



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

Anthony J. Donato,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Angeline B. Kounelis,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor

CITY COUNCIL MEETING
TUESDAY, NOVEMBER 23, 2021 AT 7:00 PM
RICHARD E. MASTRANGELO COUNCIL CHAMBER
ADMINISTRATION BUILDING, 149 MAIN STREET
MINUTES

The public is invited to attend the meeting in the Richard E. Mastrangelo Council Chamber or participate remotely using any of the public access methods listed below:

ACCESS INFORMATION:

- A. The meeting will be televised through WCATV (Watertown Cable Access Television): WCATV.org
- B. The Public may join the virtual meeting online: <https://watertown-ma.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 comment through email: vpiccirilli@watertown-ma.gov

1. ROLL CALL

Council President Sideris called to order a regular meeting of the Town Council at 7:00 p.m. in the Richard E. Mastrangelo Chamber, Administration Building. Those present in Chamber were Councilors Anthony J. Donato, John G. Gannon, Lisa J. Feltner, Emily Izzo, Anthony Palomba, Vice President Vincent J. Piccirilli, Jr., and Council President Mark S. Sideris. Those attending virtually were Councilors Caroline Bays and Angeline B. Kounelis. Also present were Michael Driscoll, Town Manager, Thomas Tracy, Town Auditor/Assistant Manager for Finance, Mark Reich, Town Attorney, and Marilyn W. Pronovost, Council Clerk.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC FORUM

There were no speakers for the Public Forum.

4. PRESIDENT'S REPORT

Council President Sideris stated Councilor Izzo, who was recently sworn in, resigned as a member of the Library Board of Trustees. Under the City Charter, the Council may conduct a special election, or the Council President may work with the Library Trustees to appoint a new member to the board. This matter will be taken up at the next City Council meeting.

5. PUBLIC HEARINGS

A. Public Hearing and Vote on a Proposed Order Allocating the Property Tax Levy Among or Between Property Classes for Fiscal Year 2022

Mr. Driscoll provided background on the matter.

Mr. Smith, Chair of the Board of Assessors, discussed the differences between FY 2021 and FY 2022.

	FY21	FY22
Average Residential Assessment	\$733,688	\$757,802
Residential Tax Rate	\$12.25	\$13.25
Average Tax Bill	\$8,987	\$10,040
Residential Exemption	-\$2,246	-\$3,012
Ave. Res. Tax Bill w/Exemption	\$6,741	\$7,028

In FY22, the City has had \$650,000,000 more taxable value than in FY21. Due to the large increase in commercial property, commercial property is now 24.35% of taxable property; residential is 75.65% of taxable property base. A comparison with FY2012 indicates the breakdown was 19.09% commercial and 80.91% residential.

The Tax Levy, the City's property values, is based on:

FY21 Levy Limit	\$123,391,323
Amended New Growth	48,627
2.5% Permitted Tax Inc.	3,085,999
<u>FY21 New Growth</u>	<u>+ 7,892,192</u>
FY 22 Levy Limit	\$134,418,141

Tax Rate:

To determine the tax rate, the tax levy of \$134,418,141 is divided by the total assessed property value or \$10,049,624,325 which creates a single tax rate of \$13.37.

Mr. Smith noted that Covid has affected the new growth in all property categories except for industrial growth. The past three-year average Industrial growth was \$1,162,886 but in FY22, the growth has been \$5,534,371. This is

due to the investments in Life Sciences in Watertown.

The actual new growth for the city is \$7,892,192. The major factors to the growth include:

- * Tufts Building - \$3.3 million
- * Arsenal Yards - \$1.3 million
- * Personal Property - \$717,000
- * Arsenal on Charles - \$425,000
- * 650 Pleasant Street - \$410,000
- * 64 Grove Street - \$379,000

Classification:

State law limits the tax shift burden to Commercial/Industrial/Personal Property (CIP) taxpayers to 175% of the tax levy. Residential taxpayers pay the greater of :

- 50% of the cash value of the tax levy, or
- The lowest share of the tax levy paid since classification (61.242% for Watertown)

The percentage of the residential tax levy would be 57.3875% with the 175% tax shift, which is less than the lowest share of paid tax levy - 61.242%. Based on these state requirements, the greatest tax shift the Town is permitted to use is 159.1528%. With this shift, residential taxpayers will save \$19,357,238.

If there were no shift, , residential taxes would be \$101,683,699 paying the rate of \$13.37 and CIP taxpayers would pay \$32,734,416. With the shift, the residential property will be taxed at a rate of \$10.82 and provide \$82,326,461 in taxes and CIP property will pay a rate of \$21.28 and provide \$52,061,680 in taxes. The shift provides an average relief of \$1,929 per household.

About 6,100 residential properties use the residential exemption and about 3,900 do not use it. Only 15 communities in the Commonwealth utilize the residential exemption. The Assessor's office is recommending the exemption be increased from 25% to 30%; this would lower the average tax increase from 7.7% to 4.3%. The exemption does not apply to property assessed at more than \$1,240,000, investor-owned property, homes purchased for the first time after 1/1/2021; property owned by a trust with no beneficial interest in the trust, and taxpayers' second homes.

Council President Sideris opened the Public Hearing. There being no speakers, he closed the Public Hearing. Councilor Piccirilli moved to make two motions. The first to adopt the residential tax shift to 159.1528%; Councilor Palomba seconded the motion. Council President Sideris wanted to have a single motion and asked Attorney Reich if that were acceptable. Attorney Reich stated this would be fine if the motion were specific to both issues. Councilors Piccirilli and Palomba withdrew the motion and the second. Councilor Piccirilli then moved to adopt the residential tax shift to 159.1528% and to adopt a maximum residential exemption of 30%; Councilor

Palomba seconded the motion.

In the discussion that followed, these matters were discussed:

- Despite the growth in the city, the change in the maximum shift is not good news for residents as it provides no tax relief,
- It is difficult to explain to constituents why there are major tax increases
- It is disheartening that this will continue to be an issue in coming years
- The proposed shift should be supported, but it is difficult for second homeowners with family living in those homes.
- Based on the large increases in the tax rates, a concern was raised about the potential increase in rent especially for those needing affordable housing
- A question was raised if a home rule petition could be pursued to require that only the 50% option be used. It was uncertain whether any such request had been made by any community.
- A question was raised to explain what the 30% exemption was. The exemption amount is determined by a 30% reduction of the average residential assessment. To determine the average reduction amount, the entire residential class is divided by all residential properties which for Watertown is \$757,802. 30% of that amount is \$227,340. Taxes for an individual property as based on a value reduction of \$227,340. If a property is valued at the average amount, the tax assessment of \$757,802 is reduced by the average amount of \$227,340. The tax rate is then applied to a property value of \$530,462.
- Watertown is one of about 10 towns that allows for a residential shift
- The 30% residential exemption increase was typical of past activity. To utilize the maximum exemption of 35% would harm the many homeowners not using the residential exemption
- It is problematic that residents still did not feel any tax relief despite the rapid growth of industry. It will be necessary to examine what can be done to mitigate the increases for the residential homeowner

The motion was adopted unanimously on a roll call vote.

B. Public Hearing and Vote on a Proposed Order Setting Optional Tax Exemptions for Fiscal Year 2022

Mr. Driscoll provided background on the matter. He stated the Council has voted for a 100% maximum allowable increase over the statutory limit. This amounts to about \$170,000 that is paid by the overlay account. There are seven different exemption clauses for which 163 exemptions to residents have been granted.

Council President Sideris opened the public hearing; there being no speakers, the public hearing was closed. Councilor Piccirilli moved that Watertown accept Massachusetts General Laws Chapter 59, Section 5C1/2, which provides for an additional real estate exemption for taxpayers who are granted personal exemptions on their domiciles under Massachusetts General Laws

Chapter 59, Section 5, including certain blind persons, veterans, surviving spouses and seniors, and provide an additional exemption up to 100% of the personal exemption, to be effective for exemptions granted for any fiscal year beginning on or after July 1, 2021; Councilor Feltner seconded the motion. The motion was adopted unanimously on a roll call vote.

C. Public Hearing and Vote on a Proposed Ordinance to Accept the Provisions of MGL C. 44, §55C to Establish a Trust to Facilitate the Creation and Preservation of Affordable Housing Within the City of Watertown

Mr. Driscoll provided background confirming the Town Council approved moving forward with the establishment of an Affordable Housing Trust. Mr. Magoon, Director of Community Development and Planning stated the Department developed an affordable housing plan with an affordable housing trust and was seeking the Council's favorable consideration.

Mr. Fields, Senior Planner of the Department of Community Development and Planning, said the State authorizes communities to form trusts. Over 100 communities have done so and have been effective in creating and preserving affordable housing. Property is deed restricted housing for a range of incomes from 30% - 100% of the area median income. The mission of the trust is to find a range of housing for those outside Watertown's inclusionary housing zoning requirements with small to large range options.

With the trust Watertown can participate in state funding rounds to obtain state and federal funding, tax credits, loans, and grants by assembling competitive applications. The community needs to be both patient and work on current and future projects and to be opportunistic by taking advantage of opportunities that become available in the marketplace.

To create a trust, an Ordinance and a Declaration of Trust need to be created. The Council must adopt the ordinance with the declaration that authorizes the City Manager to put together Board of Trustees who, when selected, sign the Declaration of Trust and record it. At that time the Watertown Housing Partnership will be dissolved. Any references to Town need to be revised to City and the Ordinance should be part of Chapter 37 rather than 45.

The Trust must have at least 5 trustees appointed by the City Manager subject to Council confirmation. The Watertown Trust recommends six trustees and the City Manager to be members to serve for two-year terms. The trustees must have some expertise in real estate, housing, banking, finance, law, community development, or architecture. Diversity is desired.

The trust would have all of the powers granted by the state statute. While all powers would probably not be used initially, the granting of those powers would allow the trust to grow as needed. It will have the authority to aid in development and accept money from all sources; it may borrow and pledge its assets to spend to accomplish its purposes. The Trust may not bind the City,

only itself and its assets. Any debt instruments must contain an acknowledgement that the other party has no recourse against the City.

The Trust is a tax-exempt public body subject to the public meeting law and the public procurement statute that may accept funding from any source. Once the funding is received, it belongs to the trust and is not returned to the funding source if not spent in a year. Any Community Preservation funds provided to the Trust must be used for only eligible CPA purposes and must be separately accounted for. The City Treasurer will be the custodian of the funds. The Trust must provide the Council with an annual report and must conduct an annual audit completed by an independent audit. The Watertown Housing Partnership will be dissolved 10 days after the recording of the trust documents in order to have a single entity responsible for affordable housing. Any legal references to the Partnership will be referenced to be to the trust.

