

Includes:
Baseline Scenario
Option1 Summary
Option 2 Summary

Target Retained Earnings as % of Budget:	20.0%

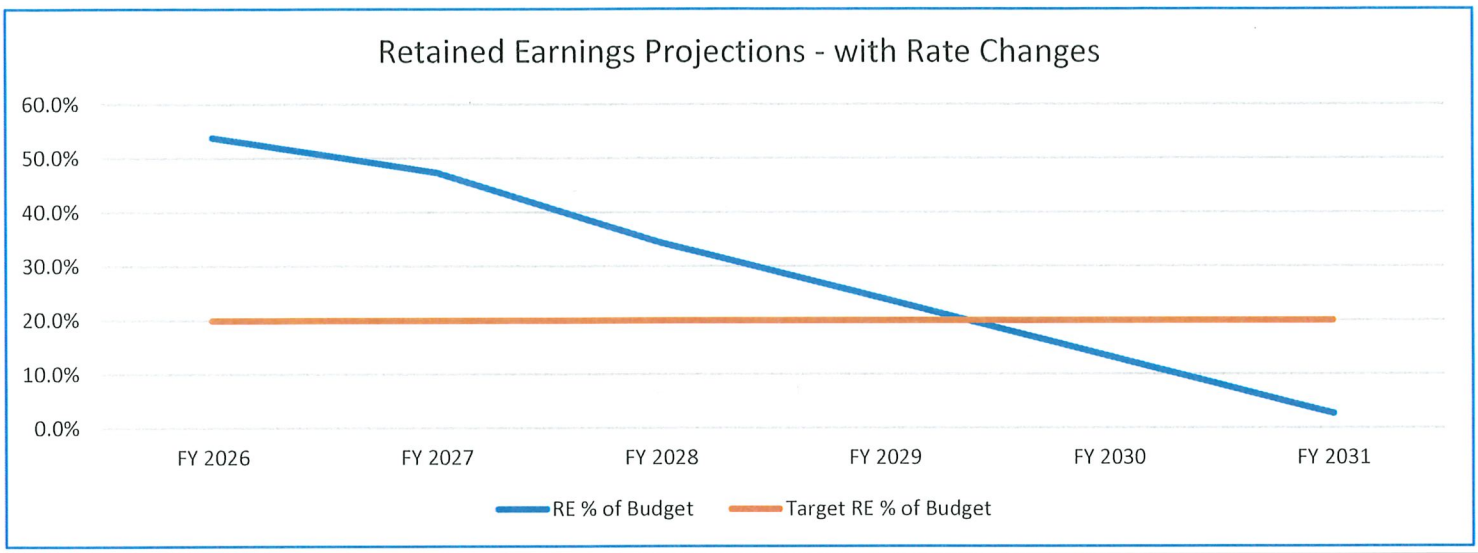
Baseline	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED
Surplus/Deficit	$ 514,183	$ (715,083)	$ (1,767,438)	$ (2,258,866)	$ (2,797,599)	$ (3,335,597)
Projected Retained Earnings	$5,335,172	$4,620,089	$ 2,852,651	$ 593,785	$ (2,203,814)	$ (5,539,411)
RE as % of Budget	53.9%	43.9%	24.6%	4.9%	-17.5%	-42.1%
Target RE as % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 BUDGETED	FY 2026 PROJECTED	FY 2027 BUDGETED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	COMMENTS
Revenues and Other Sources														
TAX LIENS REDEEMED	$ 4,605	$ 7,498	$ 6,813	$ 2,148	$ 87,477		$ 5,444		$ 5,266	$ 5,266	$ 5,266	$ 5,266	$ 5,266	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN ON LIENS/WATER	$ 8,323	$ 3,594	$ 3,987	$ 2,860	$ 21,118		$ 4,140		$ 4,691	$ 4,691	$ 4,691	$ 4,691	$ 4,691	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN WATER CHARGES	$ 49,699	$ 43,905	$ 57,217	$ 49,102	$ 70,285		$ 56,764		$ 49,981	$ 49,981	$ 49,981	$ 49,981	$ 49,981	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
WATER UTILITY USAGE CHARGES	$ 7,148,519	$ 7,304,812	$ 8,410,930	$ 8,685,156	$ 9,628,770		$ 9,686,176		$ 9,303,756	$ 9,303,756	$ 9,303,756	$ 9,303,756	$ 9,303,756	FY26, based on YTD actuals + estimated May commitments; FY27 and on based on F
MUNICIPAL WATER CHARGES	$ 160,000	$ 185,675	$ 171,810	$ 210,248	$ 201,348		$ 179,333		$ 171,810	$ 171,810	$ 171,810	$ 171,810	$ 171,810	FY26 YTD Actual; FY27 and on is the FY23 actual amount
WATER LIENS	$ 190,168	$ 234,594	$ 256,455	$ 265,022	$ 392,895		$ 340,009		$ -	$ -	$ -	$ -	$ -	FY26 based on YTD actual; zeroed out FY27-FY31 to exclude from rev req't
WATER/OTHER UTILITY CHARGES	$ 408,882	$ 68,287	$ 119,824	$ 190,732	$ 128,809		$ 54,362		$ 196,931	$ 196,931	$ 196,931	$ 196,931	$ 196,931	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
WATER TEST CHARGES	$ 74,458	$ 77,255	$ 85,537	$ 85,034	$ 98,812		$ 82,705		$ 80,571	$ 80,571	$ 80,571	$ 80,571	$ 80,571	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
SALE OF PROP/FINAL READS	$ 3,890	$ -	$ -	$ -	$ -		$ -		$ -	$ -	$ -	$ -	$ -	Assume none
WATER/INTEREST INCOME	$ 9,349	$ 1,177	$ 1,314	$ 1,939	$ 11,893		$ 10,893		$ 3,445	$ 3,445	$ 3,445	$ 3,445	$ 3,445	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
Sub Total	**$ 8,057,893**	**$ 7,926,796**	**$ 9,113,886**	**$ 9,492,241**	**$ 10,641,406**	**$ 9,905,643**	**$ 10,419,826**	**$ 10,531,542**	**$ 9,816,450**	**$ 9,816,450**	**$ 9,816,450**	**$ 9,816,450**	**$ 9,816,450**	
Retained Earnings	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assume none
Total Revenues and Other Sources	**$ 8,057,893**	**$ 7,926,796**	**$ 9,113,886**	**$ 9,492,241**	**$ 10,641,406**	**$ 9,905,643**	**$ 10,419,826**	**$ 10,531,542**	**$ 9,816,450**	**$ 9,816,450**	**$ 9,816,450**	**$ 9,816,450**	**$ 9,816,450**	
								27.5%						
Expenditures and Other Uses														
Salaries and Wages	$ 861,865	$ 999,818	$ 1,056,380	$ 991,273	$ 1,188,722	$ 1,316,084	$ 1,316,084	$ 1,325,709	$ 1,325,709	$ 1,385,366	$ 1,447,707	$ 1,512,854	$ 1,580,933	FY26 and FY27 from Budget; FY28 on 4.5% yearly incr (6.3% avg. incr. last 5 years)
MWRA Assessment	$ 3,935,832	$ 4,184,354	$ 4,147,401	$ 4,202,656	$ 4,592,105	$ 4,688,527	$ 4,688,527	$ 4,707,340	$ 4,707,331	$ 5,074,534	$ 5,272,440	$ 5,478,066	$ 5,691,710	FY26 actual and FY27 preliminary; FY28 and on based on 1.45% flow share
Other Expenses	$ 361,066	$ 358,695	$ 480,254	$ 508,423	$ 288,110	$ 492,757	$ 492,757	$ 672,000	$ 672,000	$ 688,800	$ 706,020	$ 723,671	$ 741,762	FY26 and FY27 from Budget; FY28 on 2.5% yearly incr (1.0% avg. incr. last 5 years)
Capital Outlay	$ 235,199	$ 219,757	$ 103,981	$ 468,678	$ 252,672	$ 286,000	$ 286,000	$ 286,000	$ 286,000	$ 336,000	$ 386,000	$ 436,000	$ 486,000	FY26 and FY27 from budget; $50k increase FY28 and on
Long Term Debt	$ 542,013	$ 645,750	$ 1,271,610	$ 1,288,438	$ 1,164,200	$ 1,456,650	$ 1,456,650	$ 1,417,050	$ 1,417,050	$ 1,451,425	$ 1,438,463	$ 1,459,160	$ 1,464,943	FY27 on, from Planned Debt schedule with CIP, as provided by the City
Projected Additional Capital	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450,000	$ 550,000	$ 650,000	$ 750,000	Anticipated additional capital to be funded out of RE; Increase $100,000 annually
Sub Total	**$ 5,935,975**	**$ 6,408,373**	**$ 7,059,626**	**$ 7,459,468**	**$ 7,485,828**	**$ 8,240,018**	**$ 8,240,018**	**$ 8,408,099**	**$ 8,408,090**	**$ 9,386,125**	**$ 9,800,631**	**$ 10,259,750**	**$ 10,715,348**	
Indirect Costs	$ 1,588,520	$ 1,553,006	$ 1,511,731	$ 1,423,464	$ 1,615,298	$ 1,665,625	$ 1,665,625	$ 2,123,443	$ 2,123,443	$ 2,197,764	$ 2,274,685	$ 2,354,299	$ 2,436,700	FY26 and FY27 from Budget; FY28 on 3.5% yearly incr (0% avg. incr. last 5 years, but
Transfer to Capital Projects	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -					Used to be $250K/$500K annually; not including now due to add'l debt line from ca
Total Expenditures and Other Uses	**$ 7,774,495**	**$ 7,961,379**	**$ 8,571,357**	**$ 8,882,932**	**$ 9,101,126**	**$ 9,905,643**	**$ 9,905,643**	**$ 10,531,542**	**$ 10,531,533**	**$ 11,583,888**	**$ 12,075,316**	**$ 12,614,050**	**$ 13,152,048**	
Excess (Deficiency) of Revenues and Available Funds > Expenditures and Other Uses	**$ 283,398**	**$ (34,583)**	**$ 542,529**	**$ 609,309**	**$ 1,540,281**	**$ -**	**$ 514,183**	**$ -**	**$ (715,083)**	**$ (1,767,438)**	**$ (2,258,866)**	**$ (2,797,599)**	**$ (3,335,597)**	
Retained Earnings Summary														
Proj. Certified Retained Earnings as of July 1, 2025					$ 4,820,989									
Available Retained Earnings Start of FY							$ 4,820,989		$ 5,335,172	$ 4,620,089	$ 2,852,651	$ 593,785	$ (2,203,814)	
Close Prior Year Reserves							$ -		$ -	$ -	$ -	$ -	$ -	
Establish New Year's Reserves (for Expenditures Only)							$ -		$ -	$ -	$ -	$ -	$ -	
Current Year Surplus/(Deficit)							$ 514,183		$ (715,083)	$ (1,767,438)	$ (2,258,866)	$ (2,797,599)	$ (3,335,597)	
Projected Retained Earnings Balance							$ 5,335,172		$ 4,620,089	$ 2,852,651	$ 593,785	$ (2,203,814)	$ (5,539,411)	
Projected Retained Earnings Balance as % of Budget					53.0%		53.9%		43.9%	24.6%	4.9%	-17.5%	-42.1%	

Rate Changes:	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	3.50%	4.00%	4.00%	4.00%	4.00%	4.00%

Rate Impact	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED
Surplus/Deficit	$ 514,183	$ (342,932)	$(1,008,251)	$(1,097,162)	$(1,217,277)	$(1,319,912)
Projected Retained Earnings	$5,335,172	$4,992,240	$ 3,983,989	$ 2,886,827	$ 1,669,550	$ 349,638
RE % of Budget	53.9%	47.4%	34.4%	23.9%	13.2%	2.7%
Target RE % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



Service Charge

Meter Size	Current	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
5/8"	$ 9.44	$ 9.82	$ 10.21	$ 10.62	$ 11.04	$ 11.48
3/4"	$ 10.05	$ 10.45	$ 10.87	$ 11.30	$ 11.75	$ 12.22
1"	$ 11.87	$ 12.34	$ 12.83	$ 13.34	$ 13.87	$ 14.42
1 1/2"	$ 14.29	$ 14.86	$ 15.45	$ 16.07	$ 16.71	$ 17.38
2"	$ 20.84	$ 21.67	$ 22.54	$ 23.44	$ 24.38	$ 25.36
3"	$ 69.46	$ 72.24	$ 75.13	$ 78.14	$ 81.27	$ 84.52
4"	$ 87.46	$ 90.96	$ 94.60	$ 98.38	$ 102.32	$ 106.41
6"	$ 129.46	$ 134.64	$ 140.03	$ 145.63	$ 151.46	$ 157.52

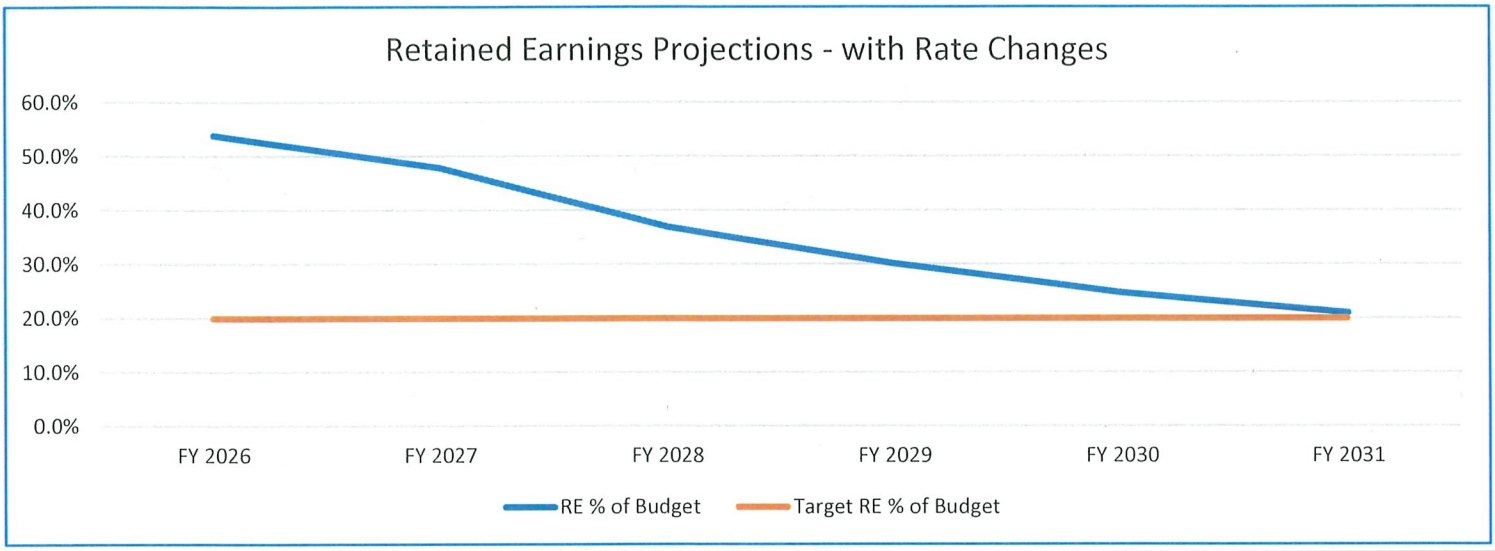
Rates (per 100 cf of usage)	Current	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
1st Step (0 - 2,500 cf)	$ 5.88	$ 6.12	$ 6.36	$ 6.61	$ 6.87	$ 7.14
2nd Step (2,501 - 5,000 cf)	$ 9.16	$ 9.53	$ 9.91	$ 10.31	$ 10.72	$ 11.15
3rd Step (5,001 - 25,000 cf)	$ 12.38	$ 12.88	$ 13.40	$ 13.94	$ 14.50	$ 15.08
4th Step (over 25,001)	$ 16.16	$ 16.81	$ 17.48	$ 18.18	$ 18.91	$ 19.67

