



Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470

CITY COUNCIL MEETING

TUESDAY, JUNE 27, 2023, 6:00 P.M.

RICHARD E. MASTRANGELO COUNCIL CHAMBER

ADMINISTRATION BUILDING, 149 MAIN STREET

MINUTES

ACCESS INFORMATION:

A. This meeting will be held on June 27, 2023 at 6:00 PM in the Richard E. Mastrangelo Council Chamber

B. The meeting will be televised through WCATV (Watertown Cable Access Television):

<http://vodwcatv.org/CablecastPublicSite/?channel=3>

C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92991331344>

D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 929 9133 1344

E. Public may comment through email: vpiccirilli@watertown-ma.gov

F. Please Visit the City Council Website here: <https://www.watertown-ma.gov/350/City-Council>

1. ROLL CALL

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

2. EXECUTIVE SESSION – 6:00 P.M.

- A. Pursuant to G.L. c. 30A, §21(a)(3) to Discuss Strategy with Respect to Collective Bargaining as an Open Meeting May Have a Detrimental Effect on the City's

Bargaining Position and the Chair so Declares - DPW Union, Watertown Municipal Employees Union, Library Union, Fire Union, Police Patrol Union, and Police Supervisors Union.

- B. Pursuant to G.L. c. 30A, §21(a)(3) to Discuss Strategy with Respect to Litigation as an Open Meeting May Have a Detrimental Effect on the City's Litigating Position and the Chair so Declares –

Ahern v. City of Watertown, Middlesex Superior Court, Docket No. 2181CV500
City of Watertown by and through its Board of Health v. Phyllis Falco, Northeast Housing Court, Docket No. 23H77CV000041

Town of Watertown, By and Through Its Board of Health v. Jill C. Smith et al., Northeast Housing Court, Docket No. 22H77CV000240

Jonathan Bloch, et al. v. Watertown Zoning Board of Appeals, et al., Land Court Docket Nos. 16 MISC 000124 and 19 MISC 000249

Kaveh Abdi and Kambiz Abdi v. Watertown Zoning Board of Appeals, et al., Middlesex Superior Court, Docket No. 2081-00187

City of Watertown by and through its Board of Health v. Thomas B. Biondo, Northeast Housing Court, Docket No. 23H77CV000114

City of Watertown by and through its Board of Health v. MVP Investments, LLC, Northeast Housing Court

MacIver v. City of Watertown by and through its Board of Health, Waltham District Court, Docket No. 2351CV000139

Town of Watertown, through its Board of Health v. Saplyko, Trustee of 777 Mount Auburn Realty Trust, Northeast Housing Court, Docket No. 21H77CV000169

The Oakley Country Club v. Watertown Zoning Board of Appeals, Land Court, Docket No. 19MISC000466

Pobeda RT II, LLC v. Watertown Zoning Board of Appeals, Middlesex Superior Court, Docket No. 2181CV000057

61 Bigelow Avenue, LLC v. City of Watertown et al., Middlesex Superior Court, Docket No. 2381CV01837

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

The motion to go into Executive Session passed unanimously in a Roll Call Vote.

3. RETURN FROM EXECUTIVE SESSION 7:00 P.M.

4. PLEDGE OF ALLEGIANCE

5. PUBLIC FORUM

There was no member of the public that participated in the forum.

6. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS

There were no minutes of previous meetings available.

7. PRESIDENT'S REPORT

- A. A Request to Confirm Marcum LLP to Conduct the Fiscal Year 2022 and Fiscal Year 2023 Audits.

City Auditor Langan stated that the City Council needs to confirm audits being conducted by an outside firm, and so she made a request to confirm Marcum LLP to conduct the FY2022 and FY2023 audits. City Auditor Langan recognized that the city has been a little bit behind with regards to conducting audits, and in an effort to catch up, she would like to get these two years confirmed and conducted. Afterward that, she believes she would issue a request for proposal for the FY2024 audit going forward in efforts to keep pace. She went on to clarify that Marcum LLP is the same firm as Melanson (a firm that had previously conducted audits) just now with a different name.

Councilor Piccirilli moved to approve the confirmation of Marcum LLP to conduct the FY2022 and FY2023 audits and Councilor Feltner seconded.

The motion was approved unanimously in a Voice Vote.

8. PUBLIC HEARINGS

- A. Public Hearing and Vote on a Proposed Order Establishing Water and Sewer Rates and Charges for Fiscal Year 2024.

City Manager Proakis presented the request for new increased rates for water and sewer - water rate increase of 5.5% and sewer rate increase of 6% to be applied in FY2024. He also presented a memo from Abram's Group, a group that has worked with the city in this regard in the past, which stated their analysis on the matter. He pointed out that the water rate increase figures in the request are lower than what had been projected the previous year, while the sewer rate increase was higher than previously projected. City Manager Proakis went on to say that the request does not include the use of ARPA funding at this time. If ARPA funds were made available, then they would lower both the water and sewer rate increase from 5.5% to 3%, with 3% increases each of the next few following years.

Superintendent St. Louis thank City Manager Proakis for presenting the request in such depth, and he stated that the DPW is continuing to perform multiple infrastructure projects that in the long run will reduce rates due to the reparative nature of the projects (reducing leaks/old pipes etc.).

President Sideris opened the public hearing for comment.

Elodia Thomas – 67 Marion Road – Stated that lowering the rates would benefit everyone in the community from homeowners and renters to businesses.

Councilor Piccirilli moved to approve the water and sewer rates increase and Councilor

Gannon seconded.

Discussion ensued.

Councilor Feltner asked for clarification on the timing of when rates would be in effect, and how ARPA funding would play out if the city decided to use them.

Superintendent St. Louis clarified that if this request was approved that the new rates would be in effect July 1, 2023, and if ARPA funds were allocated to fund capital projects, DPW would look for a set date in December or January to lower the rates.

Councilor Feltner followed up by stating that she found the rates to be rather alarming. She recognized that while the decision of using ARPA funds would not be voted on tonight, that she would be in favor of it going forward.

Councilor Palomba asked for confirmation of his understanding that the rise in rates would equal roughly \$17 per quarter or \$68 per year per resident.

Superintendent St. Louis confirmed that those numbers were correct for the average household use.

President Sideris stated that he shared the same opinion of Councilor Feltner. He also said that many households do not operate under the “average” category. He acknowledged that while he believes they should go forward, they should do so cautiously as this is a significant adjustment the city is asking of the public.

The motion to approve the request of the new water and sewer rates passed unanimously in a Roll Call Vote.

- B. Public Hearing and Vote to Appoint the City Auditor pursuant to Section 2-7(a) of the Watertown City Charter, and establishing the City Auditor's Salary at \$125,000 pursuant to section 2-7(e) of the City of Watertown Charter.

Councilor Piccirilli moved to approve the Ordinance setting the City Auditor's salary at \$125,000 per year and Councilor Feltner seconded.

The Ordinance was approved unanimously in a Roll Call Vote.

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

- Howard Street – To install and maintain approximately 19 linear feet of conduit from utility pole 255/0 to manhole MH10703.
- Westminster Avenue – To install and maintain approximately 20 linear feet of conduit from utility pole 172-1 to Main Street.
- Main Street – To install and maintain approximately 134 linear feet of conduit from Westminster Avenue to manhole MH11286.

This work is necessary to provide electric service to the Moxley Temporary High

School.

President Sideris remarked that there was no representative present from Eversource, and while he would typically chastise them for not being present, he acknowledged the importance of this petition for a grant of location in regards to moving the overall high school project along. He asked Superintendent St. Louis to come forward and present the petition.

Superintendent St. Louis presented the elements of the utility work needed to provide power to the Moxley Temporary High School. He went on to say it was a standard project for a development of this size.

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

The motion to approve the petition for the grant of location passed unanimously in a Voice Vote.

9. COMMITTEE OF THE WHOLE

- A. Public Hearing, Consideration, and Vote on the Reorganization Plan by Administrative Code submitted by the City Manager pursuant to Section 6-2 of the City Charter.

City Manager Proakis presented the Reorganization Plan. He noted that should there have not been a vote on the plan, the plan would still take effect after a certain time, but that he appreciated that the Council put this on the agenda as it better reflected the intention of the rule in the charter. He went on to note that the City Manager's office signed an agreement with the union that represents the City Hall employees on which positions will and will not be union positions.

Councilor Piccirilli moved to approve the reorganization plan and Councilor Gannon seconded.

Discussion Ensued

Councilor Palomba asked for clarification on the community development and planning division.

Assistant City Manager Magoon replied that he would be taking on a larger role in terms of city management, and that the planning director would help create and articulate long range and planning responsibilities. He went on to note that the day to day work can lead to long range planning getting pushed aside, so this is an effort to create a clearer responsibility for those matters.

Councilor Palomba said that he understood that the long range planning staff will include a senior planner for economic development, but didn't understand why the open space designer and public arts fit under that category.

Assistant City Manager Magoon replied that in the short run, in terms of this organization

plan, the current planning is doing development review with commissions, and long range planning is almost everything else including conference and planning.

Councilor Palomba then shared that believed that environmental senior planner would also be long range planning, but that it doesn't sit there on this organization plan.

Assistant City Manger Magoon replied there would be some dovetailing and that this is still part of a process. He noted that the city doesn't have a "long range transportation planner", but instead has a Transportation Planner – so while they lack the title of long range planning, that task will fall under their purview. He concluded that this organization plan is an effort to take us a step in the right direction.

Councilor Feltner asked for clarification that in the Department of Public Works the Asst. Superintendent is just responsible for sewer and water and that all other divisions report directly to the Superintendent. She further stated that generally it is considered that the Administrative and Finance Director fill the role of Asst. Superintendent.

Superintendent St. Louis replied that the change in the position came about organically with the city taking on more projects.

Councilor Feltner made a comment that she would be happy to see a Traffic Control Supervisor being added.

The motion to approve the Reorganization Plan was passed unanimously in a Voice Vote.

10. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

- A. An Order Relative to an Amendment of a Temporary Construction Easement Agreement relative to Properties at 204 Arsenal Street and 85 Walnut Street among Watertown Gables LLC; BP3-BOS4 250 Arsenal Place LLC and the City of Watertown and Authorizing the City Manager to Execute the Amendment of the Temporary Construction Easement Agreement on Behalf of the City.

Assistant City Manger Magoon stated that this is an amendment to an easement that they already have, and that it is in recognition of a slight relocation of the connection between 85 Walnut Street and the Gables development, and that it represents the new connection between the two public access points.

Councilor Piccirilli moved to approve the amendment of the temporary easement and approve the City Manger to execute the amendment and Councilor Gannon seconded.

Councilor Feltner relayed that there is some confusion in the neighborhood because a fence that had been removed from Arsenal had been replaced and she hopes that the area will be restored. She went on to ask clarification on while this is a temporary easement, this land was supposed to be used as a permanent public access point for pedestrians only.

Assistant City Manager Magoon confirmed that while they are continuing to work on more

easements, this will be a permanent pedestrian area.

The motion to approve the amendment passed unanimously in a Voice Vote.

- B. An Order to assign the name Technology Way to a new private way between Galen Street and the lower portion of Water Street, located across Aldrich Road.

Assistant City Manager Magoon presented the order.

Councilor Piccirilli moved to approve the order, making note of a typo to be edited, and Councilor Feltner seconded.

Councilor Feltner asked for clarity on whether the Council is creating or naming the private way.

Assistant City Manager Magoon replied that what is before the Council is the naming of it.

City Attorney Reich clarified that the naming of the private way is of responsibility of the Council, but the private way in a development is private so the city is not laying out a way or creating one.

Councilor Gannon noted that cities and towns have the ability to take care of private ways in terms of plowing and sanding, and he was curious if Technology Way would be a burden upon the town in that regard.

Assistant City Manager Magoon replied that given the easement, as well as the short length and connectivity of the way's nature, the city would maintain the road.

The motion to approve the order passed unanimously in a Voice Vote.

- C. Resolution Authorizing a Transfer of Funds in the Amount of \$29,000 from Various Fiscal Year 2023 Police Department Accounts to the Fiscal Year 2023 Police Vehicle Replacement Account.

City Manager Proakis presented the request for a transfer of funds.

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

Councilor Palomba asked for clarity as to why the funds were being pulled from specific accounts within the Police Department for this vehicle.

City Manager Proakis replied only in saying that these are funds that have not been spent in FY23 as of yet from the Police Department, and that there are only a few days left in FY23 in which to spend them.