The Trust will be able to create and preserve affordable housing on both a smaller and larger scale. Smaller projects could include the purchase of a small multifamily property, buying down affordability in an existing unit to provide home ownership, home rehabilitation loans, and the operation of a rental assistance program. The larger scale projects can help a project developer put together a 100% affordable project. Monies would be from local sources but largely supported by state and federal tax credits, loans, and grants. The Trust would have the expertise to put together such applications.

Council President Sideris opened the Public Hearing; there being no speakers, the Public Hearing was closed.

Councilor Piccirilli moved to adopt the Ordinance to accept the provisions of MGL C. 44, §55C to establish a trust to facilitate the creation and preservation of affordable housing within the City of Watertown with the document amended to show the City of Watertown throughout rather than the Town of Watertown; Councilor Feltner seconded the motion.

Attorney Reich stated it would be useful to acknowledge that the Ordinance was being adopted because it was a stand-alone document as well as the order to dissolve the Watertown Housing Partnership. Councilor Piccirilli amended his motion to adopt the Ordinance to accept the provisions of MGL C. 44, §55C to establish a trust to facilitate the creation and preservation of affordable housing within the City of Watertown with the document amended to show the City of Watertown throughout rather than the Town of Watertown and further to adopt the order dissolving the Watertown Housing Partnership; Councilor Gannon seconded the motion.

Comments were made appreciating the efforts of the Watertown Housing Partnership, and others involved in the ordinance and that this would be a great addition to the tools Watertown has for affordable housing.

The motion was adopted unanimously on a roll call vote.

- D. Public Hearing and Vote on a Proposed Loan Order Authorizing the City Treasurer, with the Approval of the City Manager, to Borrow and/or Expend Monies in the Amount of \$2,376,000 under M.G.L. C. 44, §7(1) or Pursuant to Any Other Enabling Authority for the Purpose of Paying Costs of Town-Wide Radio Infrastructure Improvements, Including the Acquisition and Installation of Radio Infrastructure and Related Upgrades at City Facilities, the Acquisition of Portable Radio Equipment, and All Costs Incidental and Related Thereto and to Issue Bonds or Notes of the Town Therefor. Any Premium Received Upon the Sale of Any Bonds or Notes Approved by This Order, Less Any Such Premium Applied to the Payment of the Costs of Issuance of Such Bonds or Notes, May Be Applied to the Payment of Costs Approved by This Order in Accordance With M.G.L. C.44, §20, Thereby Reducing the Amount Authorized to be Borrowed to Pay Such Costs by a Like Amount

Mr. Driscoll provided background. Fire Chief Quinn spoke of the consultant's study for a long-range plan that would work for the changing dynamics of the city. The radio system had several issues: insufficient city-wide coverage; aging and failing radio equipment; outdated and unsupported copper telephone lines; a lack of redundancy; and a lack of interoperability between city departments. Some funding was provided for the system upgrade: portable and mobile radios were replaced and construction was completed on current and future radio sites.

The current request is for phases 2 and 3 to procure and install transmit and receive equipment and test, train, and manage equipment. Currently there is one transmit site and three fire receive sites and five police receive sites with no redundancy on the transmit sites and one backup transmit site with the Police and Fire Departments having only one channel each. With the upgrade, there would be three simulcast transmitters and six fire and police receivers. Police and fire each would have two dedicated operation channels and one city wide channel to decrease the number of dead spots which have become more prevalent with development. The system would allow safety personnel to do their jobs more safely and efficiently. The project will take 10-12 months to complete and should provide improved infrastructure for the next twenty years. Purchasing the equipment now would save the city \$175,000 as major price increases are expected in January.

Mr. Driscoll stated the financing would occur over ten years starting in Fiscal Year 2023 and end in Fiscal Year 2032. He asked for the Council's favorable consideration.

Council President Sideris opened public hearing; there being no speakers, the public hearing was closed.

Councilor Piccirilli moved to approve a Loan Order authorizing the City Treasurer, with the approval of the City Manager, to borrow and/or expend monies in the amount of \$2,376,000 under M.G.L. C. 44, §7(1) or pursuant to any other enabling authority for the purpose of paying costs of town-wide

radio infrastructure improvements, including the acquisition and installation of radio infrastructure and related upgrades at city facilities, the acquisition of portable radio equipment, and all costs incidental and related thereto and to issue bonds or notes of the town therefor. Any premium received upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with M.G.L. C.44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; Councilor Feltner seconded the motion. The motion was adopted unanimously on a roll call vote.

6. MOTIONS, ORDINANCES, ORDERS, AND RESOLUTIONS

A. Resolution Authorizing Acceptance and Expenditure of Gifts of Funds in the Amount of \$33,816 to the Watertown Food Pantry from 187 Donors Since May 17, 2021

Mr. Driscoll stated that Watertown received support in both food and cash donations of \$33,816 from 187 donors from May 17, 2021, to October 28, 2021 in response to those in need during Covid. There were six donors who gave gifts exceeding \$1,000:

Josh and Robin Cohen - \$1,200

Mary Barry Cookbook Fundraiser - \$1,205

Watertown Commission on Disabilities - \$1,500

Payson Park Church of Belmont - \$3,000

Garry Missal/Project Bread Walk for Hunger - \$3,212

Italian American Social Club - \$5,000

In order to expend the funds, the Council must approve the expenditure of the funds received. Councilor Piccirilli moved to authorize the acceptance and expenditure of gifts of funds in the amount of \$33,816 to the Watertown Food Pantry from 187 donors since May 17, 2021; Councilor Feltner seconded the motion. The motion was adopted unanimously on a roll call vote.

7. REPORTS OF COMMITTEES

A. Committee of the Budget and Fiscal Oversight Report Regarding the Review and Recommendations of the Fiscal Year 2023 Budget Policy Guidelines - Vincent Piccirilli, Chair

ACTION ITEM:

That the City Council Adopt the FY2023 Budget Policy Guidelines as Drafted

Councilor Piccirilli read the committee report. Councilor Piccirilli moved to accept the report; Councilor Gannon seconded the motion. The motion was adopted unanimously on a roll call vote.

Councilor Piccirilli moved to adopt the Fiscal Year 2023 Budget Policy Guidelines as drafted; Councilor Gannon seconded the motion.

Councilor Piccirilli read the proposed Budget Policy Guidelines.

A question was raised regarding including the Personnel Department study as the Council had approved such a study. It was explained the while the Council approved the study, the study itself had not yet been funded. This action will provide policy direction for the City Manager. If the funds were already available, it would not have been included in the rankings.

Councilors thanked Councilor Kounelis for her work on the committee since its inception in 2006 and Councilor Donato for his work on the Committee.

The motion was adopted unanimously on a roll call vote.

B. Committee on Human Services Report Regarding the Unmet Public Health Needs – Anthony Palomba, Chair

ACTION ITEM:

That the City Council Instruct the City Manager to Conduct a City-Wide Comprehensive Public Health and Human Service Needs Assessment

Councilor Palomba read the Committee report. Councilor Piccirilli moved to accept the report; Councilor Palomba seconded the report. The motion was adopted unanimously on a roll call vote.

Councilor Piccirilli moved to have the City Council instruct the City Manager to conduct a city-wide comprehensive public health and human service needs assessment; Councilor Gannon seconded the motion.

In the discussion that followed:

- A concern was raised about the unknown length of the study and cost. While the concept was supported, the request seemed like a request for a blank check
- It was mentioned that it would take 6-12 months to complete with a potential cost ranging from \$60,000 - \$200,000. The estimate was made by a person who conducts such studies throughout the country. The scope, time, and cost are relative to the community's size
- In February 2019, a health needs assessment was completed through a grant from Mount Auburn Hospital. A question was raised as to whether the new assessment would build on the previous assessment or would it be an update
- A comment was made that other committees had requested studies, such as the recently authorized Personnel Department study, without the need to provide a cost estimate or a time period or a need for backup materials.
- A question was raised regarding the timing of the study and the need to hire a new City Manager

At this point, Attorney Reich stated the motion could perhaps be reworded to state that the administration would seek proposals for RFP's to determine costs and project scope and report back to the Council for further action.

The discussion continued:

- A comment was made that the Budget and Fiscal Oversight Committee made suggested the referral that the Human Services Committee was working on. The Committee did its work, but it did not want to make any recommendations for changes until a proper assessment had been made. Since 2019, the country has suffered from a pandemic that affects the community mental health needs along with other issues of substance abuse, increased food insecurity, housing issues, a need for rental assistance.
- Other community members supported the idea, such the City Social Worker, Captain Mc Manus of the Fire Department, and Mr. Ramdin, Director of the Health Department.
- It was stated that it was not the work of the Committee to come up with an RFP because that is an administrative function. The Committee's role is to provide policy direction to the Administration.
- A possible funding source was suggested: the American Rescue Funds.
- Another point was made that since 2019, there has been a pandemic which has put a large strain on public health needs. The community has an obligation to address the many increased health problems.
- It was stated that this was the first time a committee had to come up with numbers, a procurement process, and a road map.

Councilor Palomba moved to amend the motion to read: The City Council instructs the City Manager to create an RFP for a comprehensive city-wide public health and human service needs assessment; Councilor Piccirilli seconded the motion. The motion was adopted unanimously on a roll call vote.

The Council then voted on the motion instructing the City Manager to create an RFP for a comprehensive city-wide public health and human service needs assessment. The motion was adopted unanimously on a roll call vote.

C. Committee on Media and Public Outreach Report Regarding Public Awareness of the Home Rule Charter Revisions - Anthony Palomba, Chair

Councilor Bays read the Committee Report. Councilor Piccirilli moved to accept the report; Councilor Gannon seconded the motion. The motion was adopted unanimously on a roll call vote.