User Impact (per Bill) - Water Bills Only			New Bills				
User Type	Usage	Current Bill	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Low-End User (5/8" meter)	1,000	$ 68.24	$ 71.02	$ 73.81	$ 76.72	$ 79.74	$ 82.88
High Tier 1 User (5/8" meter)	2,500	$ 156.44	$ 162.82	$ 169.21	$ 175.87	$ 182.79	$ 189.98
High Tier 2 User (5/8" meter)	5,000	$ 385.44	$ 401.07	$ 416.96	$ 433.62	$ 450.79	$ 468.73
Mid Tier 2 User (5/8" meter)	15,000	$ 1,623.44	$ 1,689.07	$ 1,756.96	$ 1,827.62	$ 1,900.79	$ 1,976.73
High Tier 2 User (1" meter)	25,000	$ 2,863.87	$ 2,979.59	$ 3,099.58	$ 3,224.34	$ 3,353.62	$ 3,487.67
Large User (4" meter)	75,000	$11,019.46	$ 11,463.21	$ 11,921.35	$ 12,399.38	$ 12,897.07	$13,414.66

Description	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 BUDGETED	FY 2026 PROJECTED	FY 2027 BUDGETED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	COMMENTS
Revenues and Other Sources										4.00%	4.00%	4.00%	4.00%	4.00%	
TAX LIENS REDEEMED	$ 6,608	$ 4,605	$ 7,498	$ 6,813	$ 2,148	$ 87,477	$ -	$ 5,444	$ -	$ 5,266	$ 5,266	$ 5,266	$ 5,266	$ 5,266	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN ON LIENS/WATER	$ 7,825	$ 8,323	$ 3,594	$ 3,987	$ 2,860	$ 21,118	$ -	$ 4,140	$ -	$ 4,691	$ 4,691	$ 4,691	$ 4,691	$ 4,691	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN WATER CHARGES	$ 46,155	$ 49,699	$ 43,905	$ 57,217	$ 49,102	$ 70,285	$ -	$ 56,764	$ -	$ 49,981	$ 49,981	$ 49,981	$ 49,981	$ 49,981	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
WATER UTILITY USAGE CHARGES	$6,629,005	$7,148,519	$7,304,812	$8,410,930	$8,685,156	$ 9,628,770	$ -	$ 9,686,176	$ -	$ 9,675,906	$10,062,942	$10,465,460	$10,884,078	$11,319,441	FY26, based on YTD actuals + estimated May commitments; FY27 and on based on FY2
MUNICIPAL WATER CHARGES	$ 195,000	$ 160,000	$ 185,675	$ 171,810	$ 210,248	$ 201,348	$ -	$ 179,333	$ -	$ 171,810	$ 171,810	$ 171,810	$ 171,810	$ 171,810	FY26 YTD Actual; FY27 and on is the FY23 actual amount
WATER LIENS	$ 235,517	$ 190,168	$ 234,594	$ 256,455	$ 265,022	$ 392,895	$ -	$ 340,009	$ -	$ -	$ -	$ -	$ -	$ -	FY26 based on YTD actual; zeroed out FY27-FY31 to exclude from rev req't
WATER/OTHER UTILITY CHARGES	$ 113,359	$ 408,882	$ 68,287	$ 119,824	$ 190,732	$ 128,809	$ -	$ 54,362	$ -	$ 196,931	$ 196,931	$ 196,931	$ 196,931	$ 196,931	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
WATER TEST CHARGES	$ 71,850	$ 74,458	$ 77,255	$ 85,537	$ 85,034	$ 98,812	$ -	$ 82,705	$ -	$ 80,571	$ 80,571	$ 80,571	$ 80,571	$ 80,571	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
SALE OF PROP/FINAL READS	$ 117,633	$ 3,890	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assume none
WATER/INTEREST INCOME	$ 9,819	$ 9,349	$ 1,177	$ 1,314	$ 1,939	$ 11,893	$ -	$ 10,893	$ -	$ 3,445	$ 3,445	$ 3,445	$ 3,445	$ 3,445	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
Sub Total	**$7,432,772**	**$8,057,893**	**$7,926,796**	**$9,113,886**	**$9,492,241**	**$10,641,406**	**$9,905,643**	**$10,419,826**	**$10,531,542**	**$10,188,601**	**$10,575,637**	**$10,978,154**	**$11,396,773**	**$11,832,136**	
Retained Earnings	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assume none
Total Revenues and Other Sources	**$7,432,772**	**$8,057,893**	**$7,926,796**	**$9,113,886**	**$9,492,241**	**$10,641,406**	**$9,905,643**	**$10,419,826**	**$10,531,542**	**$10,188,601**	**$10,575,637**	**$10,978,154**	**$11,396,773**	**$11,832,136**	
Expenditures and Other Uses															
Salaries and Wages	$ 898,466	$ 861,865	$ 999,818	$1,056,380	$ 991,273	$ 1,188,722	$1,316,084	$ 1,316,084	$ 1,325,709	$ 1,325,709	$ 1,385,366	$ 1,447,707	$ 1,512,854	$ 1,580,933	FY26 and FY27 from Budget; FY28 on 4.5% yearly incr (6.3% avg. incr. last 5 years)
MWRA Assessment	$3,897,384	$3,935,832	$4,184,354	$4,147,401	$4,202,656	$ 4,592,105	$4,688,527	$ 4,688,527	$ 4,707,340	$ 4,707,331	$ 5,074,534	$ 5,272,440	$ 5,478,066	$ 5,691,710	FY26 actual and FY27 preliminary; FY28 and on based on 1.45% flow share
Other Expenses	$ 330,698	$ 361,066	$ 358,695	$ 480,254	$ 508,423	$ 288,130	$ 492,757	$ 492,757	$ 672,000	$ 672,000	$ 688,800	$ 706,020	$ 723,671	$ 741,762	FY26 and FY27 from Budget; FY28 on 2.5% yearly incr (1.0% avg. incr. last 5 years)
Capital Outlay	$ 231,446	$ 235,199	$ 219,757	$ 103,981	$ 468,678	$ 252,672	$ 286,000	$ 286,000	$ 286,000	$ 286,000	$ 336,000	$ 386,000	$ 436,000	$ 486,000	FY26 and FY27 from budget; $50k increase FY28 and on
Long Term Debt	$ 676,446	$ 542,013	$ 645,750	$1,271,610	$1,288,438	$ 1,164,200	$1,456,650	$ 1,456,650	$ 1,417,050	$ 1,417,050	$ 1,451,425	$ 1,438,463	$ 1,459,160	$ 1,464,943	FY27 on, from Planned Debt schedule with CIP, as provided by the City
Projected Additional Capital	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450,000	$ 550,000	$ 650,000	$ 750,000	Anticipated additional capital to be funded out of RE; Increase $100,000 annually
Sub Total	**$6,034,439**	**$5,935,975**	**$6,408,373**	**$7,059,626**	**$7,459,468**	**$ 7,485,828**	**$8,240,018**	**$ 8,240,018**	**$ 8,408,099**	**$ 8,408,090**	**$ 9,386,125**	**$ 9,800,631**	**$10,259,750**	**$10,715,348**	
Indirect Costs	$1,631,808	$1,588,520	$1,553,006	$1,511,731	$1,423,464	$ 1,615,298	$1,665,625	$ 1,665,625	$ 2,123,443	$ 2,123,443	$ 2,197,764	$ 2,274,685	$ 2,354,299	$ 2,436,700	FY26 and FY27 from Budget; FY28 on 3.5% yearly incr (0% avg. incr. last 5 years, but big
Transfer to Capital Projects	$ 500,000	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Used to be $250K/$500K annually; not including now due to add'l debt line from capita
Total Expenditures and Other Uses	**$8,166,247**	**$7,774,495**	**$7,961,379**	**$8,571,357**	**$8,882,932**	**$ 9,101,126**	**$9,905,643**	**$ 9,905,643**	**$10,531,542**	**$10,531,533**	**$11,583,888**	**$12,075,316**	**$12,614,050**	**$13,152,048**	
Excess (Deficiency) of Revenues and Available Funds > Expenditures and Other Uses	$ (733,475)	$ 283,398	$ (34,583)	$ 542,529	$ 609,309	$ 1,540,281	$ -	$ 514,183	$ -	$ (342,932)	$ (1,008,251)	$ (1,097,162)	$ (1,217,277)	$ (1,319,912)	
Retained Earnings Summary															
Proj. Certified Retained Earnings as of July 1, 2025						$ 4,820,989									
Available Retained Earnings Start of FY								$ 4,820,989		$ 5,335,172	$ 4,992,240	$ 3,983,989	$ 2,886,827	$ 1,669,550	
Close Prior Year Reserves								$ -		$ -	$ -	$ -	$ -	$ -	
Establish New Year's Reserves (for Expenditures Only)								$ -		$ -	$ -	$ -	$ -	$ -	
Current Year Surplus/(Deficit)								$ 514,183		$ (342,932)	$ (1,008,251)	$ (1,097,162)	$ (1,217,277)	$ (1,319,912)	
Projected Retained Earnings Balance								$ 5,335,172		$ 4,992,240	$ 3,983,989	$ 2,886,827	$ 1,669,550	$ 349,638	
Projected Retained Earnings Balance as % of Budget						53.0%		53.9%		47.4%	34.4%	23.9%	13.2%	2.7%	

Rate Changes:	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	3.50%	4.50%	6.00%	6.00%	6.00%	6.00%

Rate Impact	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED
Surplus/Deficit	$ 514,183	$ (296,414)	$ (765,423)	$ (638,505)	$ (521,791)	$ (365,016)
Projected Retained Earnings	$ 5,335,172	$ 5,038,758	$ 4,273,335	$ 3,634,830	$ 3,113,039	$ 2,748,023
RE % of Budget	53.9%	47.8%	36.9%	30.1%	24.7%	20.9%
Target RE % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



Service Charge

Meter Size	Current	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
5/8"	$ 9.44	$ 9.86	$ 10.45	$ 11.08	$ 11.74	$ 12.44
3/4"	$ 10.05	$ 10.50	$ 11.13	$ 11.80	$ 12.51	$ 13.26
1"	$ 11.87	$ 12.40	$ 13.14	$ 13.93	$ 14.77	$ 15.66
1 1/2"	$ 14.29	$ 14.93	$ 15.83	$ 16.78	$ 17.79	$ 18.86
2"	$ 20.84	$ 21.78	$ 23.09	$ 24.48	$ 25.95	$ 27.51
3"	$ 69.46	$ 72.59	$ 76.95	$ 81.57	$ 86.46	$ 91.65
4"	$ 87.46	$ 91.40	$ 96.88	$ 102.69	$ 108.85	$ 115.38
6"	$ 129.46	$ 135.29	$ 143.41	$ 152.01	$ 161.13	$ 170.80

Rates (per 100 cf of usage)	Current	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
1st Step (0 - 2,500 cf)	$ 5.88	$ 6.14	$ 6.51	$ 6.90	$ 7.31	$ 7.75
2nd Step (2,501 - 5,000 cf)	$ 9.16	$ 9.57	$ 10.14	$ 10.75	$ 11.40	$ 12.08
3rd Step (5,001 - 25,000 cf)	$ 12.38	$ 12.94	$ 13.72	$ 14.54	$ 15.41	$ 16.33
4th Step (over 25,001)	$ 16.16	$ 16.89	$ 17.90	$ 18.97	$ 20.11	$ 21.32

User Impact (per Bill) - Water Bills Only			New Bills				
User Type	Usage	Current Bill	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Low-End User (5/8" meter)	1,000	$ 68.24	$ 71.26	$ 75.55	$ 80.08	$ 84.84	$ 89.94
High Tier 1 User (5/8" meter)	2,500	$ 156.44	$ 163.36	$ 173.20	$ 183.58	$ 194.49	$ 206.19
High Tier 2 User (5/8" meter)	5,000	$ 385.44	$ 402.61	$ 426.70	$ 452.33	$ 479.49	$ 508.19
Mid Tier 2 User (5/8" meter)	15,000	$ 1,623.44	$ 1,696.61	$ 1,798.70	$ 1,906.33	$ 2,020.49	$ 2,141.19
High Tier 2 User (1" meter)	25,000	$ 2,863.87	$ 2,993.15	$ 3,173.39	$ 3,363.18	$ 3,564.52	$ 3,777.41
Large User (4" meter)	75,000	$ 11,019.46	$ 11,517.15	$ 12,207.13	$ 12,936.94	$ 13,713.60	$ 14,537.13