The motion to approve the transfer of funds passed unanimously in a Roll Call Vote.

- D. Resolution approving the acceptance and expenditure of a gift of funds in the amount of \$900 (three \$300 vouchers) from Hampton Inn & Suites to help the Police Department assist an individual or family who may find themselves in need of emergency shelter.

City Manager Proakis presented the resolution and made point to thank the Police Department and Hampton Inn Suites for providing free lodging for those who are in need of emergency assistance.

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

Councilor Feltner asked if this came about from recent fires or displacement.

City Manager Proakis stated he was simply aware that Hampton Inn Suites wanted to make this a possibility for anyone who was enduring an emergency.

The motion to approve the acceptance of gifts passed unanimously in a Roll Call Vote.

- E. First Reading on a proposed Order that the sum of \$300,000 is appropriated to pay costs of replacing lead pipes that connect service lines to water mains, including all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the City Manager, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the "Authority") pursuant to the Authority's lead service line replacement program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the City Manager is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received

City Manager Proakis stated this was a first reading and invited Superintendent St. Louis to provide more details.

Superintendent St. Louis stated that the city is on year three of removing lead pipes, and has continued to add more services for this program.

- F. A Resolution Authorizing a Transfer of \$1,300,000 from the Fiscal Year 2023 City Council Reserve Account to the Fiscal Year 2023 Transfer to Collective Bargaining Stabilization Fund Account

City Manager Proakis presented the resolution.

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

The motion to approve the transfer of funds passed unanimously in a Roll Call Vote.

- G. First Reading on Proposed Zoning Ordinance amendments for reducing the maximum Floor Area Ratio in the Central Business District.

President Siders stated that this was a petition that was referred to the Planning Board and a Public Hearing had taken place. He remarked that this was a first reading, that it would be heard in July, that this was properly advertised, and the first ten names on the petition had been notified.

- H. First Reading on Proposed Zoning Ordinance amendments to the transitions requirements between business, industrial or Special Zoning Districts and Residence Districts and clarifying the Special Permit Granting Authority.

President Siders stated that this was a petition that was referred to the Planning Board and a Public Hearing had taken place. He remarked that this was a first reading, that it would be heard in July, that this was properly advertised, and the first ten names on the petition had been notified.

Councilor Feltner asked if it was safe to assume that the Council would receive the reports by the next meeting.

President Sideris confirmed that they would.

11. COMMITTEE REPORTS

- A. Committee on Human Services Regarding the minutes from the Committee on Human Services Meeting on May 11, 2023.

Councilor Bays presented the report from the Committee on Human Services Meeting on May 11, 2023

Councilor Piccirilli moved to approve the meeting minutes and Councilor Gannon seconded.

The minutes were approved unanimously in a Voice Vote.

12. NEW BUSINESS

There was no new business.

13. COMMUNICATION FROM THE CITY MANAGER

- A. Request for Confirmation of appointments and reappointment to the Zoning Board of Appeals.

City Manager Proakis presented the appointments and reappointments to the Zoning Board of Appeals.

President Sideris stated that this goes to the Committee on Economic Development and Planning.

- B. Request for Confirmation of appointment and reappointment to the Planning Board.

City Manager Proakis presented the appointment and reappointment to the Planning Board

President Sideris stated that this goes to the Committee on Economic Development and Planning.

- C. Request for Confirmation of reappointments to the Affordable Housing Trust.

City Manager Proakis presented the appointment and reappointment to the Affordable Housing trust.

President Sideris stated that this goes to Committee on Human Services

- D. Request for Confirmation of Reappointments to the Solid Waste & Recycling Advisory Committee.

City Manager Proakis presented the appointment and reappointment to the Solid Waste & Recycling.

President Sideris stated that this goes to Public Works.

City Manager Proakis went on the announce that they had posted the Human Resources Director position and will continue posting additional positions. He also stated that he moved to hire the same consulting firm used in the Fire Department to do the assessment for Police Chief.

City Manager Proakis also mentioned that the latest draft of the Comprehensive Plan is on the website. He stated that the Farmer's Market is underway, that the Saltonstall Free Council Series ongoing. He announced that the City Clerk's Office will be closed Friday June 30th for the handling of specialized documents, and that the Administration Building will be closed on July 4th.

City Manager Proakis promoted the Faire in the Square event which will be held on September 23rd.

14. REQUEST FOR INFORMATION

Councilor Feltner requested a template for how to schedule meetings and create agendas including attachments. She also made note that the stage at Saltonstall Park is blocking accessible ways for pedestrian pathways.

15. ANOUNCEMENTS

There were no announcements.

16. PUBLIC FORUM

Elodia Thomas – 67 Marion Road – Requested that each committee on the website should include a brief bio of each member of each current committee and board.

17. ADJOURNMENT

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

The motion was adopted unanimously in a Voice Vote.

The meeting adjourned at 8:10 p.m.

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 ___ for, ___ against, ___ present on August 8, 2023.

Mark S. Sideris, Council President
s:/BTM

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor

City Council Meeting

Tuesday, June 27, 2023 at 7:00 PM

Richard E. Mastrangelo Council Chamber

Administration Building, 149 Main Street

List of Documents

1. Confirmation of Audit Firm 2023 – Item 7A
2. Proposed Water and Sewer Rates– Item 8A
3. City Auditor Ad – Item 8B
4. Grant of Location request from Eversource in Howard Street, Westminster Avenue, and Main Street– Item 8C
5. Reorganization Plan– Item 9A
6. 204 Arsenal 85 Walnut Street Easement – 10A
7. Technology Way Order – 10B
8. Police Vehicle Transfer of Funds – 10C
9. Hampton Inn & Suites Acceptance and Expenditure of Gifts – 10D
10. MWRA \$300,000 lead pipes and water main – 10E
11. City Council Reserve Account to FY23 Transfer to Collective Bargaining Stabilization Fund Account Transfer of Funds- 10F
12. FAR Amendment Legal Notice – 10G
13. Transitions Requirement Amendment Legal Notice -10H
14. Committee on Human Services Report from May11, 2023 – 11-A

ADDENDUM TO THE
MINUTES OF THE JUNE 27, 2023
CITY COUNCIL MEETING



City Council Meeting
Tuesday, June 27, 2023 at 6:00 PM
Richard E. Mastrangelo Council Chamber

Agenda

ACCESS INFORMATION:

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- B. The meeting will be televised through WCATV (Watertown Cable Access Television):
<http://vodwcatv.org/CablecastPublicSite/?channel=3>
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- D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 92991331344
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1. ROLL CALL

2. EXECUTIVE SESSION - 6:00 P.M.

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- B. Pursuant to G.L. c. 30A, §21(a)(3) to Discuss Strategy with Respect to Litigation as an Open Meeting May Have a Detrimental Effect on the City's Litigating Position and the Chair so Declares –

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Court, Docket No. 2351CV000139
Town of Watertown, through its Board of Health v. Saplyko, Trustee of 777 Mount
Auburn Realty Trust, Northeast Housing Court, Docket No. 21H77CV000169
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Court, Docket No. 2181CV00057
61 Bigelow Avenue, LLC v. City of Watertown et al., Middlesex Superior Court,
Docket No. 2381CV01837

3. RETURN FROM EXECUTIVE SESSION 7:00 P.M.
4. PLEDGE OF ALLEGIANCE
5. PUBLIC FORUM
6. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
7. PRESIDENT'S REPORT
 - A. A Request to Confirm Marcum LLP to Conduct the Fiscal Year 2022 and Fiscal Year 2023 Audits.
8. PUBLIC HEARINGS
 - A. Public Hearing and Vote on a Proposed Order Establishing Water and Sewer Rates and Charges for Fiscal Year 2024.
 - B. Public Hearing and Vote to Appoint the City Auditor pursuant to Section 2-7(a) of the Watertown City Charter, and establishing the City Auditor's Salary at \$125,000 pursuant to section 2-7(e) of the City of Watertown Charter.
 - C. Public Hearing and Vote on a Petition from Eversource for a Grant of Location in:
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 - Westminster Avenue – To install and maintain approximately 20 linear feet of conduit from utility pole 172-1 to Main Street.
 - Main Street – To install and maintain approximately 134 linear feet of conduit from Westminster Avenue to manhole MH11286.

This work is necessary to provide electric service to the Moxley Temporary High School. The recommendations and considerations set out by the Department of Public Works shall be required upon approval of this application.

9. COMMITTEE OF THE WHOLE

- A. Public Hearing, Consideration, and Vote on the Reorganization Plan by Administrative Code submitted by the City Manager pursuant to Section 6-2 of the City Charter.

10. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

- A. An Order Relative to an Amendment of a Temporary Construction Easement Agreement relative to Properties at 204 Arsenal Street and 85 Walnut Street among Watertown Gables LLC; BP3-BOS4 250 Arsenal Place LLC and the City of Watertown and Authorizing the City Manager to Execute the Amendment of the Temporary Construction Easement Agreement on Behalf of the City.
- B. An Order to assign the name Technology Way to a new private way between Galen Street and the lower portion of Water Street, located across Aldrich Road.
- C. Resolution Authorizing a Transfer of Funds in the Amount of \$29,000 from Various Fiscal Year 2023 Police Department Accounts to the Fiscal Year 2023 Police Vehicle Replacement Account.
- D. Resolution approving the acceptance and expenditure of a gift of funds in the amount of \$900 (three \$300 vouchers) from Hampton Inn & Suites to help the Police Department assist an individual or family who may find themselves in need of emergency shelter.
- E. First Reading on a proposed Order that the sum of \$300,000 is appropriated to pay costs of replacing lead pipes that connect service lines to water mains, including all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the City Manager, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the "Authority") pursuant to the Authority's lead service line replacement program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the City Manager is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.
- F. A Resolution Authorizing a Transfer of \$1,300,000 from the Fiscal Year 2023 City Council Reserve Account to the Fiscal Year 2023 Transfer to Collective Bargaining Stabilization Fund Account.
- G. First Reading on Proposed Zoning Ordinance amendments for reducing the maximum Floor Area Ratio in the Central Business District.
- H. First Reading on Proposed Zoning Ordinance amendments to the transitions requirements between business, industrial or Special Zoning Districts and Residence Districts and clarifying the Special Permit Granting Authority.

11. REPORTS OF COMMITTEES

- A. Committee on Human Services Regarding the minutes from the Committee on

Human Services Meeting on May 11, 2023.

12. NEW BUSINESS
13. COMMUNICATIONS FROM THE CITY MANAGER
 - A. Request for Confirmation of appointments and reappointment to the Zoning Board of Appeals.
 - B. Request for Confirmation of appointment and reappointment to the Planning Board.
 - C. Request for Confirmation of reappointments to the Affordable Housing Trust.
 - D. Request for Confirmation of Reappointments to the Solid Waste & Recycling Advisory Committee.
14. REQUESTS FOR INFORMATION/REVIEW OF LIST OF PENDING MATTERS
15. ANNOUNCEMENTS
16. PUBLIC FORUM
17. RECESS OR ADJOURNMENT

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 27, 2023

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve an Order adopting Fiscal Year 2024 Water and Sewer rates and changes.



Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470

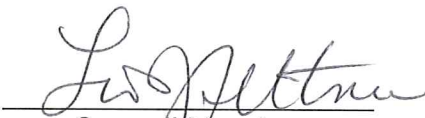
ORDER # 34

2023 - O - 34

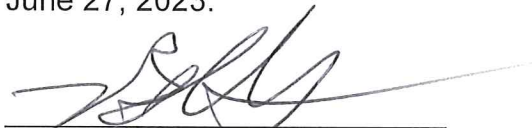
ORDER ADOPTING FISCAL YEAR 2024 WATER AND SEWER RATES AND CHANGES

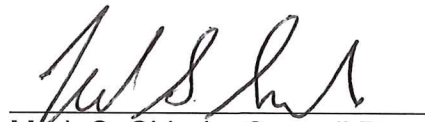
ORDERED: That the City Council of the City of Watertown hereby adopts Fiscal Year 2024 Water and Sewer Rates and Charges as attached.

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


Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Order was adopted by a vote of 9 for, 0 against, and 0 present on June 27, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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

To: Honorable City Council

From: George J. Proakis, City Manager 

Date: June 15, 2023

RE: Fiscal Year 2024 Water & Sewer Rates

As a follow up to the memorandum provided to you on June 13th regarding the Fiscal Year 2024 Water & Sewer Rates, may I provide the following information:

Background

A water and sewer rate study was conducted to provide the City with recommended water and sewer rate changes which will generate sufficient revenue to fund the operational, indirect, debt service and short term and long-term capital improvement costs, while ensuring the enterprise funds continue to maintain healthy retained earnings.