D. Committee on Public Works Report Regarding the Review and Recommendations of the 2022 Local Road Construction Program - Vincent J. Piccirilli, Chair

ACTION ITEMS:

1. That the City Council approve the Recommendations by the Department of Public Works for the Road Reconstruction Program which includes Boylston Street (Fairfield Street to Porter Street), Chester Street, Locke Street, and Chapman Street (Main Street to Highland Avenue) and the Recommendations

for the Long Street and Connector Program which includes Highland Avenue, Morse Street, and Fifth Avenue

2. That the City Council approve an increase in the 5 year Capital Improvement Program to Accelerate Road and Sidewalk Repairs and to Accommodate Price Escalations and Required Stormwater Improvements

Councilor Piccirilli read the Committee report. Councilor Piccirilli moved to accept the report; Councilor Palomba seconded the motion. The motion was adopted unanimously on a roll call vote.

Councilor Piccirilli moved to approve the recommendations of the Department of Public Works for the Road Reconstruction Program which include Boylston Street (Fairfield Street to Porter Street), Chester Street, Locke Street, and Chapman Street (Main Street to Highland Avenue) and the recommendations for the Long Street and Connector Program which include Highland Avenue, Morse Street, and Fifth Avenue; Councilor Palomba seconded the motion.

In the discussion, a comment was made that the plans for Highland Avenue, Morse St., and Fifth Avenue do not seem to be finalized. Highland Avenue is a long road and there are a number of driveway cuts that need to be dealt with. Morse Street has several disabled and low-income residents and is also the only connector between Galen Street and Watertown Street. The timing may be an issue as there may be questions about gas service and water and sewer matters.

It was noted that Highland Avenue is planned for the summer of 2022 and Morse Street in the summer of 2023, but some significant planning needs remain to be completed. Mr. St. Louis, Superintendent of the Department of Public Works, stated at the Committee meeting that gas work needs to be done on Morse Street; therefore, he felt Highland Avenue should be completed first.

The motion was adopted unanimously on a roll call vote.

Councilor Piccirilli made a motion that the City Council recommend an increase in the 5-year Capital Improvement Program to accelerate road and sidewalk repairs and to accommodate price escalations and required stormwater improvements; Councilor Feltner seconded the motion.

In the discussion, it was noted:

- The road repair amount of \$2.5million has been used every year since 2009. During that time, there has been significant cost inflation in construction resulting in less road miles to being repaired.
- The purpose of the proposal is to allow the Department of Public Works to do the same amount of road repair mileage annually despite cost issues
- Can DPW keep up with increased work? In the past when provided the opportunity to increase road repair mileage, it was unable to do so.
- DPW feels it has fallen behind on road repair; however, with the addition of staff, the Department believes it can handle the increased repair work.

- Mr. St. Louis felt the lack of sufficient funding is the major constraint at this time.
- With the change in the approval and bidding process for road work, the Department feels it has improved its ability to complete more road repair.

The motion was adopted unanimously on a roll call vote.

8. NEW BUSINESS

There were no new business requests.

9. COMMUNICATIONS FROM THE CITY MANAGER

Mr. Driscoll stated that in observance of Thanksgiving , City Hall would be closed on Thursday and Friday, November 25 and 26, 2021. He wished all a happy holiday.

He also mentioned that overnight parking restrictions would begin on Monday, November 29, 2021.

On Saturday, December 4, 2021, there would be a celebration of the Whoville Jubilee that would end with the tree lighting at the Commander's Mansion at 6:00 p.m. Artisans would be in the Mansion selling gifts for the holidays.

On Thursday, December 9, 2021, the Public Arts and Culture Committee would hold its first meeting in the Council Chamber. Janet Murphy, Town Clerk, would administer the oath to the members.

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

Councilor Palomba requested a list of all developments for the last 5 years that are over 10,000 sq. ft. or have more than six units that are either completed, under construction, permitted, being permitted or under consideration with the name of the development, address, square feet or number of units, and stated use included in the list.

11. ANNOUNCEMENTS

Councilor Palomba announced that on Monday, November 29, 2021, at 5:30 p.m. at the Oakley Country Club, Metro West, a collaborative developer that began as Watertown Community Housing, is celebrating 30 years of service. Jennifer Van Campen, the Executive Director, will be leaving after 15 years of service.

On Thursday, December 2, 2021, Metro West Collaborative will conduct an open house at the Watertown Free Public Library from 7:00-8:30 p.m. regarding a proposed development at 1 Rosemary Dr, for 28 affordable senior housing units.

On December 6, 2021, there will be a celebration honoring John Portz's 25 years of community service as a Town Councilor and as a member of the School Committee at Donohue's Restaurant from 5:00 – 6:30 p.m.

Councilor Feltner expressed her gratitude to Janet Murphy, City Clerk, and the Perkins School for providing the first electronic voting for which more than 60 residents voted by Braille.

12. PUBLIC FORUM

Jocelyn Tager – Raised the issue of unvaccinated safety personnel. She urged the council to have the Administration set up a program of mandated vaccination to protect the health of the public.

She also advocated the vetting of members to Recycling Advisory Committee. The contract for the pickup of solid waste is up for renewal in seven months. With a committee in place, the need for organic, inorganic, and hazardous waste recycling can be planned for.

13. RECESS OR ADJOURNMENT

Councilor Piccirilli moved to adjourn; Councilor Feltner seconded the motion. The motion was adopted unanimously on a roll call vote. The meeting adjourned at 9:54.

I hereby certify that at a regular meeting of the Town Council for which a quorum was present, the above minutes were adopted by a vote of 9 for, 0 against, 0 present on January 11, 2022.

Mark S. Sideris, Council President
s:/MWP

**TOWN COUNCIL MEETING
TUESDAY, NOVEMBER 23, 2021, AT 7:00 P.M.
RICHARD E. MASTRANGELO COUNCIL CHAMBER
WITH REMOTE ACCESS OPPORTUNITIES**

LIST OF DOCUMENTS

1. Fiscal Year 2022 Tax Classification Hearing, November 23, 2021 – Item 5A
2. Fiscal Note – Exemptions – Michael Driscoll, City Manager, to City Council – November 4, 2021 – Item 5B
3. Proposed Ordinance to Accept the Provisions of MGL c. 44, §55C to Establish a Trust to Facilitate the Creation and Preservation of Affordable Housing Within the City of Watertown – Michael Driscoll, City Manager, to City Council – November 4, 2021 – Item 5C
4. Agenda Item Regarding a Loan Order for City-Wide Radio Infrastructure Improvements – Michael Driscoll, City Manager, to City Council – November 4, 2021 – Item 5D
5. Agenda Item – Approval of Gift Expenditures Regarding the Watertown Food Pantry – Michael Driscoll, City Manager, to City Council – November 18, 2021 – Item 6A
6. Committee of the Budget and Fiscal Oversight Report Regarding Fiscal Year 2023 Budget Policy Guidelines – Vincent J. Piccirilli, Chair – November 8, 2021 – Item 7A
 - Watertown’s FY2023 Budget Policy Guidelines Worksheet – For Committee Report November 23, 2021
 - Watertown’s FY2023 Budget Policy Guidelines (Unranked)
 - Watertown’s FY2023 Budget Policy Guidelines Priority Ranking
7. Committee on Human Services Report Regarding the Assessment of Unmet Needs of Watertown’s Health System – Anthony Palomba, Chair – October 12, 2021 – Item 7B
8. Committee on Media and Public Outreach Report Regarding a Review on Efforts to Increase Public Awareness of the Home Rule Charter Revisions – Anthony Palomba, Chair – October 8, 2021 – Item 7C
9. Committee on Public Works Report Regarding the Review of and the Making of Recommendations for the 2022 Local Road Construction Program – Vincent J. Piccirilli, Chair – October 18, 2021 – Item 7D
 - 2022 Road Program – Public Works Subcommittee Presentation – October 18, 2021
 - Pavement Preservation and Sidewalk Maintenance Work – Matthew I. Shuman, P.E., City Engineer, to Members of the Committee on Public Works – October 18, 2021
10. Request for Information Regarding a List of Development Projects for the Last Five Years and their Status – Councilor Anthony Palomba – November 23, 2021 – Item 10

*Addendum to the
City Council
Meeting Minutes of
November 23, 2021*



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

Anthony J. Donato,
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John G. Gannon,
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Anthony Palomba,
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Emily Izzo,
District D Councilor

CITY COUNCIL MEETING

TUESDAY, NOVEMBER 23, 2021 AT 7:00 PM

**RICHARD E. MASTRANGELO COUNCIL CHAMBER
ADMINISTRATION BUILDING, 149 MAIN STREET**

AGENDA

The public is invited to attend the meeting in the Richard E. Mastrangelo Council Chamber or participate remotely using any of the public access methods listed below:

ACCESS INFORMATION:

- A. The meeting will be televised through WCATV (Watertown Cable Access Television): WCATV.org
- B. The Public may join the virtual meeting online: <https://watertown-ma.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 comment through email: vpiccirilli@watertown-ma.gov

-
- 1. ROLL CALL
 - 2. PLEDGE OF ALLEGIANCE
 - 3. PUBLIC FORUM
 - 4. PRESIDENT'S REPORT
 - 5. PUBLIC HEARINGS
 - A. Public Hearing and Vote on a Proposed Order Allocating the Property Tax Levy Among or Between Property Classes for Fiscal Year 2022
 - B. Public Hearing and Vote on a Proposed Order Setting Optional Tax Exemptions for Fiscal Year 2022
 - C. Public Hearing and Vote on a Proposed Ordinance to Accept the Provisions of MGL C. 44, §55C to Establish a Trust to Facilitate the Creation and Preservation of Affordable Housing Within the City of Watertown
 - D. Public Hearing and Vote on a Proposed Loan Order Authorizing the City Treasurer, with the Approval of the City Manager, to Borrow and/or Expend Monies in the Amount of \$2,376,000 under M.G.L. C. 44, §7(1) or Pursuant to Any Other Enabling Authority for the Purpose of Paying Costs of Town-Wide Radio Infrastructure Improvements, Including the Acquisition and Installation of Radio Infrastructure and Related Upgrades at Town Facilities, the Acquisition of Portable Radio Equipment,

and All Costs Incidental and Related Thereto and to Issue Bonds or Notes of the Town Therefor. Any Premium Received Upon the Sale of Any Bonds or Notes Approved by This Order, Less Any Such Premium Applied to the Payment of the Costs of Issuance of Such Bonds or Notes, May Be Applied to the Payment of Costs Approved by This Order in Accordance With M.G.L. C.44, §20, Thereby Reducing the Amount Authorized to be Borrowed to Pay Such Costs by a Like Amount

6. MOTIONS, ORDINANCES, ORDERS, AND RESOLUTIONS

- A. Resolution Authorizing Acceptance and Expenditure of Gifts of Funds in the Amount of \$33,816 to the Watertown Food Pantry from 187 Donors Since May 17, 2021