Description	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 BUDGETED	FY 2026 PROJECTED	FY 2027 BUDGETED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	COMMENTS
Revenues and Other Sources										4.50%	6.00%	6.00%	6.00%	6.00%	
TAX LIENS REDEEMED	$ 6,608	$ 4,605	$ 7,498	$ 6,813	$ 2,148	$ 87,477	$ -	$ 5,444	$ -	$ 5,266	$ 5,266	$ 5,266	$ 5,266	$ 5,266	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN ON LIENS/WATER	$ 7,825	$ 8,323	$ 3,594	$ 3,987	$ 2,860	$ 21,118	$ -	$ 4,140	$ -	$ 4,691	$ 4,691	$ 4,691	$ 4,691	$ 4,691	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN WATER CHARGES	$ 46,155	$ 49,699	$ 43,905	$ 57,217	$ 49,102	$ 70,285	$ -	$ 56,764	$ -	$ 49,981	$ 49,981	$ 49,981	$ 49,981	$ 49,981	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
WATER UTILITY USAGE CHARGES	$6,629,005	$7,148,519	$7,304,812	$8,410,930	$8,685,156	$ 9,628,770	$ -	$ 9,686,176	$ -	$ 9,722,425	$10,305,770	$10,924,117	$11,579,564	$12,274,337	FY26, based on YTD actuals + estimated May commitments; FY27 and on based on FY24
MUNICIPAL WATER CHARGES	$ 195,000	$ 160,000	$ 185,675	$ 171,810	$ 210,248	$ 201,348	$ -	$ 179,333	$ -	$ 171,810	$ 171,810	$ 171,810	$ 171,810	$ 171,810	FY26 YTD Actual; FY27 and on is the FY23 actual amount
WATER LIENS	$ 235,517	$ 190,168	$ 234,594	$ 256,455	$ 265,022	$ 392,895	$ -	$ 340,009	$ -	$ -	$ -	$ -	$ -	$ -	FY26 based on YTD actual; zeroed out FY27-FY31 to exclude from rev req't
WATER/OTHER UTILITY CHARGES	$ 113,359	$ 408,882	$ 68,287	$ 119,824	$ 190,732	$ 128,809	$ -	$ 54,362	$ -	$ 196,931	$ 196,931	$ 196,931	$ 196,931	$ 196,931	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
WATER TEST CHARGES	$ 71,850	$ 74,458	$ 77,255	$ 85,537	$ 85,034	$ 98,812	$ -	$ 82,705	$ -	$ 80,571	$ 80,571	$ 80,571	$ 80,571	$ 80,571	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
SALE OF PROP/FINAL READS	$ 117,633	$ 3,890	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assume none
WATER/INTEREST INCOME	$ 9,819	$ 9,349	$ 1,177	$ 1,314	$ 1,939	$ 11,893	$ -	$ 10,893	$ -	$ 3,445	$ 3,445	$ 3,445	$ 3,445	$ 3,445	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
Sub Total	**$7,432,772**	**$8,057,893**	**$7,926,796**	**$9,113,886**	**$9,492,241**	**$10,641,406**	**$9,905,643**	**$10,419,826**	**$10,531,542**	**$10,235,119**	**$10,818,465**	**$11,436,811**	**$12,092,258**	**$12,787,032**	
Retained Earnings	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assume none
Total Revenues and Other Sources	**$7,432,772**	**$8,057,893**	**$7,926,796**	**$9,113,886**	**$9,492,241**	**$10,641,406**	**$9,905,643**	**$10,419,826**	**$10,531,542**	**$10,235,119**	**$10,818,465**	**$11,436,811**	**$12,092,258**	**$12,787,032**	
Expenditures and Other Uses															
Salaries and Wages	$ 898,466	$ 861,865	$ 999,818	$1,056,380	$ 991,273	$ 1,188,722	$1,316,084	$ 1,316,084	$ 1,325,709	$ 1,325,709	$ 1,385,366	$ 1,447,707	$ 1,512,854	$ 1,580,933	FY26 and FY27 from Budget; FY28 on 4.5% yearly incr (6.3% avg. incr. last 5 years)
MWRA Assessment	$3,897,384	$3,935,832	$4,184,354	$4,147,401	$4,202,656	$ 4,592,105	$4,688,527	$ 4,688,527	$ 4,707,340	$ 4,707,331	$ 5,074,534	$ 5,272,440	$ 5,478,066	$ 5,691,710	FY26 actual and FY27 preliminary; FY28 and on based on 1.45% flow share
Other Expenses	$ 330,698	$ 361,066	$ 358,695	$ 480,254	$ 508,423	$ 288,130	$ 492,757	$ 492,757	$ 672,000	$ 672,000	$ 688,800	$ 706,020	$ 723,671	$ 741,762	FY26 and FY27 from Budget; FY28 on 2.5% yearly incr (1.0% avg. incr. last 5 years)
Capital Outlay	$ 231,446	$ 235,199	$ 219,757	$ 103,981	$ 468,678	$ 252,672	$ 286,000	$ 286,000	$ 286,000	$ 286,000	$ 336,000	$ 386,000	$ 436,000	$ 486,000	FY26 and FY27 from budget; $50k increase FY28 and on
Long Term Debt	$ 676,446	$ 542,013	$ 645,750	$1,271,610	$1,288,438	$ 1,164,200	$1,456,650	$ 1,456,650	$ 1,417,050	$ 1,417,050	$ 1,451,425	$ 1,438,463	$ 1,459,160	$ 1,464,943	FY27 on, from Planned Debt schedule with CIP, as provided by the City
Projected Additional Capital	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450,000	$ 550,000	$ 650,000	$ 750,000	Anticipated additional capital to be funded out of RE; Increase $100,000 annually
Sub Total	**$6,034,439**	**$5,935,975**	**$6,408,373**	**$7,059,626**	**$7,459,468**	**$ 7,485,828**	**$8,240,018**	**$ 8,240,018**	**$ 8,408,099**	**$ 8,408,090**	**$ 9,386,125**	**$ 9,800,631**	**$10,259,750**	**$10,715,348**	
Indirect Costs	$1,631,808	$1,588,520	$1,553,006	$1,511,731	$1,423,464	$ 1,615,298	$1,665,625	$ 1,665,625	$ 2,123,443	$ 2,123,443	$ 2,197,764	$ 2,274,685	$ 2,354,299	$ 2,436,700	FY26 and FY27 from Budget; FY28 on 3.5% yearly incr (0% avg. incr. last 5 years, but big
Transfer to Capital Projects	$ 500,000	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Used to be $250K/$500K annually; not including now due to add'l debt line from capita
Total Expenditures and Other Uses	**$8,166,247**	**$7,774,495**	**$7,961,379**	**$8,571,357**	**$8,882,932**	**$ 9,101,126**	**$9,905,643**	**$ 9,905,643**	**$10,531,542**	**$10,531,533**	**$11,583,888**	**$12,075,316**	**$12,614,050**	**$13,152,048**	
Excess (Deficiency) of Revenues and Available Funds > Expenditures and Other Uses	**$ (733,475)**	**$ 283,398**	**$ (34,583)**	**$ 542,529**	**$ 609,309**	**$ 1,540,281**	**$ -**	**$ 514,183**	**$ -**	**$ (296,414)**	**$ (765,423)**	**$ (638,505)**	**$ (521,791)**	**$ (365,016)**	
Retained Earnings Summary															
Proj. Certified Retained Earnings as of July 1, 2025						$ 4,820,989									
Available Retained Earnings Start of FY								$ 4,820,989		$ 5,335,172	$ 5,038,758	$ 4,273,335	$ 3,634,830	$ 3,113,039	
Close Prior Year Reserves								$ -		$ -	$ -	$ -	$ -	$ -	
Establish New Year's Reserves (for Expenditures Only)								$ -		$ -	$ -	$ -	$ -	$ -	
Current Year Surplus/(Deficit)								$ 514,183		$ (296,414)	$ (765,423)	$ (638,505)	$ (521,791)	$ (365,016)	
Projected Retained Earnings Balance								**$ 5,335,172**		**$ 5,038,758**	**$ 4,273,335**	**$ 3,634,830**	**$ 3,113,039**	**$ 2,748,023**	
Projected Retained Earnings Balance as % of Budget						53.0%		53.9%		47.8%	36.9%	30.1%	24.7%	20.9%	

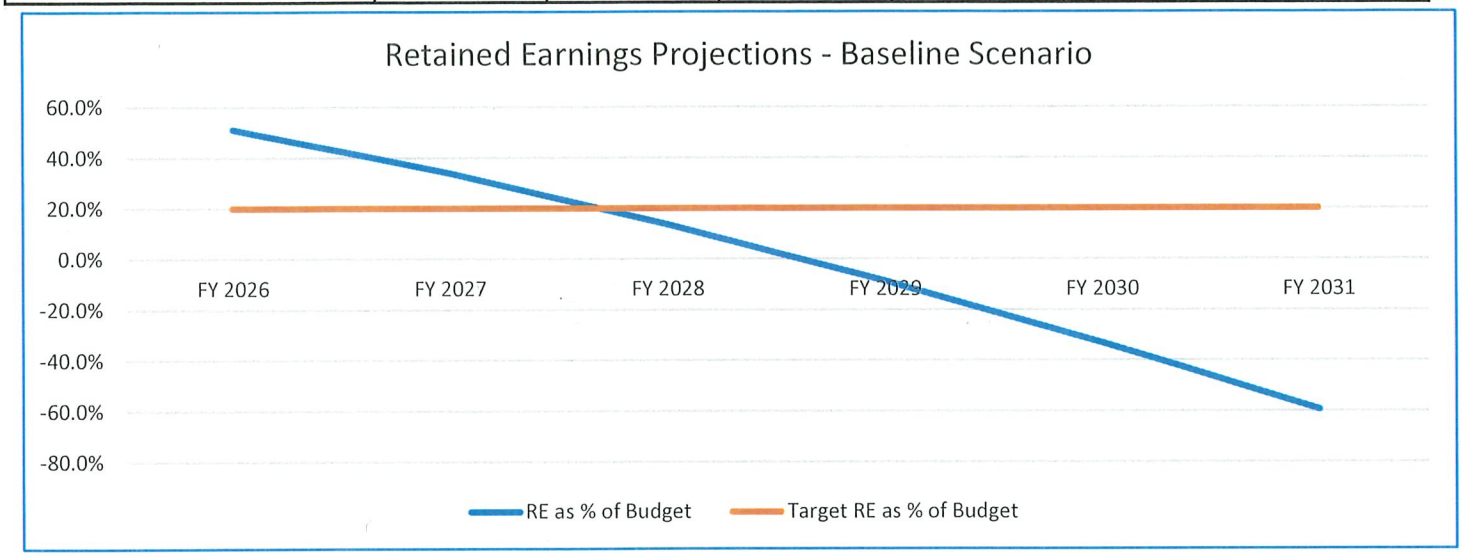
APPENDIX B

Sewer Rate Study

Includes:
Baseline Scenario
Option1 Summary
Option 2 Summary

Target Retained Earnings as % of Budget:	20.0%

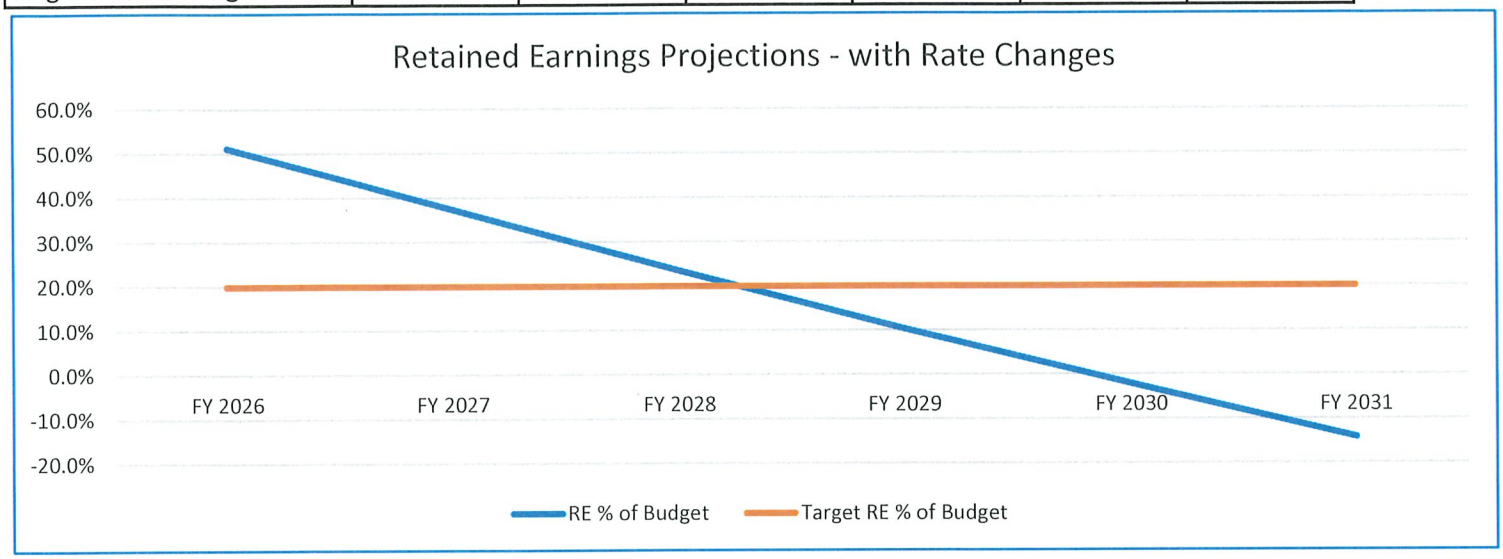
Baseline	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED
Surplus/Deficit	$ 884,676	$ (1,806,938)	$ (2,856,046)	$ (3,593,006)	$ (4,250,566)	$ (4,962,772)
Projected Retained Earnings	$ 6,811,848	$ 5,004,910	$ 2,148,864	$ (1,444,142)	$ (5,694,708)	$ (10,657,480)
RE as % of Budget	51.2%	33.8%	13.6%	-8.7%	-33.0%	-59.4%
Target RE as % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 BUDGETED	FY 2026 PROJECTED	FY 2027 BUDGETED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	COMMENTS
Revenues and Other Sources														
TAX LIENS REDEEMED	$ 7,742	$ 12,202	$ 9,969	$ 3,164	$ 130,302		$ 9,263		$ 8,269	$ 8,269	$ 8,269	$ 8,269	$ 8,269	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN ON LIENS/SEWER	$ 12,874	$ 5,233	$ 6,191	$ 4,434	$ 31,260		$ 7,102		$ 7,183	$ 7,183	$ 7,183	$ 7,183	$ 7,183	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN ON SEWER CHARGES	$ 80,888	$ 70,772	$ 88,187	$ 77,234	$ 105,199		$ 91,392		$ 79,270	$ 79,270	$ 79,270	$ 79,270	$ 79,270	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
SEWER UTILITY USAGE CHARGES	$ 10,304,173	$ 10,519,436	$ 11,557,328	$ 11,952,692	$ 13,021,653		$ 13,395,042		$ 12,804,023	$ 12,804,023	$ 12,804,023	$ 12,804,023	$ 12,804,023	FY26, based on YTD actuals + estimated May commitments; FY27 and on based on FY2
MUNICIPAL SEWER CHARGES	$ 86,068	$ 85,000	$ 77,190	$ 110,217	$ 128,731		$ 96,563		$ 77,190	$ 77,190	$ 77,190	$ 77,190	$ 77,190	FY27 and on is the FY23 actual amount
SEWER LIENS	$ 327,560	$ 383,618	$ 461,044	$ 551,077	$ 614,514		$ 581,121		$ -	$ -	$ -	$ -	$ -	FY26 based on YTD actual;zeroed out FY27-FY31 to exclude from rev req't
SEWER/OTHER UTILITY CHARGES	$ 630	$ 1,170	$ 1,705	$ 240	$ 210		$ 615		$ 936	$ 936	$ 936	$ 936	$ 936	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
SEWER/INTEREST INCOME	$ 14,855	$ 1,378	$ 1,641	$ 2,208	$ 16,325		$ 16,756		$ 5,021	$ 5,021	$ 5,021	$ 5,021	$ 5,021	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
Sub Total	$ 10,834,789	$ 11,078,809	$ 12,203,256	$ 12,701,266	$ 14,048,194	$ 13,351,401	$ 14,197,854	$ 14,788,838	$ 12,981,892	$ 12,981,892	$ 12,981,892	$ 12,981,892	$ 12,981,892	
Retained Earnings	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assume none
Total Revenues and Other Sources	$ 10,834,789	$ 11,078,809	$ 12,203,256	$ 12,701,266	$ 14,048,194	$ 13,351,401	$ 14,197,854	$ 14,788,838	$ 12,981,892	$ 12,981,892	$ 12,981,892	$ 12,981,892	$ 12,981,892	
Expenditures and Other Uses														
Salaries and Wages	$ 498,991	$ 547,601	$ 624,811	$ 620,031	$ 796,215	$ 924,601	$ 924,601	$ 1,320,030	$ 1,320,030	$ 1,379,431	$ 1,441,506	$ 1,506,374	$ 1,574,160	FY26 and FY27 from Budget; FY28 on 4.5% yearly incr (10.2% avg. incr. last 5 years)
MWRA Assessment	$ 6,648,177	$ 6,806,903	$ 6,800,255	$ 7,004,552	$ 7,277,190	$ 7,713,813	$ 7,675,590	$ 7,881,480	$ 7,881,472	$ 8,117,916	$ 8,361,454	$ 8,612,297	$ 8,870,666	FY26 actual and FY27 preliminary; increase 3.0% yearly (3.0% avevage last 5 years)
Other Expenses	$ 460,569	$ 796,940	$ 397,024	$ 694,988	$ 403,941	$ 513,775	$ 513,775	$ 529,000	$ 529,000	$ 542,225	$ 555,781	$ 569,675	$ 583,917	FY26 and FY27 from Budget; FY28 on 2.5% yearly incr (12.4% avg. incr. last 5 years)
Capital Outlay	$ 1,053,285	$ 3,648,133	$ 771,263	$ 2,835,168	$ 569,718	$ 1,405,000	$ 1,405,000	$ 1,405,000	$ 1,405,000	$ 1,455,000	$ 1,505,000	$ 1,555,000	$ 1,605,000	FY26 and FY27 from budget; $50k increase FY28 and on
Long Term Debt	$ 411,053	$ 369,578	$ 300,253	$ 254,588	$ 419,904	$ 898,355	$ 898,355	$ 1,049,635	$ 1,049,635	$ 1,298,543	$ 1,472,017	$ 1,552,351	$ 1,673,123	FY27 on, from Planned Debt schedule with CIP, as provided by the City
Projected Additional Capital	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 350,000	$ 450,000	$ 550,000	$ 650,000	Anticipated additional capital to be funded out of RE; Increase $100,000 annually
Sub Total	$ 9,072,074	$ 12,169,154	$ 8,893,606	$ 11,409,327	$ 9,466,969	$ 11,455,544	$ 11,417,321	$ 12,185,145	$ 12,185,137	$ 13,143,116	$ 13,785,757	$ 14,345,697	$ 14,956,867	
Indirect Costs	$ 1,491,802	$ 1,507,448	$ 1,397,994	$ 1,494,512	$ 1,718,878	$ 1,895,857	$ 1,895,857	$ 2,603,693	$ 2,603,693	$ 2,694,822	$ 2,789,141	$ 2,886,761	$ 2,987,798	FY26 and FY27 from Budget; FY28 on 3.5% yearly incr (2.6% avg. incr. last 5 years, but
Transfer to Capital Projects	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Was $250K per year, but not including now due to additional debt line from capital
Total Expenditures and Other Uses	$ 10,563,876	$ 13,676,602	$ 10,291,600	$ 12,903,839	$ 11,185,847	$ 13,351,401	$ 13,313,178	$ 14,788,838	$ 14,788,830	$ 15,837,938	$ 16,574,898	$ 17,232,458	$ 17,944,664	
Excess (Deficiency) of Revenues and														
Available Funds > Expenditures and Other Uses	$ 270,913	$ (2,597,792)	$ 1,911,656	$ (202,573)	$ 2,862,347	$ -	$ 884,676	$ -	$ (1,806,938)	$ (2,856,046)	$ (3,593,006)	$ (4,250,566)	$ (4,962,772)	
Retained Earnings Summary														
Certified Retained Earnings as of July 1, 2025					$ 5,927,172									
Available Retained Earnings Start of FY							$ 5,927,172		$ 6,811,848	$ 5,004,910	$ 2,148,864	$ (1,444,142)	$ (5,694,708)	
Close Prior Year Reserves							$ -		$ -	$ -	$ -	$ -	$ -	
Establish New Year's Reserves (for Expenditures Only)							$ -		$ -	$ -	$ -	$ -	$ -	
Current Year Surplus/(Deficit)							$ 884,676		$ (1,806,938)	$ (2,856,046)	$ (3,593,006)	$ (4,250,566)	$ (4,962,772)	
Projected Retained Earnings Balance							$ 6,811,848		$ 5,004,910	$ 2,148,864	$ (1,444,142)	$ (5,694,708)	$ (10,657,480)	
Projected Retained Earnings Balance as % of Budget					45.9%		51.2%		33.8%	13.6%	-8.7%	-33.0%	-59.4%	