Proposed Rates and Charges

In order for the City to target a healthy retained earnings of 15% by FY2028 a water rate increase of 5.5% and a sewer rate increase of 6% would need to be applied in FY 2024. However, if the City chooses to utilize funds from the American Rescue Plan Act ("ARPA") to the water and sewer enterprise funds to finance infrastructure improvement projects in FY 2024 and FY 2025, a mid-year rate adjustment can be performed to decrease the rates in line with Option 2 in the June 13, 2023 memorandum.

Assuming the above, the quarterly water bill for a usage of 1,800cf will increase \$5.61 per quarter, from \$101.95 to \$107.56. The quarterly sewer bill for a typical resident with a usage of 1,800cf will increase \$11.28 per quarter, from \$187.92 to \$199.20. The overall or combined water and sewer bill for a typical resident with a usage of 1,800cf would increase from \$289.87 per quarter to \$306.75 per quarter; for an overall increase of \$16.88 per quarter, or 5.8%.

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

Current and Proposed Water and Sewer Rates					
Base Charge	FY 2023	FY 2024	Difference		
<i>Minimum Charge (Quarterly)</i>	<i>Current</i>	<i>Proposed</i>	\$	%	
5/8	\$ 8.35	\$ 8.81	0.46	5.5%	
3/4	8.89	9.38	0.49	5.5%	
1	10.50	11.08	0.58	5.5%	
1 1/4	12.64	13.34	0.70	5.5%	
1.5	12.64	13.34	0.70	5.5%	
2	18.45	19.46	1.01	5.5%	
3	61.46	64.84	3.38	5.5%	
4	77.38	81.64	4.26	5.5%	
6	114.55	120.85	6.30	5.5%	
<i>Volumetric Rate (per Ccf)</i>					
<i>Water</i>					
Tier 1	\$ 5.20	\$ 5.49	\$ 0.29	5.5%	
Tier 2	8.10	8.55	0.45	5.5%	
Tier 3	10.96	11.56	0.60	5.5%	
Tier 4	14.29	15.08	0.79	5.5%	
<i>Sewer (100% of Water Consumption)</i>					
Tier 1	\$ 10.44	\$ 11.07	\$ 0.63	6.0%	
Tier 2	13.63	14.45	0.82	6.0%	
Tier 3	15.23	16.14	0.91	6.0%	
Tier 4	18.64	19.76	1.12	6.0%	
<i>Combined Rate</i>					
Tier 1	\$ 15.64	\$ 16.55	\$ 0.91	5.8%	
Tier 2	21.73	22.99	1.26	5.8%	
Tier 3	26.19	27.71	1.52	5.8%	
Tier 4	32.93	34.83	1.90	5.8%	
<i>Irrigation (all Ccf)</i>	\$ 14.29	\$ 15.08	\$ 0.79	5.5%	

The following Table 2 presents the impact on bills for some typical customers:

Table 2: Quarterly Bill Impacts for Typical Customers

M. Size	Customer	Consumption (Ccf)	Current			Proposed			Diff. (\$)	Diff. (%)
			Water(\$)	Sewer(\$)	Total(\$)	Water(\$)	Sewer(\$)	Total(\$)		
5/8"	Small User	500	34.35	52.20	86.55	36.24	55.33	91.57	5.02	5.8%
5/8"	Low-End User	1,000	60.35	104.40	164.75	63.67	110.66	174.33	9.58	5.8%
5/8"	Avg. Res. User 1	1,800	101.95	187.92	289.87	107.56	199.20	306.75	16.88	5.8%
5/8"	Avg. Res. User 2	2,800	162.65	301.89	464.54	171.60	320.00	491.60	27.06	5.8%
5/8"	Low Tier 2 User	4,000	259.85	465.45	725.30	274.14	493.38	767.52	42.22	5.8%
5/8"	Pizza Place	1,820	102.99	190.01	293.00	108.65	201.41	310.06	17.06	5.8%
5/8"	Bakery	3,553	223.64	404.52	628.17	235.94	428.80	664.74	36.57	5.8%
5/8"	Restaurant	4,764	321.73	569.58	891.32	339.43	603.76	943.19	51.87	5.8%
5/8"	Coffee Shop	7,511	616.06	984.18	1,600.23	649.94	1,043.23	1,693.16	92.93	5.8%
1"	Restaurant	14,482	1,382.23	2,045.86	3,428.09	1,458.25	2,168.61	3,626.86	198.77	5.8%
3/4"	Diner	23,112	2,326.47	3,360.21	5,686.67	2,454.42	3,561.82	6,016.24	329.57	5.8%
2"	Lg. Commercial User	39,255	4,579.99	6,304.88	10,884.87	4,831.89	6,683.17	11,515.06	630.19	5.8%
5/8"	Avg. Irrig. User	3,500	508.50	-	508.50	536.47	-	536.47	27.97	5.5%

The Public Hearing and consideration of rate schedules and fees designed to raise sufficient revenues to support the Fiscal Year 2024 operation of the services provided to customers of the City's Water/Sewer System is scheduled for the June 27, 2023 City Council Meeting.

Thank you for your consideration in this matter.

cc: Gregory M. St. Louis, Superintendent of Public Works
Megan Langan, City Auditor
Steven Magoon, Director of Community Development and Planning/Assistant City Manager
Melissa A. Morrissey, City Treasurer/Collector



55 Walkers Brook Drive, Suite 100, Reading, MA 01867
Tel: 978.532.1900

June 21, 2023

Mr. Greg St. Louis, PE
Superintendent of Public Works
124 Orchard Street
Watertown, MA 02472

Re: **Review of FY 24 Water/Sewer Rate Tables**

Dear Greg:

As requested, enclosed please find the review of the FY'24 water/sewer rate tables, and rate recommendations completed by The Abrahams Group.

The Abrahams Group reviewed the data for the FY24 water and sewer rate analysis provided by the City and offered detailed comments for both the water and sewer City's proposed rate increases. The Abrahams Group evaluated the direct impact ARPA funds have on the proposed water and sewer rate increases and supports the City's rate increase recommendations. Weston & Sampson recommend continuing to monitor the retained earnings for future rate needs.

We appreciate the opportunity to serve the City. If you have any questions, please reach out to Darwin Cevallos or me.

Sincerely,
WESTON & SAMPSON ENGINEERS, INC.

A handwritten signature in cursive script that reads "Margaret McCarthy".

Margaret McCarthy, P.E.
Vice President

THE ABRAHAM'S GROUP
YOUR PARTNER IN PERFORMANCE

June 20, 2023

Ms. Margaret McCarthy, PE
Team Leader
Weston & Sampson
55 Walkers Brook Drive
Suite 100
Reading, MA 01867

Dear Ms. McCarthy:

The following write-up is from The Abrahams Group's review of the City of Watertown's FY24 water and sewer analysis and the FY24 rate recommendation.

Water

From the review, we consider the following noteworthy:

- The recommended rate increase is 5.5% for FY24 in the City's memo dated June 15, 2023. Last year at this time, projections showed a need to increase rates 6.25% for FY24. That the last retained earnings certification came in well above projections last year at this time is a large reason why the City can consider a lower rate increase in FY24 than anticipated last year at this time.
- Last year, assuming ARPA funding covered some planned water capital projects, the analysis included additional funding of \$1 million in water capital projects per year FY25 to FY27. The assumption was that funds would be borrowed for these capital projects. In the City's analysis for FY24's rate-setting, the City is including funding of water capital projects not already in the City's five-year CIP as \$1.25 million annually in FY25, FY26, FY27, and FY28. The City plans to borrow for these capital projects. For the no ARPA scenario, an additional \$1.25 million annually in FY24 and FY25 is assumed. A borrowing is not assumed for the additional \$1.25 million annually in FY24 and FY25, meaning the assumption is that these projects would be funded as capital outlay in those years and would presumably be funded by retained earnings. Whether the City intended to fund \$1.25 million in FY24, \$2.5 million total in FY25, \$1.25 million in FY26, \$1.25 million in FY27, and \$1.25 million in FY28 in water capital projects for the no ARPA scenario is unclear but that is what seems to be included in the analysis.

Overall statement on the FY24 water rate recommendation:

If no ARPA funding is available:

The City is recommending a 5.5% water rate increase across all tiers and to the service charges as well. The rest of the projected rate increases in the five-year rate plan are 5.0% in FY25, 4.0% in FY26, 2.5% in FY27, and 2.5% in FY28. This rate plan is based on the assumption that available ARPA funds would not be used to fund upcoming capital projects, which means the City plans to spend \$1.25 million in FY24, \$2.5 million in FY25, \$1.25 million in FY26, \$1.25 million in FY27, and \$1.25 million in FY28 on upcoming water capital projects, based on what is found in the City's

analysis. If this plan is not representative of what the City plans to fund for upcoming water capital projects, then the proposed rate plan is higher than it needs to be. If this plan is representative of what the City plans to fund for upcoming water capital projects, then we support a 5.5% rate increase in FY24.

If ARPA funding is available:

The City is recommending a 3.0% water rate increase across all tiers and to the service charges as well. The rest of the projected rate increases in the five-year rate plan are 3.0% in FY25, 3.0% in FY26, 3.0% in FY27, and 3.0% in FY28. This rate plan is based on the assumption that available ARPA funds would be used to fund upcoming water capital projects, which means the City plans to spend \$1.25 million annually in FY25 to FY28 on upcoming water capital projects, based on what is found in the City's analysis. We support a 3.0% rate increase in FY24.

Sewer

From the review, we consider the following noteworthy:

- The recommended rate increase is 6.0% for FY24 in the City's memo dated June 15, 2023. Last year at this time, projections showed a need to increase rates 5.0% for FY24. That certified retained earnings came in a little below projections at this time last year is a contributing factor to this increased rate increase, as well as the plan to fund additional capital projects not part of last year's analysis.
- The City's workbook showed the last certified retained earnings balance as \$1,226,934. The actual certification was \$2,760,992, a \$1,534,058 difference. This difference seems to represent the amount that the City reserved for encumbrances. Since the FY23 expenses included in the City's analysis seem to include the encumbrances, this \$1,534,058 should be added back in as a funding source to offset the encumbrances included in the FY23 column. Thinking long-term, if targeting a certain retained earnings balance by the end of FY28, this means that \$1,534,058 less revenue would need to be generated to accomplish that goal than what is showing in the City's FY24 analysis files.
- Last year, assuming ARPA funding covered some planned sewer capital projects, the analysis included additional funding of \$1 million in sewer capital projects per year FY25 to FY27. The assumption was that funds would be borrowed for these capital projects. In the City's analysis for FY24's rate-setting, the City is including funding of sewer capital projects not already in the City's five-year CIP as \$1.25 million annually in FY25, FY26, FY27, and FY28. The City plans to borrow for these capital projects. For the no ARPA scenario, a borrowing of an additional \$1.25 million in FY24 is assumed, as well as an additional annual amount of capital outlay funding ranging from \$717,000 to \$918,000, presumably to be funded by retained earnings. Whether the City intended to fund \$2.17 million total in FY24, \$2.12 million total in FY25, \$2.07 million total in FY26, \$2.02 million total in FY27, and \$1.97 million total in FY28 in sewer capital projects for the no ARPA scenario is unclear but that is what seems to be included in the analysis.
- The City has two "5-Year Summary-Baseline" tabs in the workbook used for the no ARPA scenario. They are named "5-Year Summary-Baseline" and "5-Year Summary-Baseline

Ms. Margaret McCarthy, PE
Team Leader
June 20, 2023
Page 3

w. ARPA". The "5-Year Summary-Baseline" tab is the one that appears to be used in the billing file to set rates for the no ARPA scenario. My sense is that the City intended to use the "5-Year Summary-Baseline w. ARPA" instead, as that tab's layout mirrors the one used for the no ARPA scenario for water. (The main difference there being the inclusion of \$1.25 million in FY24 and FY25 on the Transfer to Capital Projects line instead of additional funding on the Capital Outlay line.) The "5-Year Summary-Baseline" tab contains additional total expenses for FY24 to FY28 of almost \$2.6 million when compared to the "5-Year Summary-Baseline w. ARPA" tab.