7. REPORTS OF COMMITTEES

- A. Committee of the Budget and Fiscal Oversight Report Regarding the Review and Recommendations of the Fiscal Year 2023 Budget Policy Guidelines - Vincent Piccirilli, Chair

ACTION ITEM:

That the City Council Adopt the FY2023 Budget Policy Guidelines as drafted

- B. Committee on Human Services Report Regarding the Unmet Public Health Needs – Anthony Palomba, Chair

ACTION ITEM:

That the City Council Instruct the Town Manager to Conduct a Town-Wide Comprehensive Public Health and Human Service Needs Assessment

- C. Committee on Media and Public Outreach Report Regarding Public Awareness of the Home Rule Charter Revisions - Anthony Palomba, Chair

- D. Committee on Public Works Report Regarding the Review and Recommendations of the 2022 Local Road Construction Program - Vincent J. Piccirilli, Chair

ACTION ITEMS:

1. That the City Council approve the Recommendations by the Department of Public Works for the Road Reconstruction Program which includes Boylston Street (Fairfield Street to Proter Street), Chester Street, Locke Street, and Chapman Street (Main Street to Highland Avenue) and the Recommendations for the Long Street and Connector Program which includes Highland Avenue, Morse Street, and Fifth Avenue

2. That the City Council approve an increase in the 5 year Capital Improvement Program to Accelerate Road and Sidewalk Repairs and to Accommodate Price Escalations and Required Stormwater Improvements

8. NEW BUSINESS

9. COMMUNICATIONS FROM THE CITY MANAGER

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

11. ANNOUNCEMENTS

12. PUBLIC FORUM

13. RECESS OR ADJOURNMENT

CITY COUNCIL ATTENDANCE
MEETING DATE: NOVEMBER 23, 2021

	YES	NO	PRESENT
VINCENT J. PICCIRILLI	___X___	_____	_____
EMILY IZZO	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
JOHN G. GANNON	ARRIVED AT 7:28 P.M.	_____	_____
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

**TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 23, 2021**

	YES	NO	PRESENT
EMILY IZZO	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
JOHN G. GANNON	___X___	_____	_____
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO ADOPT THE RESIDENTIAL TAX SHIFT TO 159.1528% AND TO ADOPT A
MAXIMUM RESIDENTIAL EXEMPTION OF 30%



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

Anthony J. Donato,
Councilor At Large

John G. Gannon
Councilor At Large

Anthony Palomba,
Councilor At Large

Angeline B. Kounelis,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor

ORDER # 87

2021-O-87

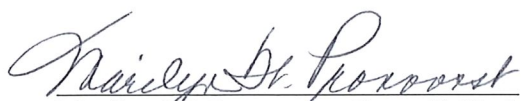
AN ORDER ALLOCATING THE PROPERTY TAX LEVY AMONG OR BETWEEN PROPERTY CLASSES FOR FISCAL YEAR 2022

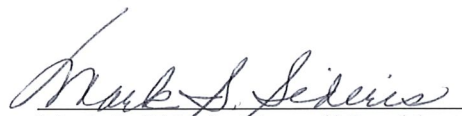
BE IT ORDAINED: That for Fiscal Year 2022 for the purposes of Section 1A of the General Laws, Chapter 58, the Watertown Board of Assessors, in allocating the tax levy shall

1. Adopt a factor of 159.1528% of the flat tax rate on the portion of the total tax levy imposed on the value of the Industrial, Commercial and Personal Property classes.
2. Adopt a 30% Residential Exemption.


Council Member

I hereby certify that at a regular meeting of the nine member City Council for which a quorum was present, the above Order was adopted by a vote of 9 for, 0 against, and 0 present on November 23, 2021.


Marilyn W. Pronovost, Council Clerk


Mark S. Sideris, Council President

**TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 23, 2021**

	YES	NO	PRESENT
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
ANTHONY J. DONATO	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
ANGELINE B. KOUNELIS	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

MOTION TO ACCEPT MASSACHUSETTS GENERAL LAWS CHAPTER 59, SECTION 5C1/2, WHICH PROVIDES FOR AN ADDITIONAL REAL ESTATE EXEMPTION FOR TAXPAYERS WHO ARE GRANTED PERSONAL EXEMPTIONS ON THEIR DOMICILES UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 59, SECTION 5, INCLUDING CERTAIN BLIND PERSONS, VETERANS, SURVIVING SPOUSES AND SENIORS, AND PROVIDE AN ADDITIONAL EXEMPTION UP TO 100% OF THE PERSONAL EXEMPTION, TO BE EFFECTIVE FOR EXEMPTIONS GRANTED FOR ANY FISCAL YEAR BEGINNING ON OR AFTER JULY 1, 2022



Watertown City Council

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Watertown, MA 02472
Phone: 617-972-6470

ELECTED OFFICIALS:

Mark S. Sideris,
Council President

ORDER # 88

2021 – O - 88

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

AN ORDER ACCEPTING THE PROVISIONS OF CHAPTER 59, SECTION 5C1/2 OF THE ACTS OF 2014 SETTING THE ADDITIONAL TAX EXEMPTIONS FOR FISCAL YEAR 2022

Caroline Bays,
Councilor At Large

Anthony Donato,
Councilor At Large

John G. Gannon,
Councilor At Large

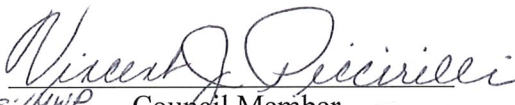
Anthony Palomba
Councilor At Large

Angeline B. Kounelis,
District A Councilor

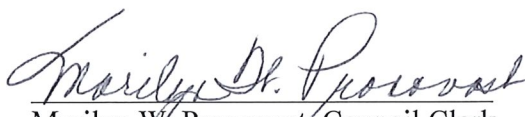
Lisa J. Feltner,
District B Councilor

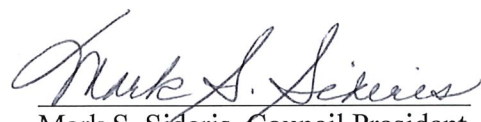
Emily Izzo,
District D Councilor

NOW THEREFORE BE IT ORDERED: By the City Council of the City of Watertown that the City of Watertown hereby accepts Massachusetts General Laws Chapter 59, Section 5C1/2, which provides for an additional real estate exemption for taxpayers who are granted personal exemptions on their domiciles under Massachusetts General Laws Chapter 59, Section 5, including certain blind persons, veterans, surviving spouses and seniors, and provide an additional exemption up to 100% of the personal exemption, to be effective for exemptions granted for any fiscal year beginning on or after July 1, 2021.


S:JHWP Council Member

I hereby certify that at a regular meeting of the nine member Town Council for which a quorum was present, the above Order was adopted by a vote of 9 for 0 against and 0 present on November 23, 2021.


Marilyn W. Pronovost, Council Clerk


Mark S. Sideris, Council President
S:JHWP

**TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 23, 2021**

	YES	NO	PRESENT
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
JOHN G. GANNON	___X___	_____	_____
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI, JR.	___X___	_____	_____
EMILY IZZO	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO ADOPT THE ORDINANCE TO ACCEPT THE PROVISIONS OF MGL C. 44, §55C TO ESTABLISH A TRUST TO FACILITATE THE CREATION AND PRESERVATION OF AFFORDABLE HOUSING WITHIN THE CITY OF WATERTOWN WITH THE DOCUMENT AMENDED TO SHOW THE CITY OF WATERTOWN THROUGHOUT RATHER THAN THE TOWN OF WATERTOWN AND FURTHER TO ADOPT THE ORDER DISSOLVING THE WATERTOWN HOUSING PARTNERSHIP



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

Anthony J. Donato,
Councilor At Large

John G. Gannon
Councilor At Large

Anthony Palomba,
Councilor At Large

Angeline B. Kounelis,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo
District D Councilor

ORDINANCE # 89

2021-O-89

AN ORDINANCE TO ACCEPT THE PROVISIONS OF MGL C. 44, §55C TO ESTABLISH A TRUST TO FACILITATE THE CREATION AND PRESERVATION OF AFFORDABLE HOUSING WITHIN THE CITY OF WATERTOWN

WHEREAS: The City Council has determined, for the reasons stated in the Declaration of Intent below, that the City of Watertown should establish a municipal affordable housing trust;

NOW THEREFORE BE IT ORDAINED: That Chapter 37 of the Ordinances of the City of Watertown be adopted as follows, with the language of the Declaration of Trust attached to this Ordinance.

§37-01. DECLARATION OF INTENT

WHEREAS: Safe, healthy, and financially affordable housing is a critical need within the City of Watertown and throughout the Greater Boston region; and

WHEREAS: The Housing Plan adopted by the Town of Watertown in March 2021 documented the need to create and preserve more affordable housing within the Town; and

WHEREAS: The Watertown Housing Partnership has led the City's efforts to create affordable housing and has earned the community's appreciation for its hard work and key role in the progress the City has achieved; and

WHEREAS: The Watertown Housing Partnership has recommended the formation of a municipal affordable housing trust under MGL c. 44, §55C to establish a trust to facilitate the creation and preservation of affordable housing within the City of Watertown for the benefit of low-to-moderate-income households and for the funding of community housing, and to amend the Code of Ordinances to add an affordable housing trust ordinance, as detailed below.

NOW, THEREFORE: The City of Watertown, shall have a municipal affordable housing trust to accomplish this purpose.

§37-02 FORMATION OF A WATERTOWN MUNICIPAL HOUSING TRUST

There is hereby created in the City of Watertown, pursuant to the authority granted by MGL c. 44, § 55C, an affordable housing trust to be known as the "Watertown Affordable Housing Trust," hereafter referred to in this chapter as the "Trust."

§37-03 PURPOSE

The purpose of the Trust is to provide for the creation and preservation of affordable housing within the City of Watertown for the benefit of low- to moderate-income households and for the funding of community housing, as defined in and in accordance with the provisions of MGL c. 44B.

§37-04 APPOINTMENT AND TENURE OF TRUSTEES

(A) Composition. The Trust shall be governed by a Board of Trustees (the "Board") in accordance with MGL c. 44, § 55C, as revised from time to time, and the authority granted by the City Council. The Board of Trustees shall be composed of seven (7) Trustees that meet at regular intervals. The City Manager shall serve as one (1) of the Trustees.