Rate Changes:	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	3.50%	4.00%	4.00%	4.00%	4.00%	4.00%

Rate Impact	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED
Surplus/Deficit	$ 884,676	$(1,294,777)	$(1,811,237)	$(1,994,244)	$(2,075,693)	$(2,188,743)
Projected Retained Earnings	$ 6,811,848	$ 5,517,071	$ 3,705,834	$ 1,711,590	$ (364,103)	$(2,552,846)
RE % of Budget	51.2%	37.3%	23.4%	10.3%	-2.1%	-14.2%
Target RE % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



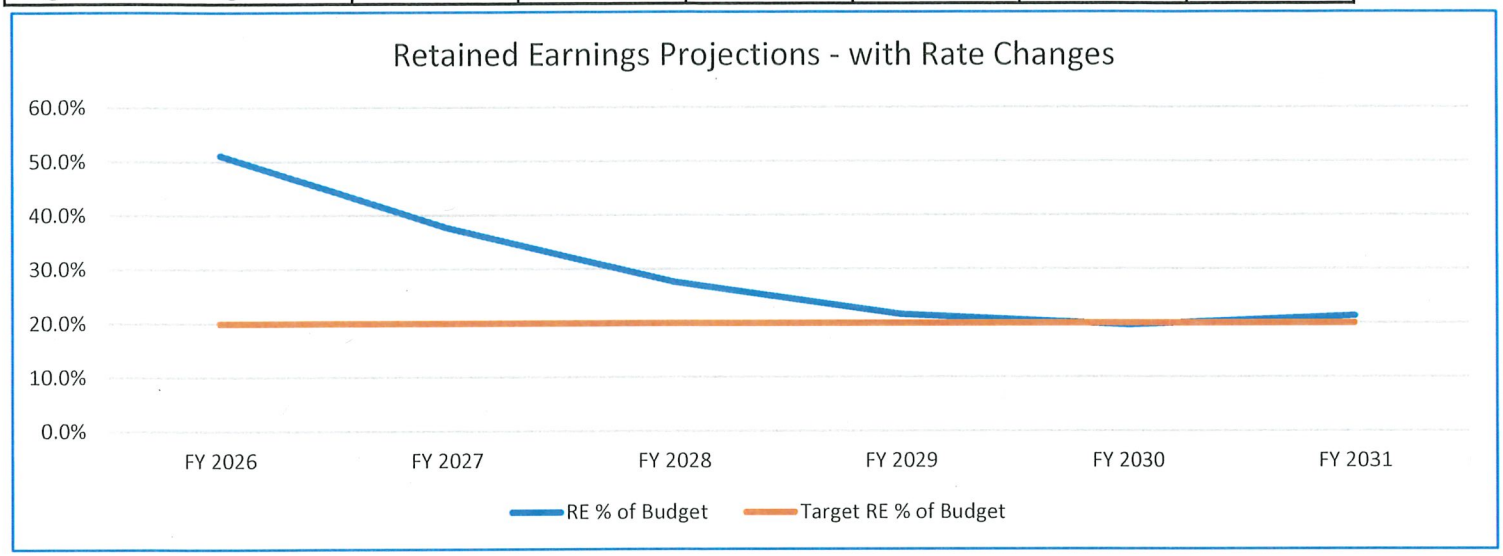
Rates (per 100 cf of usage)	Current	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
1st Step (0 - 2,500 cf)	$ 11.86	$ 12.33	$ 12.82	$ 13.33	$ 13.86	$ 14.41
2nd Step (2,501 - 5,000 cf)	$ 15.48	$ 16.10	$ 16.74	$ 17.41	$ 18.11	$ 18.83
3rd Step (5,001 - 25,000 cf)	$ 17.28	$ 17.97	$ 18.69	$ 19.44	$ 20.22	$ 21.03
4th Step (over 25,001)	$ 21.17	$ 22.02	$ 22.90	$ 23.82	$ 24.77	$ 25.76

User Impact (per Bill) - Sewer Bills Only			New Bills				
User Type	Usage	Current Bill	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Low-End User	1,000	$ 118.60	$ 123.30	$ 128.20	$ 133.30	$ 138.60	$ 144.10
High Tier 1 User	2,500	$ 296.50	$ 308.25	$ 320.50	$ 333.25	$ 346.50	$ 360.25
Low Tier 2 User	5,000	$ 683.50	$ 710.75	$ 739.00	$ 768.50	$ 799.25	$ 831.00
Mid Tier 2 User	15,000	$ 2,411.50	$ 2,507.75	$ 2,608.00	$ 2,712.50	$ 2,821.25	$ 2,934.00
High Tier 2 User	25,000	$ 4,139.50	$ 4,304.75	$ 4,477.00	$ 4,656.50	$ 4,843.25	$ 5,037.00
Large User	75,000	$ 14,724.50	$ 15,314.75	$ 15,927.00	$ 16,566.50	$ 17,228.25	$ 17,917.00

Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 BUDGETED	FY 2026 PROJECTED	FY 2027 BUDGETED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	COMMENTS
Revenues and Other Sources									4.00%	4.00%	4.00%	4.00%	4.00%	
TAX LIENS REDEEMED	$ 7,742	$ 12,202	$ 9,969	$ 3,164	$ 130,302	$ -	$ 9,263	$ -	$ 8,269	$ 8,269	$ 8,269	$ 8,269	$ 8,269	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN ON LIENS/SEWER	$ 12,874	$ 5,233	$ 6,191	$ 4,434	$ 31,260	$ -	$ 7,102	$ -	$ 7,183	$ 7,183	$ 7,183	$ 7,183	$ 7,183	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN ON SEWER CHARGES	$ 80,888	$ 70,772	$ 88,187	$ 77,234	$ 105,199	$ -	$ 91,392	$ -	$ 79,270	$ 79,270	$ 79,270	$ 79,270	$ 79,270	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
SEWER UTILITY USAGE CHARGES	$ 10,304,173	$ 10,519,436	$ 11,557,328	$ 11,952,692	$ 13,021,653	$ -	$ 13,395,042	$ -	$ 13,316,184	$ 13,848,831	$ 14,402,784	$ 14,978,896	$ 15,578,052	FY26, based on YTD actuals + estimated May commitments; FY27 and on based on FY24
MUNICIPAL SEWER CHARGES	$ 86,068	$ 85,000	$ 77,190	$ 110,217	$ 128,731	$ -	$ 96,563	$ -	$ 77,190	$ 77,190	$ 77,190	$ 77,190	$ 77,190	FY27 and on is the FY23 actual amount
SEWER LIENS	$ 327,560	$ 383,618	$ 461,044	$ 551,077	$ 614,514	$ -	$ 581,121	$ -	$ -	$ -	$ -	$ -	$ -	FY26 based on YTD actual;zeroed out FY27-FY31 to exclude from rev req't
SEWER/OTHER UTILITY CHARGES	$ 630	$ 1,170	$ 1,705	$ 240	$ 210	$ -	$ 615	$ -	$ 936	$ 936	$ 936	$ 936	$ 936	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
SEWER/INTEREST INCOME	$ 14,855	$ 1,378	$ 1,641	$ 2,208	$ 16,325	$ -	$ 16,756	$ -	$ 5,021	$ 5,021	$ 5,021	$ 5,021	$ 5,021	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
Sub Total	$ 10,834,789	$ 11,078,809	$ 12,203,256	$ 12,701,266	$ 14,048,194	$ 13,351,401	$ 14,197,854	$ 14,788,838	$ 13,494,053	$ 14,026,700	$ 14,580,654	$ 15,156,765	$ 15,755,921	
Retained Earnings	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assume none
Total Revenues and Other Sources	$ 10,834,789	$ 11,078,809	$ 12,203,256	$ 12,701,266	$ 14,048,194	$ 13,351,401	$ 14,197,854	$ 14,788,838	$ 13,494,053	$ 14,026,700	$ 14,580,654	$ 15,156,765	$ 15,755,921	
Expenditures and Other Uses														
Salaries and Wages	$ 498,991	$ 547,601	$ 624,811	$ 620,031	$ 796,215	$ 924,601	$ 924,601	$ 1,320,030	$ 1,320,030	$ 1,379,431	$ 1,441,506	$ 1,506,374	$ 1,574,160	FY26 and FY27 from Budget; FY28 on 4.5% yearly incr (10.2% avg. incr. last 5 years)
MWRA Assessment	$ 6,648,177	$ 6,806,903	$ 6,800,255	$ 7,004,552	$ 7,277,190	$ 7,713,813	$ 7,675,590	$ 7,881,480	$ 7,881,472	$ 8,117,916	$ 8,361,454	$ 8,612,297	$ 8,870,666	FY26 actual and FY27 preliminary; increase 3.0% yearly (3.0% avevage last 5 years)
Other Expenses	$ 460,569	$ 796,940	$ 397,024	$ 694,988	$ 403,941	$ 513,775	$ 513,775	$ 529,000	$ 529,000	$ 542,225	$ 555,781	$ 569,675	$ 583,917	FY26 and FY27 from Budget; FY28 on 2.5% yearly incr (12.4% avg. incr. last 5 years)
Capital Outlay	$ 1,053,285	$ 3,648,133	$ 771,263	$ 2,835,168	$ 569,718	$ 1,405,000	$ 1,405,000	$ 1,405,000	$ 1,405,000	$ 1,455,000	$ 1,505,000	$ 1,555,000	$ 1,605,000	FY26 and FY27 from budget; $50k increase FY28 and on
Long Term Debt	$ 411,053	$ 369,578	$ 300,253	$ 254,588	$ 419,904	$ 898,355	$ 898,355	$ 1,049,635	$ 1,049,635	$ 1,298,543	$ 1,472,017	$ 1,552,351	$ 1,673,123	FY27 on, from Planned Debt schedule with CIP, as provided by the City
Projected Additional Capital	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 350,000	$ 450,000	$ 550,000	$ 650,000	Anticipated additional capital to be funded out of RE; Increase $100,000 annually
Projected New Debt (stormwater capital plan below)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Anticipated debt tied to additional stormwater projects as shown below
Prior Year Expenses	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Only FY17 impact shown
Prior Year Capital	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Only FY17 and FY18 impact shown
New Long Term Debt Service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Ignoring since new debt provided by Town in schedule on Existing Debt row
Short Term Debt (Related to New Debt Service)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assuming none for now
Sub Total	$ 9,072,074	$ 12,169,154	$ 8,893,606	$ 11,409,327	$ 9,466,969	$ 11,455,544	$ 11,417,321	$ 12,185,145	$ 12,185,137	$ 13,143,116	$ 13,785,757	$ 14,345,697	$ 14,956,867	
Indirect Costs	$ 1,491,802	$ 1,507,448	$ 1,397,994	$ 1,494,512	$ 1,718,878	$ 1,895,857	$ 1,895,857	$ 2,603,693	$ 2,603,693	$ 2,694,822	$ 2,789,141	$ 2,886,761	$ 2,987,798	FY26 and FY27 from Budget; FY28 on 3.5% yearly incr (2.6% avg. incr. last 5 years, but big
Transfer to Capital Projects	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Was $250K per year, but not including now due to additional debt line from capital
Total Expenditures and Other Uses	$ 10,563,876	$ 13,676,602	$ 10,291,600	$ 12,903,839	$ 11,185,847	$ 13,351,401	$ 13,313,178	$ 14,788,838	$ 14,788,830	$ 15,837,938	$ 16,574,898	$ 17,232,458	$ 17,944,664	
Excess (Deficiency) of Revenues and Available Funds > Expenditures and Other Uses	$ 270,913	$ (2,597,792)	$ 1,911,656	$ (202,573)	$ 2,862,347	$ -	$ 884,676	$ -	$ (1,294,777)	$ (1,811,237)	$ (1,994,244)	$ (2,075,693)	$ (2,188,743)	
Retained Earnings Summary														
Certified Retained Earnings as of July 1, 2025					$ 5,927,172									
Available Retained Earnings Start of FY							$ 5,927,172		$ 6,811,848	$ 5,517,071	$ 3,705,834	$ 1,711,590	$ (364,103)	
Close Prior Year Reserves							$ -		$ -	$ -	$ -	$ -	$ -	
Establish New Year's Reserves (for Expenditures Only)							$ -		$ -	$ -	$ -	$ -	$ -	
Current Year Surplus/(Deficit)							$ 884,676		$ (1,294,777)	$ (1,811,237)	$ (1,994,244)	$ (2,075,693)	$ (2,188,743)	
Projected Retained Earnings Balance							$ 6,811,848		$ 5,517,071	$ 3,705,834	$ 1,711,590	$ (364,103)	$ (2,552,846)	
Projected Retained Earnings Balance as % of Budget					45.9%		51.2%		37.3%	23.4%	10.3%	-2.1%	-14.2%	

Rate Changes:	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	3.50%	4.50%	8.00%	8.00%	8.00%	8.00%

Rate Impact	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED
Surplus/Deficit	$ 884,676	$(1,230,757)	$(1,209,448)	$ (790,359)	$ (199,385)	$ 436,825
Projected Retained Earnings	$ 6,811,848	$ 5,581,091	$ 4,371,643	$ 3,581,284	$ 3,381,899	$ 3,818,724
RE % of Budget	51.2%	37.7%	27.6%	21.6%	19.6%	21.3%
Target RE % of Budget	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%



Rates (per 100 cf of usage)	Current	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
1st Step (0 - 2,500 cf)	$ 11.86	$ 12.39	$ 13.38	$ 14.45	$ 15.61	$ 16.86
2nd Step (2,501 - 5,000 cf)	$ 15.48	$ 16.18	$ 17.47	$ 18.87	$ 20.38	$ 22.01
3rd Step (5,001 - 25,000 cf)	$ 17.28	$ 18.06	$ 19.50	$ 21.06	$ 22.74	$ 24.56
4th Step (over 25,001)	$ 21.17	$ 22.12	$ 23.89	$ 25.80	$ 27.86	$ 30.09