Overall statement on the FY24 sewer rate recommendation:

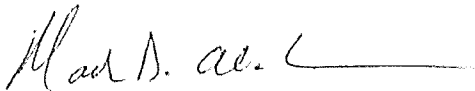
If no ARPA funding is available:

The City is recommending a 6.0% sewer rate increase across all tiers. The rest of the projected rate increases in the five-year rate plan are 5.25% in FY25, 4.5% in FY26, 4.0% in FY27, and 4.0% in FY28. This rate plan is based on the assumption that available ARPA funds would not be used to fund upcoming sewer capital projects, which means the City plans to spend \$2.17 million total in FY24, \$2.12 million total in FY25, \$2.07 million in FY26, \$2.02 million in FY27, and \$1.97 million total in FY28 on upcoming sewer capital projects, based on what is found in the City's analysis. If this plan is not representative of what the City plans to fund for upcoming sewer capital projects, then the proposed rate plan is higher than it needs to be. If this plan is representative of what the City plans to fund for upcoming capital projects, then we support a 6.0% rate increase in FY24. The \$1,534,058 identified difference in the latest certified retained earnings balance can be used to lower a subsequent year's rate increase.

If ARPA funding is available:

The City is recommending a 3.0% water rate increase across all tiers. The rest of the projected rate increases in the five-year rate plan are 3.0% in FY25, 3.0% in FY26, 2.75% in FY27, and 2.5% in FY28. This rate plan is based on the assumption that available ARPA funds would be used to fund upcoming capital projects, which means the City plans to spend \$1.25 million annually in FY25 to FY28 on upcoming capital projects, based on what is found in the City's analysis. We support a 3.0% rate increase in FY24. The \$1,534,058 identified difference in the latest certified retained earnings balance can be used to lower a subsequent year's rate increase.

Sincerely yours,



Mark D. Abrahams, CPA
President

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 27, 2023

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve an Ordinance establishing the City Auditor's salary.



Watertown Town Council

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

ORDINANCE # 35

O-2023- 35

AN ORDINANCE ESTABLISHING CITY AUDITOR SALARY

WHEREAS, Section 2-7(e) of the City of Watertown Home Rule Charter provides that the City Council may, by ordinance, establish salaries for appointees of the City Council appointed pursuant to Section 2-7 of the City Charter; and

WHEREAS, the City Council appoints the City Auditor pursuant to Section 2-7(a) of the City Charter.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Watertown that the City Council hereby establishes the City Auditor Salary as \$125,000 per annum.



Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Order was adopted by a vote of 9 for, 0 against and 0 present on June 22, 2023.



Brendan McCarthy, Council Clerk



Mark S. Sideris, Council President

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 27, 2023

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve a grant of location for Eversource in: Howard Street to install and maintain approximately 19 linear feet of conduit from utility pole 255/0 to manhole MH10703; Westminster Avenue to install and maintain approximately 20 linear feet of conduit from utility pole 172-1 to Main Street; Main Street to install and maintain approximately 134 linear feet of conduit from Westminster Avenue to manhole MH11286.



Watertown City Council

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

RESOLUTION #

36

2023 – R - 36

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

- Howard Street – Install and maintain approximately 19 linear feet of conduit from utility pole 255/0 to manhole MH10703.
- Westminster Avenue – Install and maintain approximately 20 linear feet of conduit from utility pole 172-1 to Main Street.
- Main Street – Install and maintain approximately 134 linear feet of conduit from Westminster Avenue to manhole MH11286.

This work is necessary to provide electric service to the Moxley Temporary High School. Said Grant of Location shall be subject to the following recommendations and conditions.

Standard Conditions

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

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

4. The proposed scope of work requires a DPW Street Opening Permit through the Watertown DPW prior to the start of construction.
5. All disturbances to curbing, grass strips, sidewalks, walkways, and roadway surfaces shall be repaired in kind to the satisfaction of the City of Watertown DPW. If any existing sidewalk is proposed to be removed and replaced in full width, the restoration must be completed in accordance with all current ADA, MAAB and City of Watertown standards.
6. All work within the Right of Way shall require the Contractor to schedule and coordinate a police traffic detail. Traffic control and safety measures shall be implemented in adherence to all applicable OSHA requirements, Massachusetts DOT Work Zone Safety Guidelines and Part VI of the Manual of Uniform Traffic Control Devices.
7. All material stockpiled on roadways and/or roadway shoulders shall be protected with erosion control devices such as silt fence or straw wattles. It will be the sole responsibility

of the Contractor to remove any sediment that enters the City drainage system as a result of the proposed work.

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

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

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

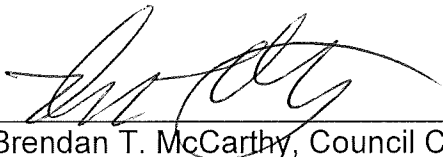
11. An as-built survey shall be performed upon completion of the work and provided to the Department of Public Works.

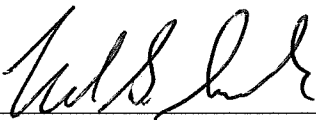
BE IT FURTHER RESOLVED: That the petitioner shall deposit sufficient cash surety as determined by the Superintendent of Public Works to be held in escrow until the Superintendent of Public Works is satisfied with the condition of repair and restoration of the street.

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


Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 1 for, 0 against, and 0 present on June 27, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

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

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor



CITY OF WATERTOWN
DEPARTMENT OF PUBLIC WORKS
124 ORCHARD STREET
WATERTOWN MA 02472

Gregory M. St. Louis, PE
Superintendent of Public Works

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

TYPE: Grant of Location
DATE: June 5, 2023
APPLICANT: Eversource
WORK ORDER: WO# 12409433
LOCATION: Howard Street, Westminster Avenue, and Main Street

The City of Watertown Department of Public Works has reviewed the attached petition by Eversource for consideration of a Grant of Location for the following installations:

- **Howard Street – Install and maintain approximately 19 linear feet of conduit from utility pole 255/0 to manhole MH10703.**
- **Westminster Avenue – Install and maintain approximately 20 linear feet of conduit from utility pole 172-1 to Main Street.**
- **Main Street – Install and maintain approximately 134 linear feet of conduit from Westminster Avenue to manhole MH11286.**

This work is necessary to provide electric service to the Moxley Temporary High School. Upon completion of our review, we are submitting the following recommendations and conditions for consideration by the City Council should the Grant of Location be approved for this application. A photo of the location of the proposed work is presented attached to this document.

Standard Conditions

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

8. Equipment, staging, and stockpiles shall not be located in a manner so as to interfere with intersection sightlines and shall be kept in a neat and orderly fashion.
9. Public shade trees within and adjacent to the proposed work zone must be protected. The Contractor shall install individual tree protection on any public shade tree that may be impacted and the Contractor shall not stockpile material or equipment within the drip zone of a public shade tree.
10. Contractor shall coordinate with City Health Department on rodent control requirements.
11. An as-built survey shall be performed upon completion of the work and provided to the Department of Public Works.



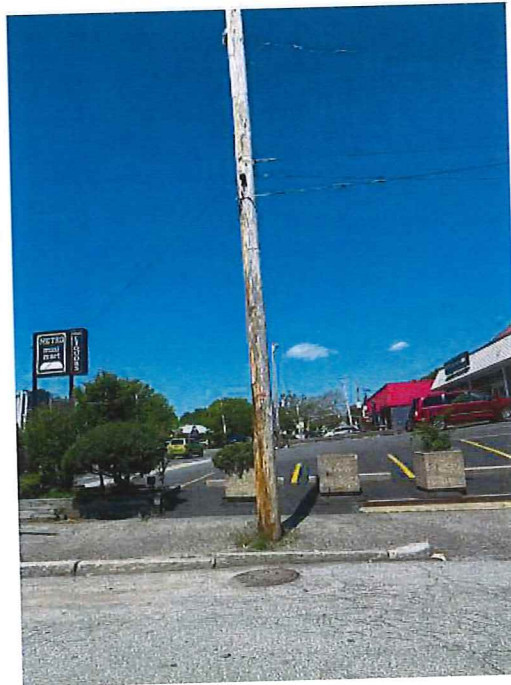
View of MH10703 and utility pole #225/0 on Howard Street facing Main Street.



View of MH11286 facing towards Westminster Avenue.



**View of intersection of Westminster Avenue and Main Street
proposed work area facing towards Westminster Avenue.**



View of MH19938 and utility pole #172/1 facing west.



180 Calvary Street
Waltham, Ma 02453

May 18, 2023

City Council
City Hall
149 Main Street
Watertown, MA 02472

RE: Westminster Avenue/Main Street/Howard Street
Watertown, MA
W.O.# 12409433

Dear Members of the Council:

The enclosed petition and plan are being presented by the NSTAR Electric Company d/b/a EVERSOURCE ENERGY for the purpose of obtaining a Grant of Location to install approximately 19± feet of conduit in Howard Street, approximately 20± feet of conduit in Westminster Avenue and approximately 134± feet of conduit in Main Street.

The reason for this work is to provide service to #27 Westminster Avenue, Watertown.

If you have any further questions, please contact Joanne Callender at 781-314-5053.
Your prompt attention to this matter would be greatly appreciated.

Very truly yours,

Richard M. Schifone

Richard M. Schifone
Rights and Permits, Supervisor

RMS/sky
Attachments

**PETITION OF NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY FOR
LOCATION FOR CONDUITS
AND MANHOLES**

To the **City Council** of the City of **WATERTOWN** Massachusetts:

Respectfully represents **NSTAR ELECTRIC Company d/b/a Eversource Energy** a company incorporated for the transmission of electricity for lighting, heating or power, that it desires to construct a line for such transmission under the public way or ways hereinafter specified.

WHEREFORE, your petitioner prays that, after due notice and hearing as provided by law, the council may by Order grant to your petitioner permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, said conduits and manholes to be located, substantially as shown on the plan made by **T. Thibault, dated May 2, 2023**, and filed herewith, under the following public way or ways of said City:

Howard Street – Southeasterly from pole 225/0, at Main Street, install 19 feet of conduit

Westminster Avenue - Southerly from pole 172 /1, 20 feet north of Main Street, install 20 feet of conduit

Main Street – Southerly thence turning easterly from Westminster Ave, install 134 feet of conduit

WO #12409433

BY *Richard M. Schifone*
Richard M. Schifone, Supervisor
Rights & Permits

Dated this _____ day of _____ 2023

City of **WATERTOWN** Massachusetts

Received and filed _____ 2023

ORDER FOR LOCATION FOR CONDUITS AND MANHOLES
City of WATERTOWN

WHEREAS, **NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY** has petitioned for permission to construct a line for the transmission of electricity for lighting, heating or power under the public way or ways of the City thereafter specified, and notice has been given and a hearing held on said petition as provided by law.

It is ORDERED that **NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY** be and hereby is granted permission to construct and a location for, such a line of conduits and manholes with the necessary wires and cables therein under the following public way or ways of said City:

Howard Street – Southeasterly from pole 225/0, at Main Street, install 19 feet of conduit

Westminster Avenue - Southerly from pole 172 /1, 20 feet north of Main Street, install 20 feet of conduit

Main Street – Southerly thence turning easterly from Westminster Ave, install 134 feet of conduit

WO #12409433

All construction work under this Order shall be in accordance with the following conditions:

1. Conduits and manholes shall be located as shown on the plan made by **T. Thibault, dated May 2, 2023**, on the file with said petition.
2. Said shall comply with the requirements of existing by-laws and such as may hereafter be adopted governing the construction and maintenance of conduits and manholes.
3. Company All work shall be done to the satisfaction of the city council or such officer or officers as it may appoint to supervise the work.

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**City Council
the City of
WATERTOWN**

CERTIFICATE

We hereby certify that the foregoing Order was adopted after due notice and a public hearing as prescribed by Section 22 of Chapter 166 of the General Laws (Ter. Ed.), and any additions thereto or amendments thereof, to wit:-after written notice of the time and place of the hearing mailed at least seven days prior to the date of the hearing by the council to all owners of real estate abutting upon that part of the way or ways upon, along or across which the line is to be constructed under said Order, as determined by the last preceding assessment for taxation, and a public hearing held on the _____ day of _____ 2023 at _____ in said City.