(B) Appointment and Tenure of Trustees; Vacancies. The City Manager shall appoint Trustees for a two (2) year term, subject to confirmation by the City Council, such term to end on June 30 of the expiration year or until such time as a successor Trustee is appointed. The Trustees first appointed shall have staggered terms, with three (3) of the appointed Trustees initially serving a one-year term, and the remaining three (3) serving a two-year term. Thereafter, all appointments and reappointments, with the exception of the City Manager's term, shall be for a period of two (2) years. Trustees may be reappointed for additional terms.

Any Trustee may resign by written instrument signed and acknowledged by such Trustee and duly filed with the City Clerk. If a Trustee shall die, resign, or for any other reason cease to be a Trustee hereunder before his/her term of office expires, any successor Trustee shall be appointed by the City Manager, subject to confirmation by the City Council, provided that in each case, the said appointment and acceptance in writing by the Trustee so appointed is filed with the City Clerk.

(C) Qualifications. Trustees appointed by the City Manager shall be a group of diverse residents who have relevant experience in the fields of real estate, housing, banking, finance, law, architecture, community planning and/or similar areas of expertise relating to the creation and preservation of affordable housing. Any Trustee who ceases to be a City resident shall promptly provide written notification of the change in residence to the Trust and to the City Clerk. The Trustee may serve until a successor is appointed.

(D) Service Without Compensation. The Trustees shall serve without compensation.

(E) Removal. Any Trustee may be removed for cause by the City Manager after the opportunity for a hearing.

§37-05 POWERS OF TRUSTEES

(A) Authority and Responsibilities. The powers of the Board, all of which shall be carried on in furtherance of the purposes set forth in MGL c. 44, § 55C, are as follows:

(1) To accept and receive property, whether real or personal, by gift, grant, contribution, devise, or transfer from any person, firm, corporation or other public or private entity, including without limitation money, grants of funds or other property tendered to the Trust in connection with provisions of any ordinance or any general or special law or any other source, including money from MGL c. 44B; provided, however, that any such money received from Chapter 44B shall be used exclusively for community housing and shall remain subject to all the rules, regulations and limitations of that chapter when expended by the Trust, and such funds shall be accounted for separately by the Trust; and provided further, that at the end of each fiscal year, the Trust shall ensure that all expenditures of funds received from said Chapter 44B are reported to the Watertown Community Preservation Committee for inclusion in the community preservation initiatives report, form CP-3, to the Massachusetts Department of Revenue;

(2) To purchase and retain real or personal property, including without restriction investments that yield a high rate of income or no income;

(3) To sell, lease, exchange, transfer or convey any personal, mixed, or real property at public auction or by private contract for such consideration and on such terms as to credit or otherwise, and to make such contracts and enter into such undertaking relative to Trust property as the Board deems advisable, notwithstanding the length of any such lease or contract;

(4) To execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases, grant agreements and other instruments sealed or unsealed, necessary, proper, or incident to any transaction in which the Board engages for the accomplishment of the purposes of the Trust;

(5) To employ advisors and agents, such as accountants, appraisers, and lawyers, as the Trustees deem necessary;

(6) To pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the Board deems advisable;

- (7) To apportion receipts and charges between incomes and principal as the Board deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation depletion or otherwise;
- (8) To participate or join or form a partnership, corporation or any other legally organized entity to accomplish the purposes of this Trust and to participate in any reorganization, recapitalization, merger or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person;
- (9) To deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the Board may deem proper and to pay, out of Trust property, such portion of expenses and compensation of such committee as the Trustees may deem necessary and appropriate;
- (10) To carry property for accounting purposes other than acquisition date values;
- (11) To borrow money on such terms and conditions and from such sources as the Trustees deem advisable, to mortgage and pledge trust assets as collateral;
- (12) To make distributions or divisions of principal in kind;
- (13) To comprise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor of or against the Trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, and subject to the provisions of MGL c. 44, § 55C, to continue to hold the same for such period of time as the Board may deem appropriate;
- (14) To manage or improve real property; and to abandon any property which the Board determines not to be worth retaining;
- (15) To hold all or part of the Trust property uninvested for such purposes and for such time as the Trustees may deem appropriate;
- (16) To extend the time for payment of any obligation to the Trust;
- (17) To compensate the City for services provided as authorized by the City Manager and in accordance with applicable laws, including, but not limited to, dedicated staff to the Board, engineering support for project specific activities, and other City services, as requested by the Board to the City Manager;
- (18) To administer certain affordable housing accounts held by the City, including the WestMetro HOME Consortium and the Community Development Block Grant;

(19) To perform such other duties and responsibilities as the City Council may direct by ordinance, including, but not limited to, reviewing development applications which have or propose affordable housing units.

(B) Limitations. Neither the Board of Trustees nor any Trustee, agent or officer of the Trust shall have the authority to bind the City, except in the manner specifically authorized herein. Any debt incurred by the Trust shall not constitute a pledge of the full faith and credit of the City of Watertown, and all documents related to any debt shall contain a statement that the holder of any such debt shall have no recourse against the City of Watertown, with an acknowledgement of said statement by the holder.

§37-06 MEETINGS OF THE TRUSTEES

(A) Meetings. The Trust shall meet at least quarterly at a time and place as the Board shall determine. Notice of all meetings shall comply with the provisions of the Open Meeting Law, MGL c. 30A, §§ 18-25. A quorum at any meeting shall be a majority of the Trustees then serving. Meetings shall be scheduled by the Chair. Special meetings may be called by the Chair or by any two (2) Trustees.

(B) Officers. The Trustees shall designate a Chair, Vice-Chair, and a Clerk. In the Chair's absence, the Vice-Chair shall preside over the meeting.

§37-07 ACTS OF THE TRUSTEES

Provided that a quorum is present, a majority of Trustees may exercise any or all of the powers of the Trustees hereunder and may execute on behalf of the Trustees any and all instruments with the same effect as though executed by all the Trustees, except that any instrument of amendment under §37-11 shall be conclusive only if signed by all Trustees.

§37-08 LEGAL STATUS OF THE TRUST

(A) Public Employer. The Housing Trust is a public employer, and the members of the Board of Trustees are public employees for purposes of MGL Chapter 258.

(B) Municipal Agency. The Housing Trust shall be deemed a municipal agency and the Trustees shall be deemed as special municipal employees for purposes of MGL Chapter 268A.

(C) Taxes. The Housing Trust is exempt from MGL Chapters 59 and 62, and from any other provisions concerning payment of taxes based upon or measured by property or income imposed by the commonwealth or any political subdivision thereof.

(D) Governmental Body. The Housing Trust is a governmental body for purposes of MGL Chapter 30A, §§ 18-25.

(E) Instrumentality of the City. The Housing Trust is a board of the City of Watertown for purposes of MGL Chapter 30B and MGL Chapter 40, § 15A, but agreements and conveyances between the Trust and agencies, boards, commissions, authorities, departments, and public instrumentalities of the City shall be exempt from said MGL Chapter 30B.

§37-09 FUNDS OF THE TRUST

(A) Funds Paid into the Trust. Notwithstanding any general or special law to the contrary, all monies paid to the Trust in accordance with any zoning ordinance, exaction fee, or private contribution shall be paid directly into the Trust and need not be appropriated or accepted into the Trust. General revenues appropriated into the Trust become Trust property and these funds need not be further appropriated to be expended. All monies remaining in the Trust at the end of any fiscal year, whether or not expended by the Board within one year of the date they were appropriated into the Trust, remain Trust property.

(B) Custodian. The City of Watertown Treasurer/Collector shall be the custodian of the Housing Trust's funds. The Treasurer/Collector shall invest the funds in the manner authorized by state statute. Any income or proceeds received from the investment of funds shall be credited to and become part of the Trust. Expenditures by the Trust shall be processed through the warrant but shall be controlled by the provisions of MGL c. 44, § 55C.

§37-10 REPORTS AND ACCOUNTS OF THE TRUSTEES

(A) Accounts. The books and records of the Trust shall be maintained by the City Treasurer/Collector and audited annually by an independent auditor in accordance with accepted accounting practice. This audit may be part of the annual City audit.

(B) Reporting. The Trustees shall make an annual report to the City. The report shall include a description and source of funds received and expended and the type of affordable housing programs or properties assisted with the funding. Such report shall be sent to the Manager not later than December 31 in each year, and a copy thereof shall be filed with the Department of Community Development and Planning. The Trustees shall also provide the City Council with a copy of the Housing Trust's annual audit.

§37-11 AMENDMENTS

The provisions of this Ordinance may be amended from time to time except as to those provisions specifically required under MGL c. 44, § 55C and/or under City of Watertown ordinances, by an instrument in writing signed by all the Trustees and approved at a meeting called for that purpose, provided that in each case, a certificate of amendment has been recorded with the Registry of Deeds and/or filed with the Land Registration Office.

§37-12 DURATION OF THE TRUST

The Trust shall be of indefinite duration, unless terminated by a majority vote of the City Council in accordance with MGL c.4, § 4B, provided that an instrument of termination together with a certified copy of the City Council vote are duly recorded and/or filed with the Registry. Upon termination of the Trust, subject to the payment of or making provisions for the payment of all obligations and liabilities of the Trust, the net assets of the Trust shall be transferred to the City and held by the City Council for affordable housing purposes. In making any such distribution, the Trustees may, subject to the approval of the City Council, sell all or any portion of the Trust property and distribute the net proceeds thereof or they may distribute any of the assets in kind. The powers of the Trustees shall continue until the affairs of the Trust are concluded.

§37-13 DECLARATION OF TRUST

The Trustees are authorized to execute a Declaration of Trust and Certificates of Trust for the Watertown Affordable Housing Trust, consistent with MGL c. 44, § 55C and this ordinance to be recorded with the Middlesex South District Registry of Deeds and filed with the Middlesex South Registry District of the Land Court.


S:AWP 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 roll call vote of for, against, and present on November 23, 2021.