User Impact (per Bill) - Sewer Bills Only			New Bills				
User Type	Usage	Current Bill	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Low-End User	1,000	$ 118.60	$ 123.90	$ 133.80	$ 144.50	$ 156.10	$ 168.60
High Tier 1 User	2,500	$ 296.50	$ 309.75	$ 334.50	$ 361.25	$ 390.25	$ 421.50
Low Tier 2 User	5,000	$ 683.50	$ 714.25	$ 771.25	$ 833.00	$ 899.75	$ 971.75
Mid Tier 2 User	15,000	$ 2,411.50	$ 2,520.25	$ 2,721.25	$ 2,939.00	$ 3,173.75	$ 3,427.75
High Tier 2 User	25,000	$ 4,139.50	$ 4,326.25	$ 4,671.25	$ 5,045.00	$ 5,447.75	$ 5,883.75
Large User	75,000	$ 14,724.50	$ 15,386.25	$ 16,616.25	$ 17,945.00	$ 19,377.75	$ 20,928.75

Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 BUDGETED	FY 2026 PROJECTED	FY 2027 BUDGETED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	COMMENTS
Revenues and Other Sources									1.99%	8.00%	8.00%	8.00%	8.00%	
TAX LIENS REDEEMED	$ 7,742	$ 12,202	$ 9,969	$ 3,164	$ 130,302	$ -	$ 9,263	$ -	$ 8,269	$ 8,269	$ 8,269	$ 8,269	$ 8,269	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN ON LIENS/SEWER	$ 12,874	$ 5,233	$ 6,191	$ 4,434	$ 31,260	$ -	$ 7,102	$ -	$ 7,183	$ 7,183	$ 7,183	$ 7,183	$ 7,183	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
INT AND PEN ON SEWER CHARGES	$ 80,888	$ 70,772	$ 88,187	$ 77,234	$ 105,199	$ -	$ 91,392	$ -	$ 79,270	$ 79,270	$ 79,270	$ 79,270	$ 79,270	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
SEWER UTILITY USAGE CHARGES	$ 10,304,173	$ 10,519,436	$ 11,557,328	$ 11,952,692	$ 13,021,653	$ -	$ 13,395,042	$ -	$ 13,380,204	$ 14,450,620	$ 15,606,670	$ 16,855,203	$ 18,203,620	FY26, based on YTD actuals + estimated May commitments; FY27 and on based on FY24 +
MUNICIPAL SEWER CHARGES	$ 86,068	$ 85,000	$ 77,190	$ 110,217	$ 128,731	$ -	$ 96,563	$ -	$ 77,190	$ 77,190	$ 77,190	$ 77,190	$ 77,190	FY27 and on is the FY23 actual amount
SEWER LIENS	$ 327,560	$ 383,618	$ 461,044	$ 551,077	$ 614,514	$ -	$ 581,121	$ -	$ -	$ -	$ -	$ -	$ -	FY26 based on YTD actual;zeroed out FY27-FY31 to exclude from rev req't
SEWER/OTHER UTILITY CHARGES	$ 630	$ 1,170	$ 1,705	$ 240	$ 210	$ -	$ 615	$ -	$ 936	$ 936	$ 936	$ 936	$ 936	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
SEWER/INTEREST INCOME	$ 14,855	$ 1,378	$ 1,641	$ 2,208	$ 16,325	$ -	$ 16,756	$ -	$ 5,021	$ 5,021	$ 5,021	$ 5,021	$ 5,021	FY26 YTD Actual; FY27-FY31, four-year average FY21-FY24
Sub Total	**$ 10,834,789**	**$ 11,078,809**	**$ 12,203,256**	**$ 12,701,266**	**$ 14,048,194**	**$ 13,351,401**	**$ 14,197,854**	**$ 14,788,838**	**$ 13,558,073**	**$ 14,628,490**	**$ 15,784,539**	**$ 17,033,073**	**$ 18,381,489**	
Retained Earnings	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assume none
Total Revenues and Other Sources	**$ 10,834,789**	**$ 11,078,809**	**$ 12,203,256**	**$ 12,701,266**	**$ 14,048,194**	**$ 13,351,401**	**$ 14,197,854**	**$ 14,788,838**	**$ 13,558,073**	**$ 14,628,490**	**$ 15,784,539**	**$ 17,033,073**	**$ 18,381,489**	
Expenditures and Other Uses														
Salaries and Wages	$ 498,991	$ 547,601	$ 624,811	$ 620,031	$ 796,215	$ 924,601	$ 924,601	$ 1,320,030	$ 1,320,030	$ 1,379,431	$ 1,441,506	$ 1,506,374	$ 1,574,160	FY26 and FY27 from Budget; FY28 on 4.5% yearly incr (10.2% avg. incr. last 5 years)
MWRA Assessment	$ 6,648,177	$ 6,806,903	$ 6,800,255	$ 7,004,552	$ 7,277,190	$ 7,713,813	$ 7,675,590	$ 7,881,480	$ 7,881,472	$ 8,117,916	$ 8,361,454	$ 8,612,297	$ 8,870,666	FY26 actual and FY27 preliminary; increase 3.0% yearly (3.0% avevage last 5 years)
Other Expenses	$ 460,569	$ 796,940	$ 397,024	$ 694,988	$ 403,941	$ 513,775	$ 513,775	$ 529,000	$ 529,000	$ 542,225	$ 555,781	$ 569,675	$ 583,917	FY26 and FY27 from Budget; FY28 on 2.5% yearly incr (12.4% avg. incr. last 5 years)
Capital Outlay	$ 1,053,285	$ 3,648,133	$ 771,263	$ 2,835,168	$ 569,718	$ 1,405,000	$ 1,405,000	$ 1,405,000	$ 1,405,000	$ 1,455,000	$ 1,505,000	$ 1,555,000	$ 1,605,000	FY26 and FY27 from budget; $50k increase FY28 and on
Long Term Debt	$ 411,053	$ 369,578	$ 300,253	$ 254,588	$ 419,904	$ 898,355	$ 898,355	$ 1,049,635	$ 1,049,635	$ 1,298,543	$ 1,472,017	$ 1,552,351	$ 1,673,123	FY27 on, from Planned Debt schedule with CIP, as provided by the City
Projected Additional Capital	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 350,000	$ 450,000	$ 550,000	$ 650,000	Anticipated additional capital to be funded out of RE; Increase $100,000 annually
Projected New Debt (stormwater capital plan below	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Anticipated debt tied to additional stormwater projects as shown below
Prior Year Expenses	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Only FY17 impact shown
Prior Year Capital	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Only FY17 and FY18 impact shown
New Long Term Debt Service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Ignoring since new debt provided by Town in schedule on Existing Debt row
Short Term Debt (Related to New Debt Service)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Assuming none for now
Sub Total	**$ 9,072,074**	**$ 12,169,154**	**$ 8,893,606**	**$ 11,409,327**	**$ 9,466,969**	**$ 11,455,544**	**$ 11,417,321**	**$ 12,185,145**	**$ 12,185,137**	**$ 13,143,116**	**$ 13,785,757**	**$ 14,345,697**	**$ 14,956,867**	
Indirect Costs	$ 1,491,802	$ 1,507,448	$ 1,397,994	$ 1,494,512	$ 1,718,878	$ 1,895,857	$ 1,895,857	$ 2,603,693	$ 2,603,693	$ 2,694,822	$ 2,789,141	$ 2,886,761	$ 2,987,798	FY26 and FY27 from Budget; FY28 on 3.5% yearly incr (2.6% avg. incr. last 5 years, but big
Transfer to Capital Projects	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Was $250K per year, but not including now due to additional debt line from capital
Total Expenditures and Other Uses	**$ 10,563,876**	**$ 13,676,602**	**$ 10,291,600**	**$ 12,903,839**	**$ 11,185,847**	**$ 13,351,401**	**$ 13,313,178**	**$ 14,788,838**	**$ 14,788,830**	**$ 15,837,938**	**$ 16,574,898**	**$ 17,232,458**	**$ 17,944,664**	
Excess (Deficiency) of Revenues and														
Available Funds > Expenditures and Other Uses	**$ 270,913**	**$ (2,597,792)**	**$ 1,911,656**	**$ (202,573)**	**$ 2,862,347**	**$ -**	**$ 884,676**	**$ -**	**$ (1,230,757)**	**$ (1,209,448)**	**$ (790,359)**	**$ (199,385)**	**$ 436,825**	
Retained Earnings Summary														
Certified Retained Earnings as of July 1, 2025					$ 5,927,172									
Available Retained Earnings Start of FY							$ 5,927,172		$ 6,811,848	$ 5,581,091	$ 4,371,643	$ 3,581,284	$ 3,381,899	
Close Prior Year Reserves							$ -		$ -	$ -	$ -	$ -	$ -	
Establish New Year's Reserves (for Expenditures Only)							$ -		$ -	$ -	$ -	$ -	$ -	
Current Year Surplus/(Deficit)							$ 884,676		$ (1,230,757)	$ (1,209,448)	$ (790,359)	$ (199,385)	$ 436,825	
Projected Retained Earnings Balance							**$ 6,811,848**		**$ 5,581,091**	**$ 4,371,643**	**$ 3,581,284**	**$ 3,381,899**	**$ 3,818,724**	
Projected Retained Earnings Balance as % of Budget					45.9%		51.2%		37.7%	27.6%	21.6%	19.6%	21.3%	

Boston Globe Media

Order Confirmation

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

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Sales Rep.	**Jackson Kocak**	PO No.	
Account	**3028420**	Payment Type	
Publication	**Boston Globe**	Number of dates	**1**
First Run Date	**06/27/2026**	Last Run Date	**06/27/2026**
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, July 14, 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, regarding the Fiscal Year 2027 Water and Sewer Rates.
Interested parties are encouraged to participate in this public hearing. A copy of the proposed rates 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.

The Boston Globe | Classified Advertising Proof | Printed on:Jun 26 2026

ORDINANCE #__ 2026 – O – _

WHEREAS noise pollution is a hazard to public health, welfare, safety, and quality of life; and

WHEREAS a substantial body of science and technology exists by which noise pollution may be measured and abated; and

WHEREAS people have a right to and should be ensured an environment free from excessive noise pollution that may jeopardize their health, welfare, or safety.

NOW THEREFORE BE IT ORDAINED by the City Council of Watertown that Title IX, Chapter 95 of the Watertown Code of Ordinances, inclusive of all sections, is hereby repealed and replaced in its entirety with a new Chapter 95 as follows:

95.01 Statement of Purpose

A. Noise pollution is a serious hazard to public health, welfare, safety, and quality of life. A substantial body of science and technology exists by which noise may be measured and substantially abated, and the people have a right to and should be ensured an environment free from excessive noise that may jeopardize their health, welfare, or safety, or degrade their quality of life. This chapter serves to address persistent noise pollution.

95.02 Definitions:
A. Construction and demolition: Any site preparation, assembly, erection, substantial repair, alteration, destruction, or similar action for public or private rights of way, structures, utilities, or similar property, and also the use of any equipment for any processing of any material
B. Emergency: Any occurrence or set of circumstances involving actual or imminent physical hazard
or property damage which demands immediate action
C. Emergency work: Any work performed to prevent or alleviate the physical hazard or property damage threatened or caused by an emergency
D. Noise pollution: A noise source which increases noise level above ambient to the level prescribed
in 95.03 (A), or the level prescribed in 95.03 (B) in the case of tonal noise
E. A-weighted decibels (dBA): The A-weighted sound-pressure level expressed in decibels
F. Ambient noise level: The sound level associated with a given environment, being a composite of
sounds from all sources excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made
G. Plainly audible: any sound that is detectable and distinguishable from ambient or background noise at a specified location, such that the sound's source or character can be reasonably identified under ordinary conditions. A determination of plainly audible sound may be made by direct observation
H. Tonal noise: any noise that is judged by a listener to have the characteristics of a pure tone,

whine, hum, or buzz.

I. Publicly Accessible**:** Any location, whether publicly or privately owned, that is physically open, accessible, and inviting to the general public for gathering, recreation, civic engagement, or commercial transactions, without requiring individual prior permission, check-in, or payment for entry.

95.03 Prohibition of Noise Pollution

A. Any activity, other than those exempted by 95.03(C) below, which creates or produces sound measured at 10 dBA above ambient noise level at any of the following locations shall be deemed a violation of this section:

1. The property line of any property
2. At least fifty feet away from the source of noise if on any publicly accessible space within a private property

B. When a tonal noise, as defined in 95.02 (H) above, is emitted, the creation or production of noise measured at 5 dBA above ambient noise level at any of the following locations shall be deemed a violation of this section:

1. The property line of any property
2. At least fifty feet away from the source of noise if on any publicly accessible space within a private property

C. Noise emanating from the operation of the following is exempt from the application of this section 95.03:

1. Motor vehicles on a public way *(delete: highway)*
2. Equipment used for construction and demolition
3. Equipment used in domestic or commercial maintenance
4. Noncommercial public speaking and public assembly as protected by state and federal constitutions
5. An emergency or emergency work
6. City-sponsored events

D. No person owning, leasing or controlling a source of noise shall cause, suffer, allow or permit unnecessary emissions from said source of noise that causes noise pollution.

95.04 Construction and Demolition

A. All devices employed in construction or demolition which are plainly audible at the property line shall be permitted for use during the hours of 7:00 AM to 7:00 PM on Monday through Friday, and during the hours of 8:00 AM to 7:00 PM on Saturdays. All such devices shall be prohibited outside of such hours on Monday through Friday and Saturdays, and at any time on Sundays and legal holidays.

B. Nothing in this section shall be construed to prohibit noise emanating from vehicles used in construction or demolition for the purposes of safety such as backup alarms on a vehicle.

95.05 Domestic and Commercial Maintenance

A. All devices employed in domestic lawn, garden, or grounds maintenance which are plainly audible at the property line shall be permitted for use during the hours of 7:00 AM to 8:00 PM on Monday through Friday, and from 8:00 AM to 7:00 PM on Saturdays, Sundays, and legal holidays. All such devices which are plainly audible are prohibited outside of such hours.

B. All devices employed in commercial lawn, garden, or grounds maintenance which are plainly audible shall be permitted for use during the hours of 7:00 AM to 5:00 PM on Monday through Friday, and from 8:00 AM to 5:00 PM on Saturdays, Sundays, and legal holidays. All such devices which are plainly audible are prohibited outside of such hours.

95.06 Waiver

A. The Director of Public Health or their designee may grant a waiver for any activity otherwise forbidden by the provisions of this chapter upon a determination that compliance in the conduct of such activity would cause undue hardship on the person or persons conducting such activity or on the community, taking into account the extent of noise pollution caused by not requiring such compliance and whether reasonable efforts have been made to abate the noise. The Director of Public Health shall establish appropriate procedures for the processing of requests for such waivers, including such hearings as they deem appropriate. The Director of Public Health may seek the input of the Director of Public Works in waiver requests related to construction or demolition. In granting any such waiver, the Director of Public Health may impose such appropriate conditions as they deem necessary pursuant to this section. Copies of all such waivers shall be filed with the City Clerk and sent to all City Councilors.

95.07 Enforcement

A. The provisions of this chapter may be enforced by the Director of Public Health or their designee. The provisions of this chapter may also be enforced by the Chief of Police or their designee, the Fire Chief or their designee, and the Building Inspector or their designee.

95.08 Penalty

A. Pursuant to Chapter 40, Section 21D of Massachusetts General Law and the City's non-criminal disposition ordinance, any person who violates any provision of this chapter shall be issued a written and 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 subsequent day or part thereof on which a violation occurs, whether continuous or intermittent, shall be considered a separate and succeeding 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 #__ **2026 – O – _**

WHEREAS noise pollution is a hazard to public health, welfare, safety, and quality of life; and

WHEREAS a substantial body of science and technology exists by which noise pollution may be measured and abated; and

WHEREAS people have a right to and should be ensured an environment free from excessive noise pollution that may jeopardize their health, welfare, or safety.