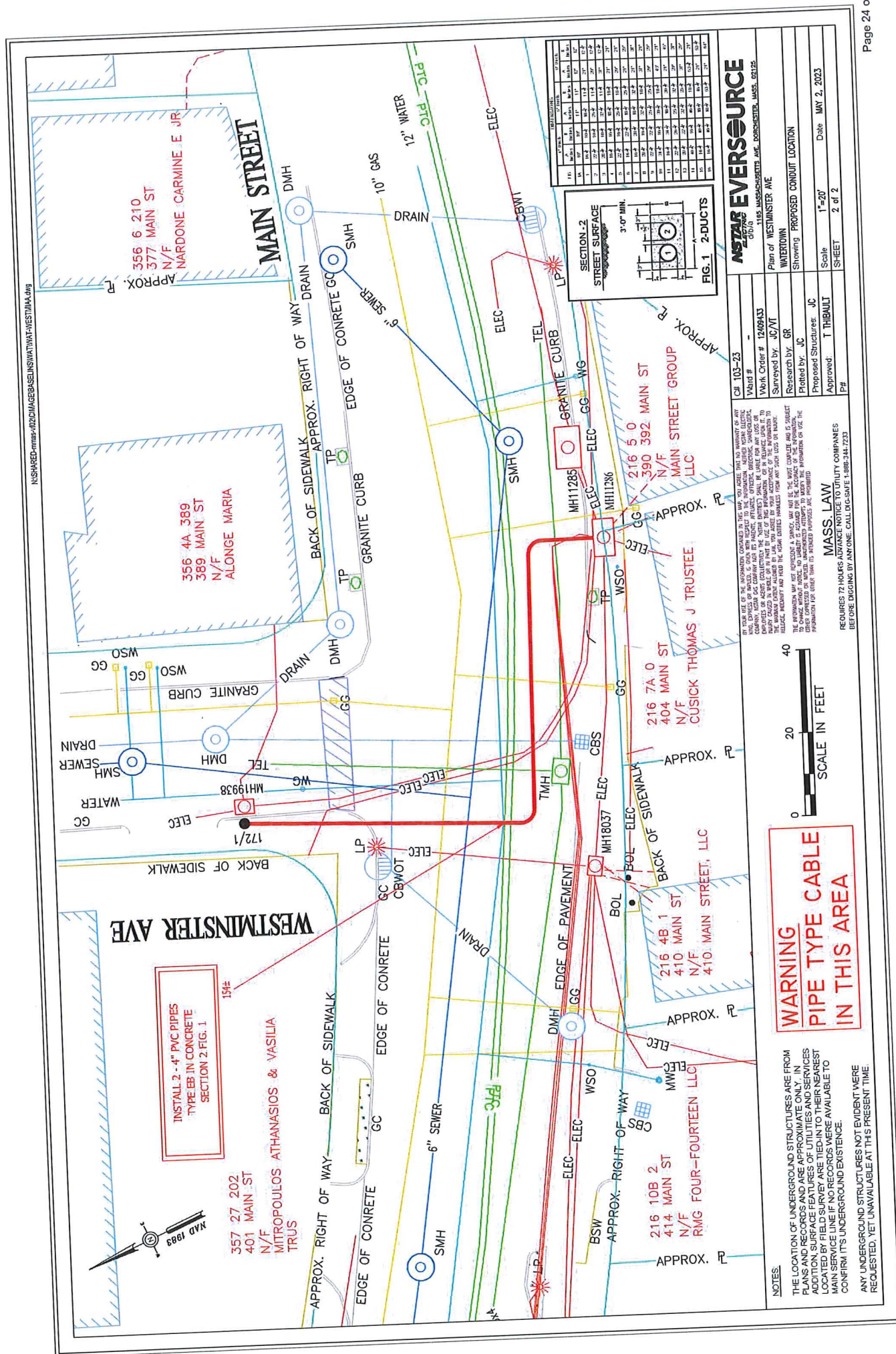
1		
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**City Council
the City of
WATERTOWN**

CERTIFICATE

I hereby certify that the foregoing are true copies of the Order of the **City Council** of the City of **WATERTOWN**, Masssachusetts, duly adopted on the _____ day of _____, 2023 and recorded with the records of location Orders of said Town, Book _____, Page _____ and of the certificate of notice of hearing thereon required by Section 22 of Chapter 166 of the General Laws (Ter.Ed.) and any additions thereto or amendments thereof, as the same appear of record.

Attest: _____
Clerk of the City of **WATERTOWN**, Massachusetts



CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 27, 2023

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve an Order relative to an amendment of a temporary construction easement agreement relative to properties at 204 Arsenal Street and 85 Walnut Street among Watertown Gables LLC; BP3-BOS4 250 Arsenal Place LLC and the City of Watertown and authorizing the City Manager to execute the amendment of the temporary construction easement agreement on behalf of the city.



Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470

ORDER # 37

2023-O- 37

An Order Relative to an Amendment of a Temporary Construction Easement Agreement relative to Properties at 204 Arsenal Street and 85 Walnut Street among Watertown Gables LLC; BP3-BOS4 250 Arsenal Place LLC and the City of Watertown and Authorizing the City Manager to Execute the Amendment of the Temporary Construction Easement Agreement on Behalf of the City.

WHEREAS, BP3-BOS4 250 Arsenal Place LLC, as successor-by-name-change to BP3-BOS4 85 Walnut Street LLC is developing property located at 85 Walnut Street; and

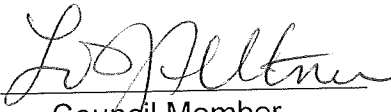
WHEREAS, Watertown Gables LLC owns contiguous property, located at 204 Arsenal Street; and

WHEREAS, BP3-BOS4 85 Walnut Street LLC, Watertown Gables LLC and the City entered into a certain Temporary Construction Easement Agreement, dated as of June 30, 2021, recorded with the Middlesex South Registry of Deeds in Book 78198, Page 300 pursuant to which a pedestrian path, known as the Birch Road Pedestrian Path, would be constructed and connected to other publicly accessible pedestrian paths; and

WHEREAS, in the course of construction, a portion of the pedestrian path has been relocated, and Exhibit D to the Temporary Construction Easement Agreement needs to be amended.

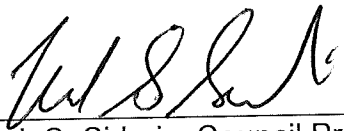
NOW THEREFORE BE IT ORDERED: That the City Council agrees, in connection with the relocation of the Birch Road Pedestrian Path, to the Amendment of the Temporary Construction Easement Agreement affecting the properties of BP3-BOS4 250 Arsenal Place LLC at 85 Walnut Street and the property of Watertown Gables LLC at 204 Arsenal Street.

AND FURTHER, that the City Council hereby authorizes the City Manager to execute an Amendment to the Temporary Construction Easement Agreement on behalf of the City.


Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Order was adopted by a vote of 9 for, 0 against and 0 present on June 27, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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

To: Honorable City Council
From: Emily Monea, Deputy City Manager 
Date: June 21, 2023
RE: Agenda Item – An Order Relative to an Amendment of a Temporary Construction Easement Agreement relative to Properties at 204 Arsenal Street and 85 Walnut Street among Watertown Gables LLC

Attached please find correspondence from Katherine L. Klein, Esquire, KP Law, P.C. regarding a proposed Order concerning an Amendment to a Temporary Construction Easement Agreement at 85 Walnut Street.

As indicated in Ms. Klein's correspondence, the owners of the properties located at 85 Walnut Street and 204 Arsenal Street committed to allow public access for a multi-use path known as the Birch Road Pedestrian Path. The property owners entered into a Temporary Construction Easement Agreement with the City of Watertown dated June 30, 2021. In the course of construction, a portion of the pedestrian path has been relocated, resulting in the need to amend the Temporary Construction Easement Agreement.

The Department of Community Development and Planning has reviewed the Amendment to the Temporary Construction Easement Agreement, and is satisfied that it meets the Zoning Board's condition in connection with the zoning relief, and approves the document.

Therefore, given the above, I respectfully request the attached Order be placed on the June 27, 2023 City Council Agenda.

Thank you for your consideration in this matter.

cc: Steven Magoon, Director of Community Development and Planning/Assistant City Manager
Gideon Schreiber, AICP, Assistant Director of Planning
Katharine L. Klein, Esquire, KP Law, P.C.
Mark R. Reich, Esquire, KP Law, P.C.

June 21, 2023

Katharine Lord Klein
kklein@k-plaw.com

BY ELECTRONIC DELIVERY (GProakis@watertown-ma.gov)

Mr. George Proakis
City Manager
Watertown Administration Building
149 Main Street
Watertown, MA 02472

Re: Temporary Construction Easement – 85 Walnut Street

Dear Mr. Proakis:

I am writing to you regarding a proposed Order concerning an Amendment to a Temporary Construction Easement Agreement at 85 Walnut Street.

In connection with certain zoning relief granted by the City of Watertown Zoning Board of Appeals, BP3-BOS4 250 Arsenal Place LLC and Watertown Gables LLC, the owners of the properties located at 85 Walnut Street and 204 Arsenal Street, respectively, committed to allow public access for a multi-use path known as the Birch Road Pedestrian Path. In connection therewith, the property owners entered into a Temporary Construction Easement Agreement with the City of Watertown dated June 30, 2021, which has been recorded with the Middlesex South District Registry of Deeds in Book 78198, Page 300. In the course of construction, a portion of the pedestrian path has been relocated, resulting in the need to amend the Temporary Construction Easement Agreement.

The Department of Community Development and Planning has reviewed the Amendment to the Temporary Construction Easement Agreement, and is satisfied that it meets the Zoning Board's condition in connection with the zoning relief, and approves the document.

I recommend that the City Council vote to approve the enclosed Amendment to Temporary Construction Easement Agreement and authorize the City Manager to execute the document. I have provided a proposed Order.

Please contact Mark Reich or me with any questions regarding this matter.

Very truly yours,



Katharine Lord Klein

KLK/caa

Enc.

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

869543/WATR/0018

Exhibit A

Legal Description of 204 Arsenal Property

(Lot A)

A certain parcel of land located in the City of Watertown, County of Middlesex South, Commonwealth of Massachusetts, being shown as Lot A on a plan entitled "Plan of Land, 58 Irving Street & 202-204 Arsenal Street, Watertown, MA, Middlesex County (South Registry District)", dated October 16, 2014, prepared by SMC Surveying and Mapping Consultants, recorded with the Middlesex County South Registry of Deeds as Plan 876 of 2014, and being more particularly bounded and described as follows:

BEGINNING at a point at the northerly side of Arsenal Street, at the southwesterly corner of Lot A, and the southeasterly corner of Remainder Lot R-3, as shown on said plan:

THENCE N 7° 50' 34" E by said Remainder of Lot R-3, by Remainder Lot R-2 and by Remainder Lot R-1, two hundred forty three and 80/100 feet (243.80') to a point at land of N/F Webster Yard Realty Trust;

THENCE N 82° 09' 26" W by said land N/F Webster Yard Realty Trust, one and 00/100 feet (1.00') to a point;

THENCE N 7° 50' 34" E by said land N/F Webster Yard Realty Trust, one hundred seventy one and 15/100 feet (171.15) to a point;

THENCE N 28° 42' 08" W by said land N/F Webster Yard Realty Trust and by land N/F Pobeda RT IL one hundred fifty seven and 11/100 feet (157.11') to a point at land N/F Christopher W. Kelly;

THENCE N 47° 32' 34" E by said land N/F Christopher W. Kelly, one hundred fifty four and 00/100 feet (154.00') to a point at land N/F Patricia O'Meara and Joseph Morrissey;

THENCE S 36° 36' 51" E by said land N/F Patricia O'Meara and Joseph Morrissey, one hundred forty three and 64/100 feet (143.64') to a point:

THENCE N 44° 23' 49" E by said land N/F Patricia O'Meara and Joseph Morrissey, by land N/F David T. & Elizabeth T. Henneberry, by land N/F Brendon & Lou Toye and by land N/F Dumitru & Olga Ciuc, two hundred thirty nine and 68/100 feet (239.68') to a point at land N/F Jeanne L. Defarias & Ronan B. Farias:

THENCE S 40° 23' 40" E by said land N/F Jeanne L. Defarias & Ronan B. Farias, by the southwesterly side of Birch Road, by land N/F Salvatore G. Alonzo & Linsey Hurley, one hundred fifty eight and 60/100 feet (158.60') to a point at the northerly corner of Lot A-5;

THENCE S 49° 35' 54" W by said Lot A-5, eight and 56/100 feet (8.56') to a point;

THENCE S 45° 14' 28" E by said Lot A-5, one hundred one and 25/100 feet (101.25') to a point at land N/F Doble Engineering Company:

THENCE S 41° 50' 37" W by said land N/F Doble Engineering Company, sixty three and 97/100 feet (63.97') to a point:

THENCE S 07° 50' 34" W by said land N/F Doble Engineering Company, three hundred and 00/100 feet (300.00') to a point:

THENCE S 82° 09' 26" E by said land N/F Doble Engineering Company, two and 00/100 feet (2.00') to a point:

THENCE S 07° 50' 34" W by said land N/F Doble Engineering Company, one hundred eighty-one and 61/100 feet (181.61') to a point at land N/F The 222 Arsenal Street Nominee Trust:

THENCE N 82° 05' 24" W by said land N/F 222 Arsenal Street Nominee Trust, seventy four and 10/100 feet (74.10') to a point at the northeasterly corner of Lot A-4:

THENCE S 07° 54' 36" W by said land N/F 222 Arsenal Street Nominee Trust, thirty eight and 03/100 feet (38.03') to a point on the northerly side of said Arsenal Street:

THENCE N 82° 53' 24" W by said Arsenal Street, three hundred thirty two and 85/100 feet (332.85') to the point of beginning;

Including that certain registered land bounded and described as follows:

NORTHEASTERLY by land now or formerly of Edward L. Merritt et al., one hundred forty-three and 64/100 (143.64) feet;

SOUTHEASTERLY by land now or formerly of Benjamin Brown et al., Trustees, one hundred seventy-seven (177) feet;

SOUTHWESTERLY by lands now or formerly of T. Swan & Son Co., and of Mary J. Tracy, one hundred fifty-seven and 11/100 (157.11) feet; and

NORTHWESTERLY by land now or formerly of William Uberti et ux, one hundred and fifty-four (154) feet;

all of said boundaries are determined by the Land Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office in Boston as Land Court Plan No. 26825A, a copy of a portion of which is filed with the Middlesex County South District of the Land Court, in Book 587, Page 107, with Certificate of Title No. 91457.

Lot A contains approximately 273,436 square feet (6.277 acres).

Exhibit B

Legal Description of 85 Walnut Property

Lots 1 and 2:

Two certain parcels of land with, the buildings and improvements thereon situated in Watertown Middlesex County, Massachusetts, being bounded and described respectively as follows:

PARCEL I

Beginning on Walnut Street at land now or formerly of the American Soda Fountain Realty Corporation; thence running by said land South $42^{\circ} 29' 4''$ West one hundred eighty-six and twenty-nine hundredths (186.29) feet and South $7^{\circ} 50' 34''$ West four hundred seventy-five and four tenths (475.4) feet to land now or formerly of the Boston and Maine Railroad at a point eighty-five (85) feet Northerly from and at right angles to the center line of the West bound main track of the Watertown Branch of said Railroad; thence turning and running North $82^{\circ} 9' 26''$ West by said Railroad land two hundred eighty-five (285) feet; thence turning and running still by land of said Railroad North $7^{\circ} 50' 34''$ East three hundred fifty (350) feet and North $41^{\circ} 50' 37''$ East four hundred seventy-four and one hundredth (474.01) feet to said Walnut Street; thence turning and running South $39^{\circ} 54' 16''$ East by said Street one hundred seventy (170) feet to the point of beginning, be all of said measurements more or less; said parcel containing about one hundred seventy-two thousand, six hundred ninety-three (172,693) square feet and being shown on a plan marked "Land in Watertown, Mass. Boston and Maine Railroad to William Underwood Co. C.J. Griffin, Prin. Asst. Engr. April, 1927", recorded with the Middlesex South Registry of Deeds, Book 5102, End, to which reference is hereby made for a further description of the premises hereby conveyed.

PARCEL II

Beginning at a point, which point is North $7^{\circ} 50' 34''$ East twenty and forty hundredths (20.40) feet from Station 159+93.61 on Center Line of Location Boston Division Watertown Branch, Boston and Maine Railroad; thence running North $7^{\circ} 50' 34''$ East sixty-four and sixty hundredths (64.60) feet along other land now or formerly of the Boston and Maine Railroad; thence turning and running along land of the grantors and land now or formerly of Acme Engineering Co. South $82^{\circ} 09' 26''$ East three hundred thirty-four and forty-six hundredths (334.46) feet to a point; thence turning and running along land now or formerly of Boston and Maine Railroad on the following four (4) courses: South $7^{\circ} 30' 34''$ West seventy-four and seventy-one hundredths (74.71) feet; thence turning and running North $82^{\circ} 09' 26''$ West three hundred (300.00) feet to a chain link fence; thence turning and running North $7^{\circ} 50' 34''$ East ten and eleven hundredths (10.11) feet; thence turning and running North $82^{\circ} 09' 26''$ West thirty-four and forty-four hundredths' (34.44) feet to the point of beginning, be all of said measurements more or less, said parcel containing about twenty-four thousand, six hundred thirty-eight (24,638) square feet and being shown upon plan marked "Land in WATERTOWN MASS. Boston & Maine Railroad to William Underwood Co. J.F. Kerwin Ass't. Chief Engr. Scale: 1" = 40' May, 1961" recorded with the Middlesex South Registry of Deeds, Book 10131,

Page 136, to which reference is hereby made for a further description of the premises hereby conveyed.

Lot 3:

A certain parcel of land located northerly of Arsenal Street and westerly of School Street in the Town of Watertown, Massachusetts. The parcel is shown as Lot I on a plan entitled "Land in Watertown, MA., Boston and Maine Corporation to Doble Engineering, Scale 1" = 20', Date November 18, 1998". Prepared by Vanasse Hangen Brustlin, Inc. and more particularly described as follows.

Beginning at point on the railroad baseline of the Watertown Branch of the Boston and Maine Railroad at Station 157+07.25, thence running:

S 07°50'34" W	a distance of 45.58' to a point, thence
N 82°09'26" W	a distance of 286.92' to a point, thence
N 07°50'34" E	a distance of 05 08' to a point, thence
S 82°09'26" E	a distance of 35.00' to a point, thence
S 07°50'34" W	a distance of 10 1 1' to a point, thence
S 82°09'26" E	a distance of 251 92' to a point, thence
S 07°50'34" W	a distance of 10,29' to a point. of beginning

Said Lot I contains 16, 384 square feet, more or less.

The above-referenced plan is recorded as Plan 175 of 1999 in Book 29842, Page 233.

Excepting from the above described insured premises is "Lot B" shown on a plan entitled "Plan of Land in Watertown, Mass" dated August 9, 1979 by Everett M, Brooks Co., Civil Engineers, recorded as Plan 1047 of 1979 in Plan Book 13786, Page 468.

For title reference see Deed of 10-85 Walnut Owner, LLC to BP3-BOS4 85 Walnut Street LLC dated December 29, 2020, recorded with the Middlesex South Registry of Deeds in Book 76574, Page 534.

Exhibit C

[Intentionally Omitted]

Exhibit D

Pedestrian Easement Exhibit

(see attached)

CONSENT AND ACKNOWLEDGMENT

NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY ("Lender"), having a business and mailing address of 720 E. Wisconsin Avenue, Milwaukee, WI 53202, holder of a Mortgage and Security Agreement dated as of March 27, 2015 from **WATERTOWN GABLES LLC**, a Massachusetts limited liability company ("Borrower"), to Lender, recorded with the Middlesex South Registry of Deeds (the "Registry") in Book 65214, Page 264 and filed with the Middlesex South Registry District of the Land Court (the "Land Court") as Document No. 1696462 on Certificate of Title No. 258028 (the "COT") (as the same may be amended, renewed, modified, consolidated, replaced, extended, increased or restated from time to time, the "Mortgage"), and an Absolute Assignment of Leases and Rents (With License Back) dated as of March 27, 2015 from Borrower to Lender recorded with the Registry in Book 65214, Page 290 and filed with the Land Court as Document No. 1696463 on the COT (as the same may be amended, renewed, modified, consolidated, replaced, extended, increased or restated from time to time, the "Assignment"), encumbering the property referred to in the foregoing Amendment to Temporary Construction Easement Agreement as the 204 Arsenal Property, hereby consents to the foregoing Amendment to Temporary Construction Easement Agreement between Borrower and **BP3-BOS4 250 ARSENAL PLACE LLC**, a Delaware limited liability company, and acknowledges and confirms that the Mortgage and the Assignment remain subordinate and subject to the Temporary Construction Easement Agreement, as modified by such amendment.

IN WITNESS WHEREOF, this Consent and Acknowledgment has been duly executed as of the day and year first above written.

**THE NORTHWESTERN MUTUAL LIFE
INSURANCE COMPANY**, a Wisconsin
corporation

By: Northwestern Mutual Investment
Management Company, LLC, a Delaware
limited liability company, its wholly-owned
affiliate

(corporate seal)

By: _____
Name: _____
Title: _____

*(Remainder of page intentionally left blank;
Acknowledgement of Lender on following page)*

(Acknowledgement of Lender)

STATE OF _____

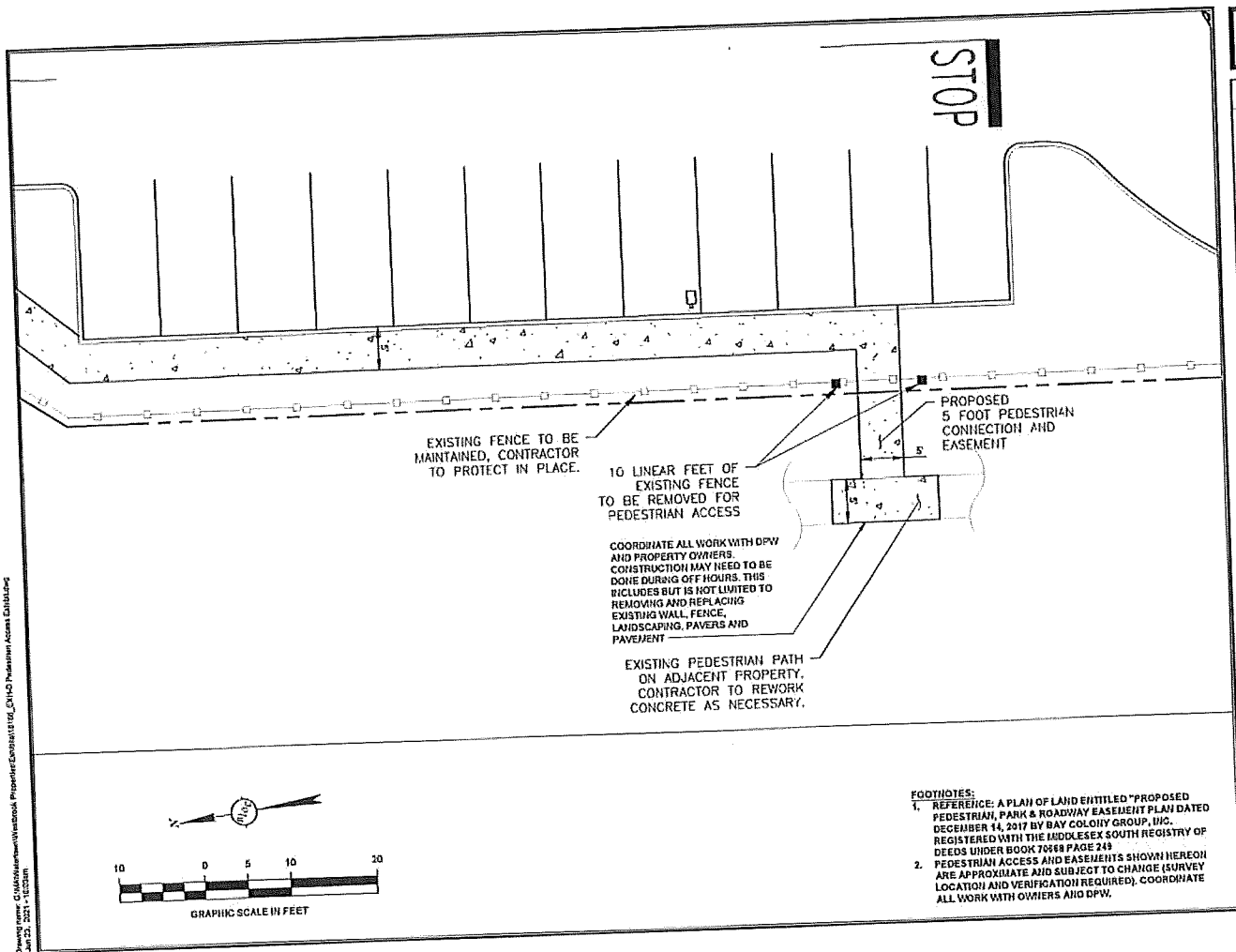
County of _____

On this ____ day of _____, 2023, before me, the undersigned notary public, personally appeared the above-named _____, as aforesaid, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public:

My Commission Expires:

Drawing name: C:\Users\jason\OneDrive\Documents\Projects\Exhibit D\1000 Pedestrian Access Exhibit.dwg
 JUN 22, 2021 1:10:30 PM



- FOOTNOTES:**
1. REFERENCE: A PLAN OF LAND ENTITLED "PROPOSED PEDESTRIAN, PARK & ROADWAY EASEMENT PLAN DATED DECEMBER 14, 2017 BY BAY COLONY GROUP, INC. REGISTERED WITH THE MIDDLESEX SOUTH REGISTRY OF DEEDS UNDER BOOK 70618 PAGE 249
 2. PEDESTRIAN ACCESS AND EASEMENTS SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO CHANGE (SURVEY LOCATION AND VERIFICATION REQUIRED). COORDINATE ALL WORK WITH OWNERS AND DPW.