Marilyn W. Pronovost, Council Clerk


Mark S. Sideris, Council President
S:AWP



Watertown City Council

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

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Caroline Bays
Councilor At Large

Anthony J. Donato,
Councilor At Large

John G. Gannon
Councilor At Large

Anthony Palomba,
Councilor At Large

Angeline B. Kounelis,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo
District D Councilor

ORDINANCE # 90

2021-O-90

AN ORDER DISSLOVING THE WATERTOWN HOUSING PARTNERSHIP

WHEREAS: Safe, healthy, and financially affordable housing is a critical need within the City of Watertown and throughout the Greater Boston region; and

WHEREAS: The Housing Plan adopted by the City of Watertown in March 2021 documented the need to create and preserve more affordable housing within the City; and

WHEREAS: The Watertown Housing Partnership has led the City's efforts to create affordable housing and has earned the community's appreciation for its hard work and key role in the progress the City has achieved; and

WHEREAS: The Watertown Housing Partnership recommended the formation of a municipal affordable housing trust under MGL c. 44, § 55C, as a logical next step in Watertown's efforts; and

WHEREAS: The Watertown Affordable Housing Trust (the "Trust") has been established in accordance with MGL c. 44, § 55C; and

WHEREAS: It is the intent of this Order to dissolve the Watertown Housing Partnership and to transfer its powers and duties to the Watertown Affordable Housing Trust.

NOW, THEREFORE THE CITY WATERTOWN ORDERS AS FOLLOWS:

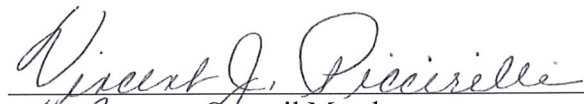
TRANSFER OF RESPONSIBILITIES FROM THE WATERTOWN HOUSING PARTNERSHIP

All responsibilities of the Watertown Housing Partnership shall be transferred to the Trust upon the recording of an executed declaration of trust at the registry of deeds. Said responsibilities include its administration of certain affordable housing accounts held by the City or the WestMetro HOME Consortium, its role as an

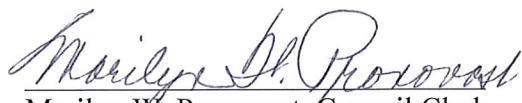
advisor to the Planning Board, Zoning Board of Appeals, City Manager and City Council with respect to housing matters and inclusionary zoning (Section 5.07), and its overall role in promoting the creation and preservation of affordable housing. Within 10 days after said recording of the Trust instrument, the Watertown Housing Partnership shall dissolve and terminate. After the Watertown Housing Partnership is dissolved, all references to the Partnership in Ordinances, including Section 5.07 of the Zoning Ordinance, shall mean the Trust.

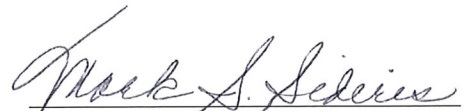
ADMINISTRATION OF AFFORDABLE HOUSING ACCOUNTS

The Trust is hereby authorized to control the following accounts held by the City Treasurer: The Affordable Housing Fund established to accept payments in lieu of the provision of inclusionary units; and the Community Development Block Grant account established for program income earned by the City in connection with home buyer and homeowner assistance. The Trust is hereby authorized to requisition and use funds held by the WestMetro HOME Consortium as program income earned by the City in connection with past HOME projects. The City shall continue to have the authority to requisition and use funds designated by the U.S. Department of Housing and Urban Development as the City's annual HOME allocation.


S/JHP 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 roll call vote of for, against, and present on November 23, 2021.


Marilyn W. Pronovost, Council Clerk


S/JHP Mark S. Sideris, Council President

TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 23, 2021

	YES	NO	PRESENT
LISA J. FELTNER	___X___	_____	_____
JOHN G. GANNON	___X___	_____	_____
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI, JR.	___X___	_____	_____
EMILY IZZO	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO APPROVE A LOAN ORDER AUTHORIZING THE CITY TREASURER, WITH THE APPROVAL OF THE CITY MANAGER, TO BORROW AND/OR EXPEND MONIES IN THE AMOUNT OF \$2,376,000 UNDER M.G.L. C. 44, §7(1) OR PURSUANT TO ANY OTHER ENABLING AUTHORITY FOR THE PURPOSE OF PAYING COSTS OF TOWN-WIDE RADIO INFRASTRUCTURE IMPROVEMENTS, INCLUDING THE ACQUISITION AND INSTALLATION OF RADIO INFRASTRUCTURE AND RELATED UPGRADES AT CITY FACILITIES, THE ACQUISITION OF PORTABLE RADIO EQUIPMENT, AND ALL COSTS INCIDENTAL AND RELATED THERETO AND TO ISSUE BONDS OR NOTES OF THE TOWN THEREFOR. ANY PREMIUM RECEIVED UPON THE SALE OF ANY BONDS OR NOTES APPROVED BY THIS ORDER, LESS ANY SUCH PREMIUM APPLIED TO THE PAYMENT OF THE COSTS OF ISSUANCE OF SUCH BONDS OR NOTES, MAY BE APPLIED TO THE PAYMENT OF COSTS APPROVED BY THIS ORDER IN ACCORDANCE WITH M.G.L. C.44, §20, THEREBY REDUCING THE AMOUNT AUTHORIZED TO BE BORROWED TO PAY SUCH COSTS BY A LIKE AMOUNT



Watertown City Council

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

ELECTED OFFICIALS:

Mark S. Sideris,
Council President

ORDER # 91

2021 – O – 91

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

ORDER TO APPROVE THE BORROWING OF FUNDS TO PAY COSTS OF CITY-WIDE RADIO INFRASTRUCTURE IMPROVEMENTS

Caroline Bays,
Councilor At Large

Anthony Donato,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

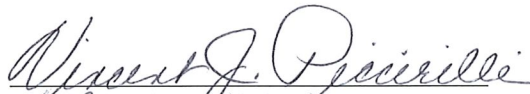
Angeline B. Kounelis,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo
District D Councilor

ORDERED: That the sum of \$2,376,000 is appropriated to pay costs of City-wide radio infrastructure improvements, including the acquisition and installation of radio infrastructure and related upgrades at City facilities, and all costs incidental and related thereto; that to meet this appropriation, the City Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; and that any premium received upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of the costs approved by this order in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

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


5:14WP Council Member

I hereby certify that at a regular meeting of the Town Council for which a quorum was present, the above Order was adopted by a vote of 9 for, 0 against, and 0 present on November 23, 2021.


Marilyn W. Pronovost, Council Clerk


Mark S. Sideris, Council President
5:14WP

**TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 23, 2021**

	YES	NO	PRESENT
JOHN G. GANNON	___X___	_____	_____
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI, JR.	___X___	_____	_____
EMILY IZZO	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO AUTHORIZE THE ACCEPTANCE AND EXPENDITURE OF GIFTS OF FUNDS IN THE AMOUNT OF \$33,816 TO THE WATERTOWN FOOD PANTRY FROM 187 DONORS SINCE MAY 17, 2021



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

Anthony Donato,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Angeline B. Kounelis,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor

RESOLUTION # 92

2021 – R – 92

RESOLUTION APPROVING THE ACCEPTANCE AND EXPENDITURE OF GIFT OF FUNDS

WHEREAS: From time to time, this community is the beneficiary of a gift donated towards improving the quality and spirit of its inhabitants lives; and

WHEREAS: The Watertown Food Pantry continues to receive generous support of both food and cash donations from various individuals, groups, businesses, and foundations in response to the COVID-19 pandemic; and

WHEREAS: Total cash gifts of \$33,816 were received from 187 donors from various individuals, groups, businesses, and foundations from May 17, 2021 – October 28, 2021; and

WHEREAS: Donations of \$1,000 or more are as follows:

\$1,200	Josh and Robin Cohen
\$1,205	Mary Barry Cookbook Fundraiser
\$1,500	Watertown Commission on Disabilities
\$3,000	Payson Park Church of Belmont
\$3,212	Gerry Missal/Project Bread Walk for Hunger
\$5,000	Italian American Social Club

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

Council Member

I hereby certify that at a Meeting of the Town Council for which a quorum was present, the above Resolution was adopted by a vote of 9 for, 0 against, 0 present on November 23, 2021.

Marilyn W. Pronovost, Council Clerk

Mark S. Sideris, Council President

TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 23, 2021

	YES	NO	PRESENT
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI	___X___	_____	_____
EMILY IZZO	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
JOHN G. GANNON	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO ACCEPT THE BUDGET AND FISCAL OVERSIGHT REPORT REGARDING THE REVIEW AND RECOMMENDATIONS OF THE FISCAL YEAR 2023 BUDGET POLICY GUIDELINES

**TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 23, 2021**

	YES	NO	PRESENT
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI, JR.	___X___	_____	_____
EMILY IZZO	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
JOHN G. GANNON	___X___	_____	_____
ANGELINE B. KOUNELIS	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO ADOPT THE FISCAL YEAR 2023 BUDGET POLICY GUIDELINES AS DRAFTED

FY2023 Budget Policy Guidelines, Ranked By Priority December 2, 2021

	Bays	Donato	Feltnr	Gannon	Kounelis	Palomba	Piccirilli	Sideris	Izzo	Composite
I. COST-SAVINGS/REVENUES										
I. A. Continue to proceed with the guidelines of the Strategic Framework for Economic Development, with the long-term goal to promote a diversified and growing tax base.	1	1	2	3	1	4	1	1	1	1.7
I. B. Continue pursuing mitigation monies and/or other measures for larger scale projects.	2	2	1	1	3	1	2	2	2	1.8
I. C. Consider filing additional applications to all applicable federal and Commonwealth programs and grants, including, but not limited to, the Commonwealth's Community Compact program, the Municipal Vulnerability Preparedness program, the Green Communities program, the Housing Choice program and the Community Oriented Policing Services (COPS) grant.	4	3	3	2	2	2	3	3	3	2.8
I. D. Actively seek Payment In Lieu Of Taxes (PILOT) agreements with each non-profit organization owning or purchasing property in Watertown.	3	4	4	4	4	3	4	4	4	3.8