NOW THEREFORE BE IT ORDAINED by the City Council of Watertown that Title IX, Chapter 95 of the Watertown Code of Ordinances, inclusive of all sections, is hereby repealed and replaced in its entirety with a new Chapter 95 as follows:

95.01 Statement of Purpose

A. Noise pollution is a serious hazard to public health, welfare, safety, and quality of life. A substantial body of science and technology exists by which noise may be measured and substantially abated, and the people have a right to and should be ensured an environment free from excessive noise that may jeopardize their health, welfare, or safety, or degrade their quality of life. This chapter serves to address persistent noise pollution.

95.02 Definitions:

A. Construction and demolition: Any site preparation, assembly, erection, substantial repair, alteration, destruction, or similar action for public or private rights of way, structures, utilities, or similar property, and also the use of any equipment for any processing of any material

B. Emergency: Any occurrence or set of circumstances involving actual or imminent physical hazard or property damage which demands immediate action

C. Emergency work: Any work performed to prevent or alleviate the physical hazard or property damage threatened or caused by an emergency

D. Noise pollution: A noise source which increases noise level above ambient to the level prescribed in 95.03 (A), or the level prescribed in 95.03 (B) in the case of tonal noise

E. A-weighted decibels (dBA): The A-weighted sound-pressure level expressed in decibels

F. Ambient noise level: The sound level associated with a given environment, being a composite of sounds from all sources excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made

G. Plainly audible: any sound that is detectable and distinguishable from ambient or background noise at a specified location, such that the sound's source or character can be reasonably identified under ordinary conditions. A determination of plainly audible sound may be made by direct observation

H. Tonal noise: any noise that is judged by a listener to have the characteristics of a pure tone, whine, hum, or buzz

95.03 Prohibition of Noise Pollution

A. Any activity, other than those exempted by 95.03(C) below, which creates or produces sound measured at 10 dBA above ambient noise level at any of the following locations shall be deemed a violation of this section:
    1. The property line of any property
    2. At least fifty feet away from the source of noise if on any publicly accessible space within a private property

B. When a tonal noise, as defined in 95.02 (H) above, is emitted, the creation or production of noise measured at 5 dBA above ambient noise level at any of the following locations shall be deemed a violation of this section:
    1. The property line of any property
    2. At least fifty feet away from the source of noise if on any publicly accessible space within a private property

C. Noise emanating from the operation of the following is exempt from the application of this section 95.03:
    1. Motor vehicles on a public highway
    2. Equipment used for construction and demolition
    3. Equipment used in domestic or commercial maintenance
    4. Noncommercial public speaking and public assembly as protected by state and federal constitutions
    5. An emergency or emergency work
    6. City-sponsored events

D. No person owning, leasing or controlling a source of noise shall cause, suffer, allow or permit unnecessary emissions from said source of noise that causes noise pollution.

95.04 Construction and Demolition

A. All devices employed in construction or demolition which are plainly audible shall be permitted for use during the hours of 7:00 AM to 7:00 PM on Monday through Friday, and during the hours of 8:00 AM to 7:00 PM on Saturdays. All such devices shall be prohibited outside of such hours on Monday through Friday and Saturdays, and at any time on Sundays and legal holidays.

B. Nothing in this section shall be construed to prohibit noise emanating from vehicles used in construction or demolition for the purposes of safety such as backup alarms on a vehicle.

95.05 Domestic and Commercial Maintenance

A. All devices employed in domestic lawn, garden, or grounds maintenance which are plainly audible shall be permitted for use during the hours of 7:00 AM to 8:00 PM on Monday through Friday, and from 8:00 AM to 7:00 PM on Saturdays, Sundays, and legal holidays. All such devices which are plainly audible are prohibited outside of such hours.

B. All devices employed in commercial lawn, garden, or grounds maintenance which are plainly audible shall be permitted for use during the hours of 7:00 AM to 5:00 PM on Monday through

Friday, and from 8:00 AM to 5:00 PM on Saturdays, Sundays, and legal holidays. All such devices which are plainly audible are prohibited outside of such hours.

95.06 Waiver

A. The Director of Public Health or their designee may grant a waiver for any activity otherwise forbidden by the provisions of this chapter upon a determination that compliance in the conduct of such activity would cause undue hardship on the person or persons conducting such activity or on the community, taking into account the extent of noise pollution caused by not requiring such compliance and whether reasonable efforts have been made to abate the noise. The Director of Public Health shall establish appropriate procedures for the processing of requests for such waivers, including such hearings as they deem appropriate. The Director of Public Health may seek the input of the Director of Public Works in waiver requests related to construction or demolition. In granting any such waiver, the Director of Public Health may impose such appropriate conditions as they deem necessary pursuant to this section. Copies of all such waivers shall be filed with the City Clerk and sent to all City Councilors.

95.07 Enforcement

A. The provisions of this chapter may be enforced by the Director of Public Health or their designee. The provisions of this chapter may also be enforced by the Chief of Police or their designee, the Fire Chief or their designee, and the Building Inspector or their designee.

95.08 Penalty

A. Pursuant to Chapter 40, Section 21D of Massachusetts General Law and the City's non-criminal disposition ordinance, any person who violates any provision of this chapter shall be issued a written and 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 subsequent day or part thereof on which a violation occurs, whether continuous or intermittent, shall be considered a separate and succeeding 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.

Boston Globe Media

Order Confirmation

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

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First Run Date	**07/02/2026**	Last Run Date	**07/02/2026**
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AD PREVIEW:

Legal Notice

The City Council of Watertown hereby gives notice of a public hearing and vote to be held on Tuesday, July 14, 2026 at 7:00 PM in the Richard Mastrangelo Chambef 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, regarding a proposed ordinance updating noise regulation.
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.

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WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: July 7, 2026

RE: Agenda Item – Clerical Correction to Administrative Code – Licensing Board Appointment Date

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During a recent review of the newly approved Administrative Code, staff identified a clerical error affecting the Licensing Board appointment date. Historically, the appointment date has been February 15; however, during the editing process, the numeral "5" was inadvertently omitted, resulting in the date being incorrectly listed as February 1 in the final document.

Following consultation with the City Attorney, it is recommended that the City Council vote to approve a clerical correction to restore the Licensing Board appointment date to February 15. A Council vote authorizing this correction will fully remedy the error.

Accordingly, I respectfully request that the City Council vote to approve this clerical correction at its July 14, 2026 meeting.

Thank you for your consideration and action on this matter

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: July 7, 2026

RE: Agenda Item – Transfer of Funds

Attached is correspondence from City Auditor Megan Langan regarding a request for the transfer of funds in the amount of $360,000 for Fiscal Year 2026 ESCO Capital Project Stabilization Fund.

I respectfully request that this transfer be placed on the agenda for the City Council meeting scheduled for July 14, 2026.

Thank you for your consideration.

WATERTOWN
MASSACHUSETTS
AUDITING DEPARTMENT

TO: GEORGE PROAKIS, CITY MANAGER

FROM: MEGAN LANGAN, CITY AUDITOR

DATE: JUNE 30, 2026

RE: AGENDA ITEM – TRANSFER OF FUNDS REQUEST

Attached please find a Transfer of Funds request in the amount of $360,000 to Fiscal Year 2026 ESCO Capital Project Stabilization Fund from various departmental expenditure accounts. The ESCO Capital Project Stabilization Fund was established to place rebates, grants, and funds from departmental energy savings. This energy stabilization fund will be used to pay the debt service on the energy efficiency projects incurred under the ESCO agreement.

I respectfully request the attached transfer be placed on the July 14, 2026, City Council Agenda.

Thank you for your consideration in this matter.

TRANSFER AMOUNT $360,000

FROM:	FY 26 PUBLIC BUILDINGS GAS 0119552-520213	$ 140,000
	FY 26 PUBLIC BUILDINGS ELECTRICITY 0194000-520211	$ 110,000
	FY 26 BB&N FIELD LIGHTS 0194000-596821	$ 15,000
	FY 26 SCHOOL VICTORY FIELD LIGHTS 0194000-590977	$ 35,000
	FY26 STREET LIGHTING 0142452-520210	$ 50,000
	FY26 SCHOOL USE OF RINK 0194000-590969	$ 10,000
TO:	FY 26 TRANSFER TO ESCO CAP. PROJECT STAB FUND 0194000-596805	$ 360,000

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

6/30/26
DATE

CITY AUDITOR

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: July 7, 2026

RE: Agenda Item – Transfer of Funds

Attached is correspondence from City Auditor Megan Langan regarding a request for the transfer of funds in the amount of $850,000 to the OPEB Trust Fund.

I respectfully request that this transfer be placed on the agenda for the City Council meeting scheduled for July 14, 2026.

Thank you for your consideration.

WATERTOWN
MASSACHUSETTS
AUDITING DEPARTMENT

TO: GEORGE PROAKIS, CITY MANAGER

FROM: MEGAN LANGAN, CITY AUDITOR

DATE: JUNE 30, 2026

RE: AGENDA ITEM – TRANSFER OF FUNDS REQUEST

Attached, please find a Transfer of Funds request in the amount of $850,000 to the Fiscal Year 2026 Transfer to OPEB Trust Fund from various Insurance & Employee Benefits accounts.

The OPEB Trust Fund was established to enable the City to achieve long-term financial stability, meet the City's obligations to its employees and retirees, and to maintain favorable bond ratings. While the City is on target to fully fund OPEB by Fiscal Year 2031, the City is committed to continuing to look for opportunities to make transfers to this fund in an effort to achieve a fully funded status.

Therefore, I respectfully request the attached transfer be placed on the July 14, 2026, City Council Agenda.

Thank you for your consideration in this matter.

TRANSFER AMOUNT $850,000

FROM:	FY 26 CITY HEALTH INSURANCE 0191200-510180	$ 450,000
	FY 26 SCHOOL HEALTH INSURANCE 0191200-510181	$ 400,000
TO:	FY 26 TRANSFER TO OPEB TRUST FUND 0191159-590972	$ 850,000

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

6/30/26
DATE

CITY AUDITOR

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: July 7, 2026

RE: Agenda Item – Transfer of Funds

Attached is correspondence from City Auditor Megan Langan regarding a request for the transfer of funds in the amount of $18,800 to various personnel accounts to fund vacation buyback.

I respectfully request that this transfer be placed on the agenda for the City Council meeting scheduled for July 14, 2026.

Thank you for your consideration.

WATERTOWN
MASSACHUSETTS
AUDITING DEPARTMENT

TO: GEORGE PROAKIS, CITY MANAGER

FROM: MEGAN LANGAN, CITY AUDITOR

DATE: JUNE 30, 2026

RE: AGENDA ITEM – TRANSFER OF FUNDS REQUEST

Per your request, please find attached a Transfer of Funds request in the amount of $18,800 from the City Manager Salary Adjustment line item to various personnel accounts.

As you are aware, the option to buy back vacation time was approved for a handful of departments which were fully staffed throughout the fiscal year and therefore did not have the additional budget available to pay out the vacation.

As such, I respectfully request the attached transfer be placed on the July 14, 2026, City Council Agenda.

Thank you for your consideration in this matter.

TRANSFER AMOUNT $18,800

FROM:	FY 26 MANAGER SALARY ADJUSTMENT 0112351-510150	$	18,800
TO:	FY 26 IT FULL TIME SALARIES 011551-510111	$	13,000
	FY 26 PROCUREMENT FULL TIME SALARIES 0113851-510111	$	2,300
	FY 26 ASSESSING FULL TIME SALARIES 0114151-510111	$	3,500

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

6/30/26
DATE

CITY AUDITOR

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: July 7, 2026

RE: Agenda Item – Transfer of Funds

Attached is correspondence from City Auditor Megan Langan regarding the proposed transfer of $1,250,200 from various Fiscal Year 2026 departmental personnel accounts to various Fiscal Year 2026 Transfer to Capital Projects accounts. The transfer will support ADA upgrades, replacement of the Police Department's mobile data terminal system, design work for DPW garage MAU replacement, the purchase of an electric vehicle for the Department of Public Buildings, and skating rink flooring replacement.

These funds will advance essential infrastructure improvements and enhance the functionality, safety, and efficiency of key city facilities.

I respectfully request that this transfer be placed on the agenda for the City Council meeting scheduled for July 14, 2026.

Thank you for your consideration.

WATERTOWN
MASSACHUSETTS
AUDITING DEPARTMENT

TO: GEORGE PROAKIS, CITY MANAGER

FROM: MEGAN LANGAN, CITY AUDITOR

DATE: JUNE 30, 2026

RE: AGENDA ITEM – TRANSFER OF FUNDS REQUEST

Per your request, please find attached a Transfer of Funds request in the amount of $1,250,200 from various departmental personnel accounts to various capital improvements accounts.

As you recall, on January 27, 2026, the Proposed Fiscal Year 2027 – 2031 Capital Improvement Program (CIP) was submitted pursuant to the provisions of the Watertown Home Rule Charter and the City Council Resolution on the Fiscal Year 2027 Budget Process.

The Council's Committee on Budget and Fiscal Oversight met several times thereafter to review the proposed CIP and to develop conceptual recommendations for presentation to the Honorable City Council for their review and adoption. On March 10, 2026, the Honorable City Council adopted thirty-six (36) conceptual recommendations on the Fiscal Year 2027 – 2031 CIP.

While the original intent was to fund these projects through FY27 loan orders, current surplus personnel funds allow the City to cash-fund several of these priorities immediately. Specifically, this transfer will allocate $250,000 for General ADA Upgrades per the KMA Audit (Recommendation #18d), $170,200 for the Police Department's Mobile Data Terminal System Replacement (Recommendation #22), and $70,000 for the DPW Garage MAU Replacement Design (Recommendation #23c).

Additionally, this transfer includes $60,000 to purchase a new Electric Vehicle van for the Department of Public Buildings. Director Denise Moroney requested these funds to support her team, which recently took on additional staff members previously housed under the School Department, creating an immediate need for expanded fleet capacity.

The remaining $700,000 will be allocated to the Rink Flooring Replacement Project to address a projected funding gap. While the Council approved an initial $1,250,000 at the close of FY25, preliminary design contracts have estimated total construction costs at $1,885,000, inclusive of design fees and an extended service allowance. This additional funding will bridge the gap and keep the project on schedule to begin design this month.

Utilizing unspent personnel monies for capital acquisitions directly aligns with the City Council's Ongoing Budget Policy Guideline, which targets annual capital expenditures at 7.5% to 8% of the operating budget to maintain infrastructure. Furthermore, funding these items with cash reduces our permanent borrowing requirements, reinforcing the very strong

debt profile that Standard & Poor's Rating Services explicitly cited when recently affirming the City's AAA Bond Rating.

As such, I respectfully request the attached transfer be placed on the July 14, 2026 City Council Agenda.

Thank you for your consideration in this matter.