RJOC	
PROJECT NO.	21004
DATE	06/21/2021
PROJECT NAME	BP3-BOS4 85 WALNUT STREET LLC
PROFESSIONAL	85 WALNUT STREET WATERTOWN, MA
DESIGNED BY	10/01/21
DRAWN BY	10/01/21
PERFORMED BY	10/01/21
SCALE	1"=10'
CITY	06/21/2021
STATE	MA
PEDESTRIAN EASEMENT AREA	
EXHIBIT D	
PROJECT NUMBER	21004
Copyright © 2021 RJOC & Associates, Inc.	

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 27, 2023

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve an Order approving the naming of a private way as Technology Way.



Watertown City Council

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

ORDER # 41

2023 - 0 - 41

AN ORDER APPROVING THE NAMING OF A PRIVATE WAY AS TECHNOLOGY WAY

WHEREAS, the properties within the 66 Galen Development in the City shall be located upon a private way to be developed within that development; and

WHEREAS, the owner of the 66 Galen Development wishes to have that private way named in a manner recognized by the City; and

WHEREAS, the owner has requested that the private way be named "Technology Way", as shown on the plan attached to this Order; and

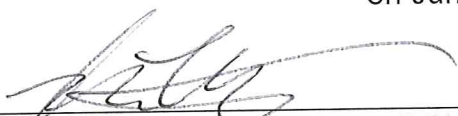
WHEREAS, the naming of private ways is subject to approval of the City Council pursuant to the provisions of G.L. c. 85, § 3A.

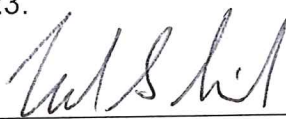
NOW THEREFORE BE IT ORDERED: That the private ways located within the 66 Galen Development be recognized and approved as the private way named Technology Way as shown on the plan attached hereto;

AND BE IT FURTHER ORDERED: That the addresses of properties located upon said private way shall be established accordingly.


Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Order was adopted by a vote of 9 for, 0 against and 0 present on June 27, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor

Owner / Developer
Boston Development Group
100 Summer Street, Suite 1900
Boston, MA 02110

Landscape Architect
Ground Inc.
255 Washington Street, Suite #40
Boston, MA 02110

MEP / PE Engineer
Sommerville Engineering
101 Federal Street, 11th Floor
Boston, MA 02110

MEP / PE Engineer
88 Black Falcon Ave., Suite 210
Boston, MA 02210

Civil Engineer
Carter Engineering Group, Inc.
101 Walnut Street
Watertown, MA 02472

Geotechnical Engineer
100 Park & St. Street, Suite 7
Worcester, MA 01608

Code Consultant
Joann Hughes
100 Park & St. Street, Suite 7
Worcester, MA 01608

Vertical Transportation Consultant
VDA/VA Design & Associates, Inc.
100 Summer Street, Suite 1900
Boston, MA 02110

Structural Engineer
Simpson Gumpertz & Heger (SGH)
100 Summer Street, Suite 1900
Boston, MA 02110

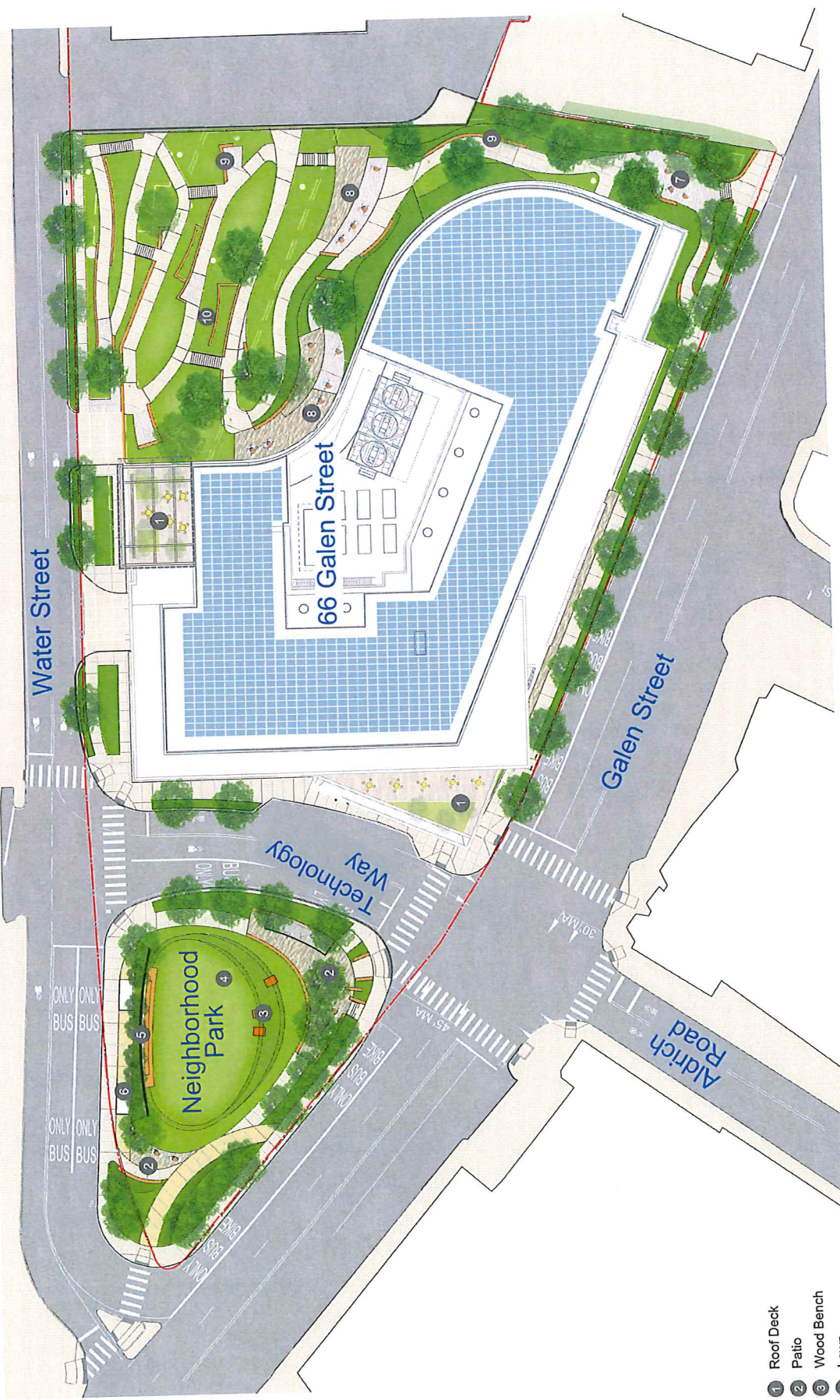
Lighting Designer
Lumina Partners
84 Shawmut Avenue
Cambridge, MA 02140

PROJECT NUMBER	10001
DATE	June 5, 2023
REVISIONS	
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DRAWING NAME
Street Name
Figure

DRAWING NUMBER
SN101

SN101



- 1 Roof Deck
- 2 Patio
- 3 Wood Bench
- 4 Lawn
- 5 Perforated Art Fence
- 6 Bus Shelter
- 7 Pocket Park
- 8 Roof Patio
- 9 Seat Wall
- 10 Seat on Lawn

Via electronic mail

June 5, 2023

Mr. Steve Magoon
Director, Community Development & Planning
Town of Watertown
149 Main Street
Watertown, MA 02472

Re: 66 Galen – Street Naming

Dear Mr. Magoon,

Please consider this formal request to have the “Technology Way” street name for the new private way being constructed as a part of the 66 Galen Development included on the next City Council agenda. I have attached a map of the site with the proposed street name. This name was previously submitted to DPW, Police and Fire for their review and comment. To date, we have received no comments or objections that would prevent these names from City Council consideration.

If there is any further information or necessary documentation needed, please contact me at your earliest convenience.

Thank you,

Pat Noone
Vice President – Development
The Davis Companies

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 27, 2023

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve a Resolution authorizing the transfer of funds in the amount of \$29,000 from various Fiscal Year 2023 Police Department Accounts to the Fiscal Year 2023 Police Vehicle Replacement Account.



Watertown City Council

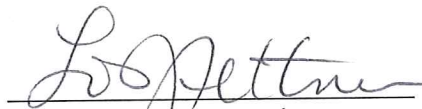
Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

RESOLUTION# 38

2023 – R – 38

BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of \$29,000 from Various Fiscal Year 2023 Police Department Accounts to the Fiscal Year 2023 Police Vehicle Replacement Account.

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


Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 9 for, 0 against, and 8 present on June 27, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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

To: Honorable City Council

From: Emily Monea, Deputy City Manager *EM*

Date: June 20, 2023

RE: Agenda Item – Transfer of Funds Request

Enclosed please find correspondence from Thomas F. Rocca, Provisional Chief of Police, requesting an internal transfer of funds in order to purchase two departmental vehicles.

Therefore, I respectfully request the attached transfer be placed on the June 27, 2023 City Council Agenda.

Thank you for your consideration in this matter.

cc: Thomas F. Rocca, Provisional Chief of Police
Steven Magoon, Assistant City Manager/CD&P Director
Melissa A. Morrissey, City Treasurer/Collector
Brian Wyncoop, Purchasing Agent

TRANSFER AMOUNT \$29,000

FROM: FY 2023 POLICE CAREER INCENTIVE 0121051-510191	\$ 9,000
FY 2023 POLICE OFFICE EQUIPMENT MAINT. 0121052-520240	\$ 15,000
FY 2023 POLICE CRIME PREVENTION 0121052-550580	\$ 5,000

TO: FY 2023 POLICE VEHICLE REPLACEMENT 0121058-580869	\$ 29,000
--	-----------

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

6/22/2023
DATE

Megan J. Jorgensen
CITY AUDITOR



WATERTOWN POLICE DEPARTMENT

THOMAS F. ROCCA
CHIEF OF POLICE

MEMORANDUM

TO: GEORGE PROAKIS, CITY MANAGER

FROM: THOMAS F. ROCCA, PROVISIONAL CHIEF OF POLICE *TR*

DATE: JUNE 20th, 2023

SUBJECT: ACCOUNT TRANSFER – FY23

The police department has identified monies in order to purchase two motorcycles for departmental use. At this time, I am requesting a transfer of funding from the following appropriations budget accounts to the Fiscal 2023 Vehicle Replacement Account – 0121058-580869. The individual amounts requested from each account are listed as follows:

Two Motorcycles

0121051-510191	Career Incentive	\$9,000.00
0121052-520240	Office Equipment Maint.	\$15,000.00
0121052-550580	Crime Prevention	<u>\$5,000.00</u>
Total amount of transfers requested:		\$29,000.00

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

TFR;jp

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 27, 2023

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve the acceptance and expenditure of a gift of funds in the amount of \$900 (three \$300 vouchers) from Hampton Inn & Suites to help the Police Department assist an individual or family who may find themselves in need of emergency shelter.



Watertown City Council

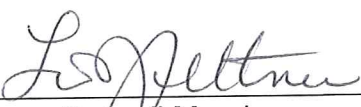
Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

RESOLUTION# 39

2023 – R – 39

BE IT RESOLVED: That the City Council of Watertown hereby approves the acceptance and expenditure of a gift of funds in the amount of \$900 (three \$300 vouchers) from Hampton Inn & Suites to help the Police Department assist an individual or family who may find themselves in need of emergency shelter.