	Bays	Donato	Feltnr	Gannon	Kounelis	Palomba	Piccirilli	Sideris	Izzo	Composite
II. PROGRAM ENHANCEMENTS/EXPENDITURES										
II. A. Continue support for Building for the Future Initiative funding in collaboration with the School Building Committee, for the Three Elementary Schools project, and for the MSBA High School project, without debt exclusion funding	1	1	1	1	1	12	1	2	1	2.3
II. B. Continue to work collaboratively with the Watertown Public Schools to develop a comprehensive multi-year educational budget that assures sustainable funding for our schools and the successful education of our children, and seek to accommodate a FY23 Education appropriation that will provide level-service funding for our schools.	2	2	2	2	2	11	2	1	2	2.9
II. C. Improve the operational efficiency, flexibility, and capacity of the Public Works Department to meet the Town's growing needs to manage contractors, respond to work order requests, oversee development projects, plan and implement infrastructure improvements, improve communications to residents about road construction, comply with the MassDEP 2030 Solid Waste Management Plan, and maintain complete streets infrastructure. Consider what technology platforms are needed to support the Department.	7	4	3	4	3	3	3	3	3	3.7
II. F. Update the five year plan and funding schedule for the integrated improvements of the Town's streets and sidewalks, water-sewer-stormwater infrastructure, and underground utilities. The plan should show status of ongoing projects, identify future projects including those with no funding source, identify sources of stormwater and sewage outflow to the Charles River, and coordination with water-sewer-stormwater projects and underground utility projects.	4	9	5	5	4	4	5	4	6	5.1
II. D. With the creation of the Acquisition of Land/Open Space Stabilization Fund, continue working on plans with the Town Council to meet the identified and ongoing need for acquisition of land for open space and recreational use; including proposals submitted to the Community Preservation Committee.	3	5	4	3	5	6	7	10	4	5.2
II. E. Continue to work with the Watertown Transportation Management Association to identify sustainable sources of funding, including tax revenue if needed, for the shuttle bus program in Watertown.	8	6	10	9	7	5	6	9	5	7.2
II. L. Hire a management consultant to review the structural operations of the Personnel Department and to make recommendations for improvements, including issues of Diversity, Equity, and Inclusion.	5	10	9	6	12	1	4	7	12	7.3

FY2023 Budget Policy Guidelines, Ranked By Priority December 2, 2021

II. G. Continue to develop an evolving comprehensive IT master plan to ensure Watertown's commitment to government technology leadership remains strong, including but not limited to implementing the remaining recommendations of the Town-wide Information Technology Assessment.	9	7	6	7	6	9	8	8	7	7.4
II. I. Continue to enhance the capabilities of the Department of Community Development and Planning by adding resources and/or redeploying existing resources.	10	3	8	11	9	7	11	5	9	8.1
II. H. Continue to enhance the capabilities of the Department of Public Works Forestry Department by adding resources and/or redeploying additional resources for improving Watertown's public shade trees and increasing the Town's overall tree canopy by: (1) Developing a robust data collection process for public shade trees in Watertown, and (2) Analyzing the data to determine an action plan and to seek collaboration and partnership opportunities with community groups such as Trees for Watertown.	6	11	7	8	11	8	9	6	8	8.2
II. K. Finalize re-use of the former north branch library, and the former police station.	12	8	11	12	10	2	10	12	11	9.8
II. J. Based on final Town Council policy direction, develop a budgetary plan to meet the identified need for DPW staging space.	11	12	12	10	8	10	12	11	10	10.7

Watertown's FY2023 Budget Policy Guidelines

As Approved and Ranked by the City Council

November 23, 2021

The City Council is adopting these budget policy guidelines pursuant to Section 5-1 of the Watertown Home Rule Charter. Based on these guidelines, the City Manager will develop budgetary goals and the City budget for Fiscal Year 2023. *Watertown's Ongoing Budget Policy Guidelines* Resolution 2012-72, *Amending Watertown's Ongoing Budget Policy Guidelines* Resolution 2017-84 and *Watertown's Ongoing Capital Project Budget Guidelines* Resolution 2013-76 are hereby incorporated by reference.

I. COST-SAVINGS/REVENUES

Note: The items in this section were ranked in order of priority by the City Council on December 2

The City Council believes that identification of cost savings and/or new revenues should be a precondition to additional expenditures. To this end, in developing the FY23 budget, the City Manager should:

- A. Continue to proceed with the guidelines of the Strategic Framework for Economic Development, with the long-term goal to promote a diversified and growing tax base.
- B. Continue pursuing mitigation monies and/or other measures for larger scale projects.
- C. Consider filing additional applications to all applicable federal and Commonwealth programs and grants, including, but not limited to, the Commonwealth's Community Compact program, the Municipal Vulnerability Preparedness program, the Green Communities program, the Housing Choice program and the Community Oriented Policing Services (COPS) grant.
- D. Actively seek Payment In Lieu Of Taxes (PILOT) agreements with each non-profit organization owning or purchasing property in Watertown.

II. PROGRAM ENHANCEMENTS/EXPENDITURES

Note: The items in this section were ranked in order of priority by the City Council on December 2

To the extent that resources allow, in light of the financial policies stated above, and adhering to the principle of first identifying cost-savings and/or new revenue, the following program enhancements and, if necessary, new expenditures should receive priority in the FY23 budget. Education program enhancements and expenditures should be considered subsequently in light of the recommendations of the School Committee.

- A. Continue support for Building for the Future Initiative funding in collaboration with the School Building Committee, for the Three Elementary Schools project, and for the MSBA High School project, without debt exclusion funding.
- B. Continue to work collaboratively with the Watertown Public Schools to develop a comprehensive multi-year educational budget that assures sustainable funding for our schools and the successful education of our children, and seek to accommodate a FY23 Education appropriation that will provide level-service funding for our schools.
- C. Improve the operational efficiency, flexibility, and capacity of the Public Works Department to meet the City's growing needs to manage contractors, respond to work order requests, oversee development projects, plan and implement infrastructure improvements, improve communications to residents about road construction, comply with the MassDEP 2030 Solid Waste Management Plan, and maintain complete streets infrastructure. Consider what technology platforms are needed to support the Department.
- D. Update the five year plan and funding schedule for the integrated improvements of the City's streets and sidewalks, water-sewer-stormwater infrastructure, and underground utilities. The plan should show status of ongoing projects, identify future projects including those with no funding source, identify sources of stormwater and sewage outflow to the Charles River, and coordination with water-sewer-stormwater projects and underground utility projects.
- E. With the creation of the Acquisition of Land/Open Space Stabilization Fund, continue working on plans with the City Council to meet the identified and ongoing need for acquisition of land for open space and recreational use; including proposals submitted to the Community Preservation Committee.
- F. Continue to work with the Watertown Transportation Management Association to identify sustainable sources of funding, including tax revenue if needed, for the shuttle bus program in Watertown.
- G. Hire a management consultant to review the structural operations of the Personnel Department and to make recommendations for improvements, including issues of Diversity, Equity, and Inclusion.

Watertown's FY2023 Budget Policy Guidelines as Approved and Ranked

- H. Continue to develop an evolving comprehensive IT master plan to ensure Watertown's commitment to government technology leadership remains strong, including but not limited to implementing the remaining recommendations of the City-wide Information Technology Assessment.
- I. Continue to enhance the capabilities of the Department of Community Development and Planning by adding resources and/or redeploying existing resources.
- J. Continue to enhance the capabilities of the Department of Public Works Forestry Department by adding resources and/or redeploying additional resources for improving Watertown's public shade trees and increasing the City's overall tree canopy by: (1) Developing a robust data collection process for public shade trees in Watertown, and (2) Analyzing the data to determine an action plan and to seek collaboration and partnership opportunities with community groups such as Trees for Watertown.
- K. Finalize re-use of the former north branch library, and the former police station.
- L. Based on final City Council policy direction, develop a budgetary plan to meet the identified need for DPW staging space.



Watertown Town Council

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

ELECTED OFFICIALS:

Mark S. Sideris,
Council President

Stephen P. Corbett,
Vice President

John A. Donohue,
Councilor At Large

Susan G. Falkoff,
Councilor At Large

Anthony Palomba,
Councilor At Large

Angeline B. Kounelis,
District A Councilor

Cecilia Lenk,
District B Councilor

Vincent J. Piccirilli, Jr.,
District C Councilor

Kenneth M. Woodland
District D Councilor

Resolution# 2012- 72

Resolution: Watertown's Ongoing Budget Policy Guidelines

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

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

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

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

I. FINANCIAL POLICIES

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

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

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

II. ONGOING BUDGET PRACTICES

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

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

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

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

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

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

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

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

III. BUDGET AND FINANCIAL MONITORING

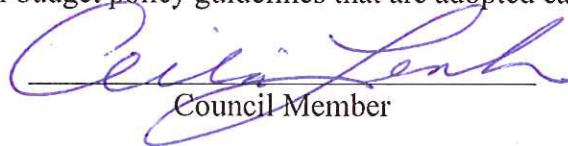
A. In order to improve its ability to monitor the implementation of the Town budget, the Town Council will receive quarterly reports on the revenues and expenditures during the fiscal year.

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

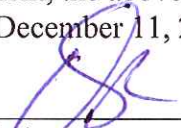
C. An early-warning system will be used to alert the Town Council if revenues fall below projections.

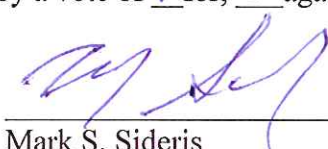
D. The Town Council will receive quarterly updates on progress in addressing the recommendations in the annual audit report.

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


Council Member

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


Valerie Papas
Council Clerk


Mark S. Sideris
Council President



Watertown Town Council

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

ELECTED OFFICIALS:

Resolution# 2013- 76

Mark S. Sideris,
Council President

Stephen P. Corbett,
Vice President

John A. Donohue,
Councilor At Large

Susan G. Falkoff,
Councilor At Large

Anthony Palomba,
Councilor At Large

Angeline B. Kounellis,
District A Councilor

Cecilia Lenk,
District B Councilor

Vincent J. Piccirilli, Jr.,
District C Councilor

Kenneth M. Woodland
District D Councilor

Resolution: Watertown's Ongoing Capital Project Budget Guidelines

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

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

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

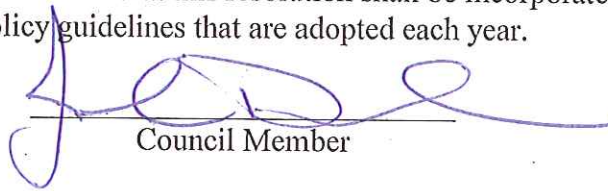
NOW THEREFORE BE IT RESOLVED that the Town Council of the City known as the Town of Watertown hereby establishes the following recommendations on capital projects as permanent budget policy guidance, to be followed annually:

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

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

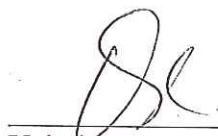
role to protect the value of these investments to insure that maximum life is obtained from the new surfaces.