TRANSFER AMOUNT $1,250,200

FROM:	FY 26 MANAGER SALARY ADJUSTMENT 0112351-510150	$	50,000
	FY 26 CITY AUDITOR FULL TIME SALARY 0113551-510111	$	15,000
	FY 26 CITY AUDITOR OVERTIME 0113551-510130	$	5,000
	FY 26 TREASURER/COLLECTOR FULL TIME SALARY 0114551-510111	$	16,000
	FY 26 HUMAN RESOURCES PART TIME SALARY 0115251-510112	$	10,000
	FY 26 CLERK FULL TIME SALARY 0116151-510111	$	75,000
	FY 26 ELECTIONS TEMP PART TIME SALARY 0116251-510121	$	40,000
	FY 26 PUBLIC BUILDINGS OVERTIME SALARY 0119551-510130	$	4,000
	FY 26 PUBLIC BUILDINGS PART TIME SALARY 0119551-510112	$	45,000
	FY 26 PUBLIC BUILDINGS CPR STIPEND SALARY 0119551-510146	$	3,000
	FY 26 POLICE OVERTIME SALARY 0121051-510130	$	130,000
	FY 26 POLICE PART TIME SALARY 0121051-510112	$	12,000
	FY 26 POLICE SPECIALIST PAY 0121051-510122	$	20,000
	FY 26 POLICE SHIFT DIFF 0121051-510141	$	10,000
	FY 26 POLICE HOLIDAY 0121051-510142	$	100,000
	FY 26 POLICE CAREER INCENTIVE 0121051-510191	$	50,000
	FY 26 POLICE CONTRACTUAL STIPEND 0121051-510152	$	50,200
	FY 26 FIRE FULL TIME SALARY 0122051-510111	$	20,000
	FY 26 FIRE OVERTIME SALARY 0122051-510130	$	50,000
	FY 26 FIRE HOLIDAY PAY 0122051-510142	$	5,000
	FY 26 FIRE EMT COMP 0122051-510144	$	5,000
	FY 26 FIRE CAREER INCENTIVE 0122051-510191	$	5,000
	FY 26 DPW ADMIN LICENSES/CERTIFICATIONS 0140151-510145	$	5,000
	FY 26 DPW ENGINEERING FULL TIME SALARY 0140351-510111	$	50,000
	FY 26 DPW ENGINEERING OVERTIME SALARY 0140351-510130	$	5,000
	FY 26 DPW FLEET OVERTIME 0140551-510130	$	15,000
	FY 26 DPW ST. LIGHTING & WIRING FULL TIME SALARU 0142451-510111	$	5,000
	FY 26 DPW CEMETERY FULL TIME SALARY 0149151-510111	$	5,000

	FY 26 DPW TRAFFIC CONTROL OVERTIME 0149251-510130	$	5,000
	FY 26 DPW FORESTRY FULL TIME SALARY 0149451-510111	$	20,000
	FY 26 DPW FORESTRY OVERTIME SALARY 0149451-510130	$	5,000
	FY 26 DPW PARKS FULL TIME SALARY 0149551-510111	$	25,000
	FY 26 DPW PARKS PART TIME SALARY 0149551-510112	$	15,000
	FY 26 HEALTH FULL TIME SALARY 0151051-510111	$	25,000
	FY 26 HEALTH PART TIME SALARY 0151051-510112	$	15,000
	FY 26 HUMAN SERVICES FULL TIME SALARY 0153051-510111	$	40,000
	FY 26 HUMAN SERVICES PART TIME SALARY 0153051-510112	$	5,000
	FY 26 SENIOR SERVICES FULL TIME SALARY 0154151-510111	$	10,000
	FY 26 SENIOR SERVICES PART TIME SALARY 0154151-510112	$	5,000
	FY 26 LIBRARY FULL TIME SALARY 0161051-510111	$	10,000
	FY 26 LIBRARY PART TIME SALARY 0161051-510112	$	100,000
	FY 26 SKATING RINK PART TIME SALARY 0163151-510112	$	15,000
	FY 26 MEDICARE CONTRIBUTION 0191200-510178	$	150,000
TO:	FY 26 TRANSFER TO CAPITAL PROJECTS/PUBLIC BUILDINGS 0194000-596509	$	60,000
	FY 26 TRANSFER TO CAPITAL PROJECTS/CITY 0193059-596502	$	870,200
	FY 26 TRANSFER TO CAPITAL PROJECTS/PUB. BUILDINGS 0193059-596502	$	320,000

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

6/30/26
DATE

CITY AUDITOR

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: July 7, 2026

RE: Agenda Item – Transfer of Funds

Attached is correspondence from City Auditor Megan Langan regarding the proposed transfer of $200,000 from various Fiscal Year 2026 departmental expenditure accounts to Fiscal Year 2026 Transfer to Capital Projects/Public Buildings account. The proposed transfer designates $100,000 for the roof repair/replacement of the Phillips Building and $100,000 for the installation of electric vehicle (EV) charging stations.

I respectfully request that this transfer be placed on the agenda for the City Council meeting scheduled for July 14, 2026.

Thank you for your consideration.

WATERTOWN
MASSACHUSETTS
AUDITING DEPARTMENT

TO: GEORGE PROAKIS, CITY MANAGER

FROM: MEGAN LANGAN, CITY AUDITOR

DATE: JUNE 30, 2026

RE: AGENDA ITEM – TRANSFER OF FUNDS REQUEST

Per your request, please find attached a Transfer of Funds request in the amount of $200,000 from various departmental expenditure accounts to transfer to capital projects – public buildings.

As you recall, on January 27, 2026, the Proposed Fiscal Year 2027 – 2031 Capital Improvement Program (CIP) was submitted pursuant to the provisions of the Watertown Home Rule Charter and the City Council Resolution on the Fiscal Year 2027 Budget Process.

The Council's Committee on Budget and Fiscal Oversight met several times thereafter to review the proposed CIP and to develop conceptual recommendations for presentation to the Honorable City Council for their review and adoption. On March 10, 2026, the Honorable City Council adopted thirty-six (36) conceptual recommendations on the Fiscal Year 2027 – 2031 CIP.

While the original intent was to fund these projects through FY27 loan orders, current surplus expenditure funds allow the City to cash-fund two of these priorities immediately. Specifically, this transfer will allocate $100,000 for the Roof Repair/Replacement of the Phillips Building (Recommendation #18c), and $100,000 for the Addition of EV Stations (Recommendation #23b).

Utilizing unspent personnel monies for capital acquisitions directly aligns with the City Council's Ongoing Budget Policy Guideline, which targets annual capital expenditures at 7.5% to 8% of the operating budget to maintain infrastructure. Furthermore, funding these items with cash reduces our permanent borrowing requirements, reinforcing the very strong debt profile that Standard & Poor's Rating Services explicitly cited when recently affirming the City's AAA Bond Rating.

As such, I respectfully request the attached transfer be placed on the July 14, 2026 City Council Agenda.

Thank you for your consideration in this matter.

TRANSFER AMOUNT: $ 200,000

FROM:	FY 2026 PROCUREMENT COMMUNICATIONS - POSTAGE 0113852-530342	$	50,000
	FY 2026 ELECTIONS OFFICE EQUIP MAIN 0116252-520240	$	5,000
	FY 2026 CONSTITUENT SERV. CONTRACTED SERVICES 0118552-530303	$	5,000
	FY 2026 CONSTITUENT SERV. STAFF DEV. 0118552-570787	$	5,000
	FY 2026 PARKING LOT & METERS PARKING TICKET PROCESSING 0119352-530338	$	5,000
	FY 2026 POLICE OFFICE EQUIP MAINT 0121052-520240	$	30,000
	FY 2026 POLICE STAFF DEVELOPMENT 0121052-570787	$	10,000
	FY 2026 POLICE COMMUNICATION - TEEPHONE 0121052-5530341	$	5,000
	FY 2026 FIRE MEDICAL TESTING 012052-530315	$	50,000
	FY 2026 FIRE MEDICAL SUPPLIES 012052-550500	$	20,000
	FY 2026 DPW ENGINEERING TOOLS 0140358-540432	$	5,000
	FY 2026 DPW ST & SIDEWALKS RENTAL OF EQUIP. 0142252-520271	$	5,000
	FY 2026 DPW URBAN FORESTRY DUES & SUBS. 0149452-570730	$	5,000
TO:	FY 2026 TRANSFER TO CAPITAL PROJECTS/PUBLIC BUILDINGS 0193059-596509	$	200,000

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

6/30/26
DATE

CITY AUDITOR

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: July 7, 2026

RE: Agenda Item – Transfer of Funds

Attached is correspondence from City Auditor Megan Langan regarding the proposed transfer of $690,000 from various Fiscal Year 2026 water disposal accounts to Fiscal Year 2026 Transfer to Capital Projects/City account. The transfer would fund the following capital purchases:

- $100,000 for the Animal Control Vehicle #120
- $95,000 for the Fleet Pickup Truck #CS
- $130,000 for the Cemetery Dump Truck #70
- $95,000 for the Cemetery Utility Vehicle #C7
- $170,000 for the Parks & Forestry 4x4 Landscape Dump Truck #78
- $100,000 for the Adaptive Traffic Management

I respectfully request that this transfer be placed on the agenda for the City Council meeting scheduled for July 14, 2026.

Thank you for your consideration.

WATERTOWN
MASSACHUSETTS
AUDITING DEPARTMENT

TO: GEORGE PROAKIS, CITY MANAGER

FROM: MEGAN LANGAN, CITY AUDITOR

DATE: JUNE 30, 2026

RE: AGENDA ITEM – TRANSFER OF FUNDS REQUEST

Per your request, please find attached a Transfer of Funds request in the amount of $690,000 from various waste disposal accounts to transfer to capital projects – city.

As you recall, on January 27, 2026, the Proposed Fiscal Year 2027 – 2031 Capital Improvement Program (CIP) was submitted pursuant to the provisions of the Watertown Home Rule Charter and the City Council Resolution on the Fiscal Year 2027 Budget Process.

The Council's Committee on Budget and Fiscal Oversight met several times thereafter to review the proposed CIP and to develop conceptual recommendations for presentation to the Honorable City Council for their review and adoption. On March 10, 2026, the Honorable City Council adopted thirty-six (36) conceptual recommendations on the Fiscal Year 2027 – 2031 CIP.

While the original intent was to fund these projects through FY27 loan orders, current surplus expenditure funds within the Waste Disposal Division of DPW due to the trash strike early on in FY26 allows the City to cash-fund six of these DPW priorities immediately. Specifically, this transfer will allocate:

- $100,000 for the Animal Control Vehicle #120 (Recommendation #25a)
- $95,000 for the Fleet Pickup Truck #C5 (Recommendation #25b)
- $130,000 for the Cemetery Dump Truck #70 (Recommendation #25e)
- $95,000 for the Cemetery Utility Vehicle #C7 (Recommendation #25f)
- $170,000 for the Parks & Forestry 4x4 Landscape Dump Truck #78 (Recommendation #25g)
- $100,000 for the Adaptive Traffic Management (Recommendation #26c)

Utilizing unspent personnel monies for capital acquisitions directly aligns with the City Council's Ongoing Budget Policy Guideline, which targets annual capital expenditures at 7.5% to 8% of the operating budget to maintain infrastructure. Furthermore, funding these items with cash reduces our permanent borrowing requirements, reinforcing the very strong debt profile that Standard & Poor's Rating Services explicitly cited when recently affirming the City's AAA Bond Rating.

As such, I respectfully request the attached transfer be placed on the July 14, 2026 City Council Agenda.

Thank you for your consideration in this matter.

TRANSFER AMOUNT: $ 690,000

FROM:	FY 2026 SOLID WASTE DISPOSAL 0143352-520290	$	200,000
	FY 2026 RECYCLING EXPENSE 0144352-520292	$	220,000
	FY 2026 ORGANICS/COMPOSTING PROGRAM 0144352-520293	$	20,000
	FY 2026 SOLID WASTE CONT. SERVICES 0143352-520303	$	90,000
	FY 2026 RECYCLING CENTER 0143352-530391	$	95,000
	FY 2026 BULK PLASTICS 0143352-530392	$	60,000
	FY 2026 YARD WASTE 0143352-530393	$	5,000
TO:	FY 2026 TRANSFER TO CAPITAL PROJECTS/CITY 0193059-596502	$	690,000

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

6/30/26
DATE

CITY AUDITOR

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: July 7, 2026

RE: Agenda Item – Transfer of Funds

Attached is correspondence from City Auditor Megan Langan outlining the proposed transfer of $22,000 from the FY27 City Council Reserve to the City Manager personnel accounts to support the Employment Agreement effective August 15, 2026.

I respectfully request that this transfer be placed on the agenda for the City Council meeting scheduled for July 14, 2026.

Thank you for your consideration.

WATERTOWN
MASSACHUSETTS
AUDITING DEPARTMENT

TO: GEORGE PROAKIS, CITY MANAGER

FROM: MEGAN LANGAN, CITY AUDITOR

DATE: JULY 8, 2026

RE: AGENDA ITEM – TRANSFER OF FUNDS REQUEST

Per your request, please find attached a Transfer of Funds request in the amount of $22,000 from the FY27 City Council Reserve line item to various FY27 City Manager personnel accounts for the purpose of funding the Employment Agreement between the City of Watertown and The City Manager effective August 15, 2026.

I respectfully request the attached transfer be placed on the July 14, 2026, City Council Agenda.

Thank you for your consideration in this matter.

TRANSFER AMOUNT: $ 22,000

FROM:	FY 2027 CITY COUNCIL RESERVE 0111152-570780	$	22,000
TO:	FY 2027 CITY MANAGER FULL TIME SALARIES 0112351-510111	$	10,000
	FY 2027 CITY MANAGER CAR ALLOWANCE 0112351-510118	$	500
	FY 2027 CITY MANAGER OTHER EMPLOYEE BENEFITS 0112351-510168	$	11,500

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

1/8/26
DATE

CITY AUDITOR

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: July 7, 2026

RE: Agenda Item – Transfer of Funds

Attached is correspondence from City Auditor Megan Langan outlining the proposed transfer of $1,700,000 from various FY26 debt service accounts and Council Reserve to various stabilization accounts.

The City Administration is requesting three financial actions to support ongoing and future capital projects. First, a transfer of $550,000 into the Watertown Square Stabilization Fund to maintain planned borrowing levels for the implementation of the Watertown Square plan. Second, the establishment of a new Senior Center Project Stabilization Fund, along with an initial transfer of $550,000, consistent with City Council's capital planning guidance. Third, a transfer of $600,000 to the ESCO Stabilization Fund to offset declining annual energy savings and ensure sufficient funding for future ESCO-related debt service.

These actions will strengthen long-term financial stability, support major capital initiatives, and maintain borrowing levels consistent with the City's adopted CIP.

I respectfully request that this transfer be placed on the agenda for the City Council meeting scheduled for July 14, 2026.

Thank you for your consideration.

WATERTOWN
MASSACHUSETTS
AUDITING DEPARTMENT

TO: GEORGE PROAKIS, CITY MANAGER

FROM: MEGAN LANGAN, CITY AUDITOR

DATE: JUNE 30, 2026

RE: AGENDA ITEM – TRANSFER OF FUNDS REQUEST

Per your request, please find attached a Transfer of Funds request in the amount of $1,700,000 from various debt service accounts and Council Reserve to various stabilization accounts.

As you are aware, on October 24, 2023 the Honorable City Council approved a budget amendment establishing a Watertown Square Stabilization Fund. As you know, this stabilization fund will be used to support the implementation of the plan endorsed by the City Council. In an effort to keep the total borrowing for this project consistent with the CIP, we continue to look for opportunities to make transfer to this Stabilization Fund. As such, we are requesting $550,000 be transferred.

Additionally, as noted in your January 27, 2026 FY 2027-2031 Capital Improvement Program memo to the City Council, the Honorable City Council provided guidance that directed City Administration to develop a budgetary plan, subject to the confines of Proposition 2 1/2, for five major capital items including a Senior Center/Recreation Center. Similar to above, in an effort to keep the total borrowing for this project consistent with the CIP, we are seeking to establish a Stabilization Fund for the Senior Center Project with this transfer request of $550,000.

Finally, the ESCO Stabilization Fund was established to place rebates, grants, and funds from departmental energy savings. However, as was anticipated when the fund was established, the departmental energy savings are becoming smaller annually. As such, we are requesting $600,000 be transferred to help offset the savings to ensure we are able to continue to cover the debt service expenses related to ESCO in the coming years.

Therefore, I respectfully request the attached transfer be placed on the July 08, 2025, City Council Agenda.

Thank you for your consideration in this matter.

TRANSFER AMOUNT: $ 1,700,000

FROM:	FY 2026 PLANNED DEBT 0171000-590927	$	8,660
	FY 2026 AUTHORIZED/UNISSUED DEBT 0171000-590926	$	1,596,340
	FY 2026 CITY COUNCIL RESERVE 0111152-570780	$	95,000
TO:	FY 2026 TRANSFER TO WATERTOWN SQUARE STABILIZATION 0194000-596810	$	550,000
	FY 2026 TRANSFER TO SENIOR CENTER STABILIZATION 0194000-596812	$	550,000
	FY 2026 TRANSFER TO ESCO STABILIZATION 0194000-596805	$	600,000

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

6/30/26
DATE

CITY AUDITOR

WATERTOWN
MASSACHUSETTS
OFFICE OF THE CITY MANAGER

To: Honorable City Council

From: George J. Proakis, City Manager

Date: July 14, 2026

RE: Agenda Item – Approval of Gift Expenditures

I am pleased to forward correspondence from Fire Chief Ryan Nicholson regarding a generous $2,483.10 donation from the Armenian Memorial Church, given in memory of two community members who lost their lives in the December 2025 motor vehicle accident on Bigelow Avenue. The Church has designated the funds for the Watertown Fire and Police Departments. The Fire Department will use its portion to purchase equipment that enhances response capabilities for motor vehicle accidents and vehicle fires, and the Police Department will use its share to support the annual National Night Out event.