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

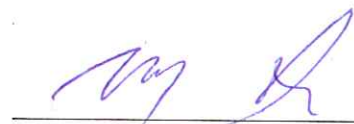


Council Member

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



Valerie Papas, Council Clerk



Mark S. Sideris, Council President



Watertown Town Council

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

ELECTED
OFFICIALS:

Resolution # 84

2017- R - 84

Mark S. Sideris,
Council President

Vincent J. Piccirilli, Jr.,
Vice President

Michael F. Dattoli,
Councilor At Large

Aaron P. Dushku,
Councilor At Large

Susan G. Falkoff,
Councilor At Large

Anthony Palomba,
Councilor At Large

Angeline B. Kounelis,
District A Councilor

Lisa J. Feltner,
District B Councilor

Kenneth M. Woodland,
District D Councilor

RESOLUTION: AMENDING WATERTOWN'S ONGOING BUDGET POLICY GUIDELINES

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

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

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

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

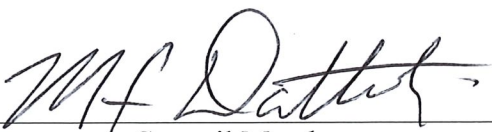
WHEREAS the Town of Watertown wants a "strong" position for its financial management policies to get the most favorable rates when going to the bond market for such capital expenditures.

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

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

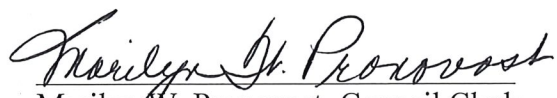
I. B. Capital Expenditures: In order to maintain and improve its infrastructure, facilities, and equipment, the Town should seek to make annual capital expenditures (including debt and exclusive of the school Building for the Future Initiative funding and enterprise funds) equal to at least 7.5-8% of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

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



Council Member

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



Marilyn W. Pronovost, Council Clerk



Mark S. Sideris, Council President

**TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 23, 2021**

	YES	NO	PRESENT
VINCENT J. PICCIRILLI	___X___	_____	_____
EMILY IZZO	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
JOHN G. GANNON	___X___	_____	_____
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO ADOPT THE COMMITTEE ON HUMAN SERVICES REPORT REGARDING THE
UNMET PUBLIC HEALTH NEEDS

**TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 23, 2021**

	YES	NO	PRESENT
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
ANTHONY J. DONATO	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
ANGELINE B. KOUNELIS	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

MOTION TO AMEND THE MOTION REGARDING A NEEDS ASSESSMENT STUDY TO READ
THAT THE CITY COUNCIL INSTRUCTS THE CITY MANAGER TO CREATE AN RFP FOR A
COMPREHENSIVE CITY-WIDE PUBLIC HEALTH AND HUMAN SERVICE NEEDS ASSESSMENT

**TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 23, 2021**

	YES	NO	PRESENT
CAROLINE BAYS	___X___	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
JOHN G. GANNON	___X___	_____	_____
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI	___X___	_____	_____
EMILY IZZO	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION INSTRUCTING THE CITY MANAGER TO CREATE AN RFP FOR A COMPREHENSIVE CITY-WIDE PUBLIC HEALTH AND HUMAN SERVICE NEEDS ASSESSMENT

**TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 23, 2021**

	YES	NO	PRESENT
LISA J. FELTNER	___X___	_____	_____
JOHN G. GANNON	___X___	_____	_____
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI, JR.	___X___	_____	_____
EMILY IZZO	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO ACCEPT THE COMMITTEE ON PUBLIC WORKS REPORT REGARDING THE
REVIEW AND RECOMMENDATIONS OF THE 2022 LOCAL ROAD CONSTRUCTION
PROGRAM

**TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 23, 2021**

	YES	NO	PRESENT
JOHN G. GANNON	___X___	_____	_____
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI, JR.	___X___	_____	_____
EMILY IZZO	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO APPROVE THE RECOMMENDATIONS BY THE DEPARTMENT OF PUBLIC WORKS FOR THE ROAD RECONSTRUCTION PROGRAM WHICH INCLUDES BOYLSTON STREET (FAIRFIELD STREET TO PORTER STREET), CHESTER STREET, LOCKE STREET, AND CHAPMAN STREET (MAIN STREET TO HIGHLAND AVENUE) AND THE RECOMMENDATIONS FOR THE LONG STREET AND CONNECTOR PROGRAM WHICH INCLUDES HIGHLAND AVENUE, MORSE STREET, AND FIFTH AVENUE

**TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 23, 2021**

	YES	NO	PRESENT
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI	___X___	_____	_____
EMILY IZZO	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
JOHN G. GANNON	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO RECOMMEND AN INCREASE IN THE 5-YEAR CAPITAL IMPROVEMENT PROGRAM TO ACCELERATE ROAD AND SIDEWALK REPAIRS AND TO ACCOMMODATE PRICE ESCALATIONS AND REQUIRED STORMWATER IMPROVEMENTS

From: [Councilor Tony Palomba](#)
To: [Pronovost, Marilyn](#)
Cc: [Sideris, Mark](#); [Driscoll, Michael](#); [Magoon, Steve](#); [Smith, Earl](#)
Subject: Request for Information
Date: Wednesday, November 24, 2021 6:15:33 PM

Hi Marilyn,

Per the City Council Rules, here is my Request for Information from the City Council meeting on Tuesday, November 23, 2021.

Please provide a list of all development projects for the last five years up to the present that are more than 10,000 square feet or more than 6 units that are completed, under construction, permitted, in the process of being permitted, or under consideration by the Department of Community Development and Planning. Please include the following:

- 1) Name of development
- 2) Address
- 3) Size in square feet or number of units
- 4) Stated use

I have also included here the Request for Information from the City Council meeting held on Tuesday November 9, 2021.

Please explain what would be needed for the City to offer Watertown taxpayers the property tax exemptions for solar power systems, wind powered systems, fuel cell powered systems, and storage systems as announced in Informational Guideline Release (IGR) 2021-24 by the Division of Local Services on Monday, October 26, 2021.

Per the new Charter, Requests for Information and the response for the Administration are to be posted on the Town Council's webpage. I know that there are still a lot of details to be worked out, but I wanted to have the two requests available for posting.

Thanks,
Tony

--

Tony Palomba (he/him/his)
Councilor At-Large
781-664-3525 - cell

[Email](#)
[Email](#)
[Website](#)
[Facebook](#)
[Twitter](#)
[Instagram](#)

Please be aware that the Secretary of State's office has determined that most e-mails are public records subject to the provisions of Massachusetts General Laws Chapter. 66, sec. 10, the Public Records Law, and therefore may not be confidential.

Response to Councilor Palomba's Request for Information - November 23, 2021

Development Name	Address	Project Description	Project Type	Approved year	Status: Completed, construction, planning, projected	Year of Completion (estimated or actual)	Project Site Area (acres)	Total Housing Units	Commer- cial Square Feet
Arranta Bio	650 Pleasant St	Reuse with interior fit out. Special permit granted but not exercised, with by-right option completed instead	Lab/office	2020	Complete	2021	3.25 acres	0	23,910
The Beacon	101 N. Beacon St	Redevelopment for residential multi-family development	Residential	2019	Complete	2021	.73 acres	28	
Arsenal on the Charles	311 Arsenal Street	Reuse and additional development of 29 acres to permit 227,225 sf in new bldgs and site plan changes	Predominantly lab/office with retail and nonprofit uses.	2016 Master Plan; amended 2021	Under construction	950,000 sf office/lab/retail completed. Garage completed in 2018 (1,623 spaces). Site improvements underway for newly-permitted bldgs., likely 2024.	29 acres of the Watertown Arsenal, which was over 100 acres when in operation	0	769,123
Arsenal Yards	485 Arsenal Street	Reuse and redevelopment of an existing mall and parking lot	Mixed use: retail, residential, hotel, laboratory	2017 Master Plan; amendments & site plan approvals 2017 thru 2021	All phases completed or under construction; 52,847 sf complete before Master Plan	2021, except 100 & 500 Forge lab/office bldgs likely 2023	23 acres Part of the Watertown Arsenal	302	1,177,225
Watermills	330-350 Pleasant Street	2 new mixed-use residential buildngs with 18,445 sqft of commercial	Mixed Use	2017	Temp CO	2022	3 lots. 2.295 acres	99	18,445
The Aver	385 Pleasant Street	Redevelopment of an existing building and 3 new residential buildings on 3 parcels	Mixed Use	2018	Temp CO or under construction	2022	1.81 acres	53	12,000
101 Morse St	101 Morse St	Redevelopment of a commercial school to residential multi-family	Residential	2019	Under construction	2022	.72 acres	36	

66 Galen St	66 Galen St	Redevelopment of a former car dealership, gas station, car service, two-family.	Lab/office	2021	Under construction	2023	2.5 acres	0	197,837
580 Pleasant St	580 Pleasant St	Reuse with new mechanical penthouse and reconfigured lot	Lab/office	2021	Under construction	2022	5.7 acres	0	165,760
85 Walnut St	85 Walnut St	Redevelopment of R&D light industrial site with new construction	Lab/office	2020	Under construction	2022	4.925 acres	0	213,500
166 Main St	166 Main St	Rental development, with ground floor retail	Residential	2020	Site work to begin in 2022	2023	.376 acres	34	1,050
705 Mt Auburn/64 Grove St	705 Mt Auburn/64 Grove St	Conversion of former Tufts Health Plan headquarters with the construction of a new annex	Lab/office	2021	Interior demo permit issued 12/14/21 for 705; permit issued for cosmetic work in parking garage 10/6/21	2023	13.35 acres	0	536,370
99 Coolidge St	99 Coolidge St	Redevelopment of tennis club site for lab/office and garage	Lab/office	2021	Site work started	2023	4.425 acres	0	255,000
64 Pleasant St	64 Pleasant St	Conversion former mill/Sasaki complex to lab/office	Lab/office	2021	Building permit issued for remodel/renovation 10/6/21	2023	2.6 acres	0	97,000
23 Elm St	23 Elm St	Redevelopment of commercial site	Lab/office	2021	No building permit application filed yet	No estimate	1.075 acres	0	69,319
202 Arsenal St	202 Arsenal St	New construction office and lab to replace previously	Lab/office	2020	Under appeal	No estimate	.921 acres	0	87,332

TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 23, 2021

	YES	NO	PRESENT
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI, JR.	___X___	_____	_____
EMILY IZZO	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
JOHN G. GANNON	___X___	_____	_____
ANGELINE B. KOUNELIS	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTIOIN TO ADJOURN MEETING AT 9:54 P.M.