In accordance with M.G.L. c.44, §53A, expenditures of gifted funds require approval by the City Manager and City Council. I respectfully request placement of the attached resolution on the July 14, 2026 agenda.

Thank you for your consideration and action on this matter

Resolution No. 2026-

RESOLUTION APPROVING THE EXPENDITURE OF GIFT FROM THE ARMENIAN MEMORIAL CHURCH

Whereas, the Armenian Memorial Church has donated $2,483.10 in memory of two community members who tragically died in a December 2025 motor vehicle accident; and

Whereas, the Church has designated these funds for the Watertown Fire and Police Departments; and

Whereas, the Fire Department will use its share to purchase equipment that improves response capabilities during motor vehicle accidents and vehicle fires; and

Whereas, the Police Department will use its share to support the annual National Night Out event.; and

Whereas, pursuant to Massachusetts General Laws Chapter 44, Section 53A, the expenditure of gifted funds requires the approval of the City Manager and City Council;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Watertown hereby approves the expenditure of gifts totaling $2,483.10 from the Armenian Memorial Church and authorizes the expenditure of these funds for the purposes stated above.

_____
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 July 14, 2026.

_____ _____
Brendan McCarthy, Council Clerk Mark Sideris, Council President

WATERTOWN FIRE DEPARTMENT
OFFICE OF CHIEF OF DEPARTMENT
Fire Department Headquarters, 99 Main Street
Watertown, Massachusetts 02472-4410
Tel. (617) 972-6512 • Fax (617) 972-6575
www.fire.watertown-ma.gov

RYAN A. NICHOLSON
Chief of Department

Memorandum

To: City Manager George Proakis

From: Chief Ryan A. Nicholson

Date: June 29, 2026

Subject: Acceptance of gift

In May of this year, the Armenian Memorial Church held its annual fair. Each year, the Fair Committee selects a local group or organization to receive a donation equal to ten percent of the fair's proceeds.

This year, following the tragic motor vehicle accident on Bigelow Avenue last December that claimed the lives of two members of their community, the Armenian Memorial Church elected to donate those proceeds to the Watertown Fire and Police Departments.

Accordingly, I respectfully request acceptance of a gift in the amount of $2,483.10, to be divided equally between the Fire and Police Departments.

I would like to express my sincere gratitude to the Armenian Memorial Church, their spokesperson Jose Tavarez, and Fair Committee Chair Michelle Orchanian for their generosity and support of our departments and community.

If accepted, the Fire Department pledges to use its share of these funds to purchase equipment that will enhance our response capabilities during future motor vehicle accidents and vehicle fire incidents.

Thank you for your consideration of this request. Please let me know if you have any questions or require any additional information.

WATERTOWN
MASSACHUSETTS
RECREATION DEPARTMENT

MEMORANDUM

To: Honorable City Council

From: Ernest Thebado, Recreation Director

Date: 6.23.26

RE: Chapter 268, Section 20b exemption

Enclosed for consideration is a Chapter 286A, Section 20b disclosure for Anthony Corvini, an Instructional Assistant at Watertown Middle School, who will be working for our Pequossette Summer Program. We appreciate your consideration in approving Anthony, as he will assist Watertown Recreation in providing a memorable summer experience for the children of Watertown.

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

	MUNICIPAL EMPLOYEE INFORMATION
Name of municipal employee:	Anthony Corvini
Title/ Position	Head Counselor
Fill in this box if it applies to you.	If you are a municipal employee because a municipal agency has contracted with your company or organization, please provide the name and address of the company or organization.
Agency/ Department	City of Watertown - Recreation Department
Agency Address	149 Main Street Watertown, MA 02472
Office phone:	617-972-6494
Office e-mail:	recreation@watertown-ma.gov
	Check one: ☐ **Elected** **or** ☑ **Non-elected**
Starting date as a municipal employee.	June 26, 2025
BOX # 1 **Select either STATEMENT #1 or STATEMENT #2.** **Write an X beside your financial interest.**	**ELECTED MUNICIPAL EMPLOYEE** I am an **elected municipal employee**. ___ **STATEMENT #1**: I had one of the following financial interests in a contract made by a municipal agency before I was elected to my municipal employee position. I will continue to have this financial interest in a municipal contract. **OR** ___ **STATEMENT #2**: I will have a new financial interest in a contract made by a municipal agency. **My financial interest in a municipal contract is:** ____ I have a non-elected, compensated municipal employee position. ____ A municipal agency has a contract with me. ____ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization. ____ I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.
BOX # 2 **Select either STATEMENT #1 or STATEMENT #2.**	**NON-ELECTED, COMPENSATED MUNICIPAL EMPLOYEE** I am a **non-elected municipal employee**. ___ **STATEMENT # 1**: I had one of the following financial interests in a contract made by a municipal agency **before** I took a position as a non-elected municipal employee. I will continue to have this financial interest in a municipal contract.

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

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

Attach additional pages if necessary.

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

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

FOR CONTRACTS FOR PERSONAL SERVICES ONLY:

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

CERTIFICATION BY HEAD OF CONTRACTING AGENCY

	INFORMATION ABOUT HEAD OF CONTRACTING AGENCY
Name:	George Proakis
Title/ Position	City Manager
Municipal Agency:	City of Watertown
Agency Address:	149 Main Street Watertown, MA 02472
Office Phone:	617-972-6465
	CERTIFICATION
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to my municipal agency, identified above. I certify that no employee of my agency is available to perform the services described above as part of his or her regular duties.
Signature:	
Date:	

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

	INFORMATION ABOUT APPROVING BODY
Name:	
Title/ Position	
Agency Address:	149 Main Street Watertown, MA 02472
Office Phone:	617-972-6470
	APPROVAL
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to a municipal agency, identified above. The exemption under § 20(b) is approved.
Signature:	On behalf of the Council or Board, I sign this approval.
Date:	

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

Form revised February, 2012

Watertown City Council

Committee on Human Services

Councilor Palomba-Chair, Councilor Bays-Vice Chair, Councilor Izzo- Secretary

Committee Report of June 23, 2026 Meeting
Presented to the City Council on July 14, 2026

The Committee on Human Services convened on Tuesday, June 23 at 5:30 PM in the City Council office. Present were Councilor Anthony Palomba, Chair, Councilor Caroline Bays, Vice Chair, and Councilor Emily Izzo, Secretary. The purpose of the meeting was to conduct interviews for the Council on Aging.

Phyllis Perrone- The Committee interviewed Phyllis Perrone for appointment as a member of the Council on Aging for a term expiring May 15, 2029.

Ms. Perrone is a frequent user of the Watertown Senior Center and expressed strong interest in expanding programming and opportunities for seniors. She has visited other senior centers to gather ideas and noted that Watertown's center offers many strong programs. She is particularly interested in increasing male participation through targeted programs (e.g., a men's group) and exploring models like Belmont's focus on transportation, social services, and meals rather than trips.

As a former teacher with a background in the humanities, she emphasized the importance of intergenerational interaction and programming that serves the full range of seniors (60+). She highlighted the need to better engage younger seniors, who may be more computer-literate, and suggested using focus groups for input. She also shared thoughts on the new senior center, envisioning it as "a center for active living" with a gym, activities, ample parking, and classes.

Councilor Bays made the following motion:

The Committee on Human Services recommends that the City Council appoint Phyllis Perrone as a member of the Council on Aging for a term expiring May 15, 2029.

The motion was seconded by Council Izzo and passed 3-0.

Ryan Nicholson- The Committee interviewed Ryan Nicholson for reappointment as a member of the Council on Aging for a term expiring May 15, 2029.

Mr. Nicholson (appearing as a resident, not in his capacity as Fire Chief) discussed his positive experience on the Council, including collaboration with the Fire Department, planning events, and building connections in the senior community. He expressed excitement about the new senior center planning process and the opportunity to

incorporate senior feedback on location, size, parking, and accessibility. He noted the importance of exploring serving both elder seniors and attracting younger seniors.

Councilor Bays made the following motion:

The Committee on Human Services recommends that the City Council reappoint Ryan Nicholson as a member of the Council on Aging for a term expiring May 15, 2029.

The motion was seconded by Council Izzo and passed 3-0.

The meeting adjourned at 5:55 PM. Report prepared by Councilor Izzo.

Watertown City Council
Committee on Education and School System Matters
June 23, 2026 Meeting

The Committee convened on June 23rd, 2026 at 6:20PM. Present were Emily Izzo, Chair; John Gannon, Vice Chair; and Theo Offei, Secretary. The purpose of the meeting was to conduct interviews for appointments to the Watertown Cable Access Corporation – Board of Directors.

Adrienne Roberts

Ms. Roberts is the Stewardship Manager for Major and Planned Giving at Pine Street Inn in Boston, a role she has held since January 2022. In an internal writing and project management role on the major gifts team, she writes reports and proposals for donors, hosts small donor engagement events, and manages volunteers. Before Pine Street Inn, she spent four years at Perkins School for the Blind in Watertown, advancing from Development Associate to Stewardship Officer to Development Officer, and previously worked as a part-time grant writer for Food Link in Arlington. She holds a Master of Science in Food and Agricultural Policy from the Tufts Friedman School of Nutrition Science and Policy and a Bachelor of Science in Nutrition and Dietetics from California State Polytechnic University, Pomona.

She brings an extensive background in nonprofit fundraising and development. Amongst those:

- Creating and leading the execution of a major and planned giving donor stewardship calendar at Pine Street Inn, partnering with gift officers on gift proposals, reports, and other written materials and mailings.
- Implementing a new Board member welcome package and outgoing Board member recognition gifts, and managing gift acknowledgments for major donors.
- Co-managing InnCouncil, a group of long-time volunteers, to develop engagement strategies including regular volunteer opportunities and events.
- Co-chairing three restricted giving teams at Perkins School for the Blind tasked with developing compelling messaging, engaging new prospects, and increasing revenue, and cultivating and soliciting an assigned portfolio of institutional donors.
- Managing budget and financial report development from early stage to final product, and writing persuasive grant proposals and reports to institutional donors.

Ms. Roberts applied after receiving a letter from the City Manager inviting her to apply. While she has no prior familiarity with the Cable Access Corporation Board, she indicated she would be happy to contribute her expertise in fundraising to further the mission of Watertown Cable Access. She is a member of the Watertown Rapid Response Network.

Councilor Gannon made a motion seconded by Councilor Offei to appoint Adrienne Roberts to the Watertown Cable Access Corporation – Board of Directors, filling the unexpired term of Christopher McKenzie, with a term expiring September 15, 2027. The motion passed 3-0.

Lindsay Graham

Ms. Graham is the Assistant Director of Athletic Communications at Stonehill College, where she serves as the primary media contact for the Division I men's basketball program and several other varsity sports. She brings nearly a decade of experience in athletic communications, marketing, and media production, including four years as Director of Marketing, Promotions & Athletic Communications at Simmons University and two stints in athletic communications at Harvard University. She also serves the City of Watertown directly as Program Coordinator of the Watertown Men's Summer Basketball League for the Recreation Department. She holds a Bachelor of Arts in Political Science and International Studies from McDaniel College and is completing a Master of Science in Sport Leadership at Northeastern University (anticipated 2026).

She brings an extensive background in media, communications, and community programming. Amongst those:

- Securing increased regional and national exposure for Stonehill's Skyhawks with games on linear regional network NESN and ESPN+, and coordinating with Bridgewater TV (BTV), a regional award-winning community cable access station, to broadcast athletic events on NESN, ESPN+, and NEC Front Row.
- Serving as Program Coordinator for the Watertown Men's Summer Basketball League, overseeing the budget, supervising and training a staff of ten scorekeepers, expanding the league, and raising money for the Watertown Boys & Girls Club.
- Directing all internal and external athletic communications, marketing, and promotion for eleven varsity programs at Simmons University, increasing social media presence and engagement by over 100% and leading the athletic website platform transition.
- Serving on the WHS Digital Media Pathway Program Committee since October 2024, as well as volunteering as photographer for the Watertown Boys & Girls Club annual golf tournament, 5K road race, and 50th Anniversary Gala.

Ms. Graham is familiar with the Cable Access Corporation Board, having read meeting minutes, attended meetings in person or virtually, and watched cable access recordings. She indicated she is passionate about engaging the community and promoting all the great things the City of Watertown is doing, and wants to increase continued participation.

Councilor Gannon made a motion seconded by Councilor Offei to appoint Lindsay Graham to the Watertown Cable Access Corporation – Board of Directors with a term expiring September 15, 2029. The motion passed 3-0.

The meeting adjourned at 6:43PM

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

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

Report of the Committee on Economic Development & Planning
Meeting Date: June 22, 2026

The Committee convened on Monday, June 22, 2026, at 5:01 pm in the Council Office. Present were John Gannon, chair; Vincent Piccirilli, vice chair; and Lisa Feltner, secretary. The purpose of the meeting was to conduct confirmation interviews with the following residents:

Simone Worsdale grew up immersed in the arts through theater, visual art, and craft, which shaped a lasting appreciation for creative expression, and she is interested in cultural initiatives that strengthen community engagement. She holds a Master of Science degree in Global Strategic Communications and has studied at the Harvard Business School. Simone moved to Watertown about five years ago while working for the Harvard Kennedy School in digital marketing and strategy, and her experience in outreach and stakeholder alignment will contribute to thoughtful review of applications received by the Watertown Cultural Council. Simone has also served as a mentor for The Arboretum (Sprout Social's "The Arb") community platform, Harvard Women in Tech network, and Big Brothers Big Sisters programs.

Motion by Feltner, seconded by Piccirilli to recommend City Council confirm Simone Worsdale as an appointed member of the Cultural Council to May 15, 2027, to fulfill the unexpired term of Nick Haddad; approved 3-0.

Kevin Lee has lived in Watertown for almost 10 years. He holds a Master in Architecture from the Harvard University Graduate School of Design and has over 16 years of experience in the architecture profession, which has encompassed small-scale public art projects to large-scale mixed-use developments. His involvement on 212 Stuart Street is an example of successfully connecting Boston's historic Bay Village neighborhood with the modern high-rises in Back Bay. In the 2010s, Kevin served on the Fenway CDC which was a a vital community pillar in that area's redevelopment. He is passionate about discovering the historical significance of places and believes in stewardship of Watertown resources as a resident. Kevin feels open collaboration is key to successful placemaking and improving the public realm, while preservation is ideally an act of preserving memories as well as places.

Motion by Feltner, seconded by Piccirilli to recommend City Council confirm Kevin Lee as an appointed member of the Historical Commission to October 1, 2026, to fulfill the unexpired term of Marilynne Roach; approved 3-0.

Phyllis Perrone has served on the Cultural Council for 4 years and is eager to continue her involvement. Although her resume is "tech heavy" as a senior project management professional, the arts have always been a passion of hers; she paints, draws, and participates in events at the Senior Center, and she has led many teams for projects with teenagers, because she mostly enjoys the community aspect of arts and culture. The Cultural Council is ramping up for the Arts Market on August 8 at Arsenal Park, and they have become more active on social media platforms to engage volunteers to match their ambitions.

Motion by Feltner, seconded by Piccirilli to recommend City Council confirm Phyllis Perrone for reappointment to the Cultural Council for a term to May 15, 2029; approved 3-0.

At 5:57 p.m. Feltner made a motion to adjourn by Feltner, seconded by Piccirilli, approved 3-0.
Respectfully submitted, Lisa Feltner