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


Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 4 for, 0 against, and 0 present on June 27, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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

To: Honorable City Council
From: Emily Monea, Deputy City Manager 
Date: June 20, 2023
RE: Agenda Item – Acceptance of Gift of Funds and Expenditure

I am pleased to inform you that Hampton Inn & Suites has offered to provide three vouchers for a free night at the establishment, to be used on an emergency basis.

As stated in the attached correspondence from Thomas F. Rocca, Provisional Chief of Police, these vouchers will help the Police Department assist an individual or family who find themselves in need of emergency shelter.

Pursuant to Massachusetts General Laws Chapter 44, Section 53A, any expenditure of gifts of funds needs the approval of the City Manager and City Council.

I respectfully request the attached Resolution accepting these gift expenditures be placed on the June 27, 2023 City Council Agenda for your consideration.

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

cc: Thomas F. Rocca, Provisional Chief of Police
Steven T. Magoon, Assistant City Manager/CD&P Director
Melissa A. Morrissey, City Treasurer/Collector
Mark R. Reich, Esquire, KP Law

Resolution #

R - 2023 -

Resolution approving the Acceptance and Expenditure of Gifts of Funds

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

WHEREAS: The Watertown Police Department received a generous donation from the Hampton Inn & Suites to provide three vouchers for a free night at the establishment; and,

WHEREAS: These vouchers will help to assist an individual or family who find themselves in need of emergency shelter to be used on an emergency basis; and,

NOW THEREFORE BE IT RESOLVED: that the City Council of the City known as the City of Watertown, hereby accepts and appropriates, pursuant to Massachusetts General Laws Chapter 44, Section 53A, a gift of three vouchers for a free night at the establishment from the Hampton Inn & Suites.

Council Member

I hereby certify that at a meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of ____ for, ____ against and ____ present on June 27, 2022.

Council Clerk

Mark Sideris, Council President



WATERTOWN POLICE DEPARTMENT

THOMAS F. ROCCA
CHIEF OF POLICE

MEMORANDUM

TO: GEORGE PROAKIS, CITY MANAGER

FROM: THOMAS ROCCA, PROVISIONAL CHIEF OF POLICE

DATE: JUNE 20th, 2023

SUBJECT: DONATION – GIFT ACCEPTANCE

Please be advised that the Watertown Police Department has received a donation in the form of three accommodation vouchers from the Hampton Inn & Suites, located at 25 Bond Street in Watertown. Each voucher has a value of \$300.00 for a total amount of \$900.00.

These vouchers will help the police department immensely when faced with the challenge of assisting an individual or a family who find themselves in need of emergency shelter. Each voucher represents the cost of one night at the Hampton Inn & Suites. Attached is a copy of one of the vouchers.

I am requesting your assistance in placing the donation of these vouchers before the Honorable City Council for its review and action at its meeting scheduled for Tuesday, June 27th, 2023.

Please contact me with any questions and I thank you for your attention to this matter.

TFR:jrp

0009

Gift Certificate

AMOUNT 1 FREE NIGHT - STANDARD Room

TO WATERTOWN POLICE

FROM HAMPTON INN & SUITES

AUTHORIZED BY Darlene K

REDEEMED BY _____

DATE REDEEMED _____

CALL
DARLENE TO
MAKE
RESERVATION



EXPIRES
12/31/23

25 BOND ST | WATERTOWN, MA 02472 | 617 926 0005

Darlene Maryann Kloris
Director of Sales & Marketing
Hampton Inn & Suites
Watertown Boston

25 Bond St | Arsenal Yards
Watertown, MA 02472
darlene.kloris@hilton.com
hampton.com

M 617 926 0005
F 617 926 0010
D 847 217 2445



0008

Gift Certificate

AMOUNT 1 FREE NIGHT - STANDARD Room

TO WATERTOWN POLICE

FROM HAMPTON INN & SUITES

AUTHORIZED BY Darlene K

REDEEMED BY _____

DATE REDEEMED _____

CALL
DARLENE
TO MAKE
RESERVATION



EXPIRES
12/31/23

25 BOND ST | WATERTOWN, MA 02472 | 617 926 0005

0007

Gift Certificate

AMOUNT 1 FREE NIGHT - STANDARD Room

TO WATERTOWN POLICE

FROM HAMPTON INN & SUITES

AUTHORIZED BY Darlene K

REDEEMED BY _____

DATE REDEEMED _____

CALL
DARLENE
TO MAKE
RESERVATION.



EXPIRES
12/31/23

25 BOND ST | WATERTOWN, MA 02472 | 617 926 0005

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 27, 2023

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve the transfer of funds in the amount of \$1,300,000 from the Fiscal Year 2023 City Council Reserve Account to the Fiscal Year 2023 Transfer to Collective Bargaining Stabilization Fund Account.



Watertown City Council

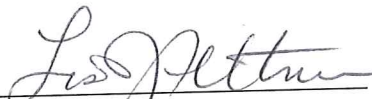
Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

RESOLUTION# 40

2023 - R - 40

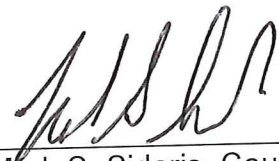
BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of \$1,300,000 from the Fiscal Year 2023 City Council Reserve Account to the Fiscal Year 2023 Transfer to Collective Bargaining Stabilization Fund Account

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


Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 4 for, 0 against, and 0 present on June 27, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

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

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

John G. Gannon,
Councilor At Large
Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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

To: Honorable City Council
From: Emily Monea, Deputy City Manager *EM*
Date: June 22, 2023
RE: Agenda Item - Transfer of Funds Request

The City is engaged in negotiations for successor collective bargaining agreements with six City unions (Watertown Firefighters Association Local 1347, Library AFSCME Council 93, DPW Teamsters Local 25, Watertown Municipal Employees Association Teamsters Local 25, Watertown Patrol Association, and Watertown Police Supervisors Association) to cover the Fiscal Year 2023 - 2026 period. Once settled, these contracts will require transfers to the impacted department budgets to fund the increased contract costs. The proposed transfer is intended to fund prior-year contract expenses as we will not settle all of the contracts before the close of Fiscal Year 2023.

I respectfully request the attached transfer be considered at the June 27, 2023, City Council Meeting.

Thank you for your consideration in this matter.

cc: Department Heads
Joseph S. Fair, Esquire, KP Law

TRANSFER AMOUNT \$1,300,000

FROM: FY 2023 CITY COUNCIL RESERVE
0111152-570780

\$ 1,300,000

TO: FY 2023 TRANSFER TO COLLECTIVE BARGAINING STABILIZATION FUND
0194000-596806

\$ 1,300,000

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

6/22/2023
DATE

Meja Fargu
CITY AUDITOR



CITY OF WATERTOWN

Auditor

Administration Building
149 Main Street
Watertown, MA 02472-4410

Megan E. Langan
City Auditor

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

TO: Honorable City Council

FROM: Megan E. Langan, City Auditor 

DATE: June 21, 2023

RE: Confirmation of Audit Firm

As you are aware the City Council needs to confirm the outside independent audit firm each year. Therefore, I respectfully request that you confirm Marcum LLP to conduct the Fiscal Year 2022 and Fiscal Year 2023 Audits.

At the completion of these two years of audits, it would be my intention to issue a Request for Proposals (RFP) for the Fiscal Year 2024 Audit.

After discussions with Council President Sideris as well as Budget and Fiscal Oversight (BFO) Chair Piccirilli and in order to complete both the Fiscal Year 2022 and Fiscal Year 2023 Audits by the fall of 2023, the recommended course of action is to request the City Council's confirmation to have Marcum LLP conduct both the Fiscal Year 2022 and Fiscal Year 2023 Audits. Additionally, a RFP for Audit Services for Fiscal Year 2024 through Fiscal Year 2026 will be issued during January/March 2024.

Thank you for your consideration of my request.

cc: George J. Proakis, City Manager

CITY OF WATERTOWN



REORGANIZATION PLAN



George J. Proakis
City Manager

CITY OF WATERTOWN

Office of the City Manager

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

TO: Honorable City Council

FROM: George J. Proakis, City Manager

DATE: May 9, 2023

SUBJECT: FY 2024 ADMINISTRATIVE REORGANIZATIONAL PLAN – EXPLANATORY MESSAGE

Pursuant to the provisions of Article 6, Section 6-2 of the City of Watertown Home Rule Charter, I herewith present the attached Administrative Reorganization Plan for the administrative reorganization of City departments by administrative code. This Administrative Reorganization Plan shall be subject to the referral, public hearing, report, and approval process as specified in Section 6-2 of the Home Rule Charter as further explained below.

1. Reorganization Plan by Administrative Code – City Charter Process

As noted above, this Administrative Reorganization Plan is being submitted pursuant to Article 6, Section 6-2 of the City of Watertown Home Rule Charter. This provision of the Charter authorizes the City Manager to “from time to time prepare and submit to the city council reorganization plans which may, unless prohibited by general law or the charter, reorganize, consolidate, or abolish any existing city agency in whole or in part, establish new city agencies, and prescribe the functions of any city agency.” The process for consideration of such a reorganization by administrative code is as follows:

- A. The City Manager may submit a reorganization plan to the City Council with an explanatory note.

- B. Upon receipt of the plan by the City Council, City Council shall refer plan to an appropriate standing committee for study and report.
- C. Within thirty days of such referral a public hearing on the plan would be held either before the standing committee or the full City Council.
- D. Within fourteen days following conclusion of the public hearing, a report of the standing committee would be filed, either approving or disapproving the plan.
- E. Upon the ninetieth day following City Council receipt of the plan (unless the plan itself specifies a later date) the plan becomes effective unless disapproved by the City Council.
- F. A reorganization plan submitted by administrative code may not be amended by the City Council but shall either be approved or disapproved in the form as submitted.

2. Explanatory Note

Article 3, Section 3-2 of the City of Watertown Home Rule Charter designates the City Manager as the City's chief administrative officer. The powers and duties of the City Manager include administration of all officers appointed by the City Manager and their respective agencies. The City Manager is also responsible for the coordination of activities of all agencies under his control with the activities of all other City agencies, whether elected or appointed by other elected officials. This Administrative Reorganization Plan is submitted pursuant to and in fulfillment of the duties and responsibilities of the City Manager and in the interest of improving the effectiveness of the City's administration. This plan is hereby offered to the City Council for action in accordance with Article 6, Section 6-2 of the City's Home Rule Charter.

3. Reorganization Plan

Included with this Explanatory Message is the proposed Administrative Reorganization Plan submitted to the City Council by the City Manager pursuant to Article 6, Section 6-2 of the City's Home Rule Charter. With the honorable City Council's approval of the organizational changes contained in the Administrative Reorganization Plan pursuant to the Charter procedures outlined above, and in accordance with the FY 24 budget submission, the City Departments will operate with the following organizational changes:

a. Deputy Manager's Team

The Deputy City Manager will become the direct supervisor of:

- The Recreation Director / Department
- The Ryan Ice Arena Director / Department
- The City Clerk / City Clerk's Office

- A new Constituent Services Department (311)
- A 2-member communications team, including:
 - Community Engagement Specialist (new position / see below)
 - Social Media & Web Coordinator (transfer from IT; maintaining a 'dotted line' connection to the IT department)

b. Chief Financial Officer and Team

A new Finance Department will be created, supervised by the Chief Financial Officer, and consisting of the following divisions:

- Assessing
 - Treasurer / Collector (including Parking Lots & Meters)
 - Procurement (the current 'Purchasing' office will be renamed Procurement)
- Subject to funding, any Grants Development staff hired for the city will directly report to the CFO as part of the Finance Department.

c. Human Resources

As our ongoing Human Resources study continues to progress, the Personnel Department will be renamed the Human Resources department. Further changes in this department may be forthcoming after the study is complete.

d. Senior Services

The department that operates our Senior Center will be named Senior Services.

e. DPW Divisions

DPW divisions are being re-aligned as follows:

- Engineering will become its own division.
- The wiring functions of the Property & Buildings division will be combined with the Street Lighting Division to become a new division called Street Lighting & Wiring.
- The remaining division will be renamed Traffic Control. The vacant supervisor position will be filled as Supervisor of Traffic Control. The Skilled Craftsman will remain in this division.

f. New Community Development & Planning Divisions

Community Development & Planning be divided into divisions as follows:

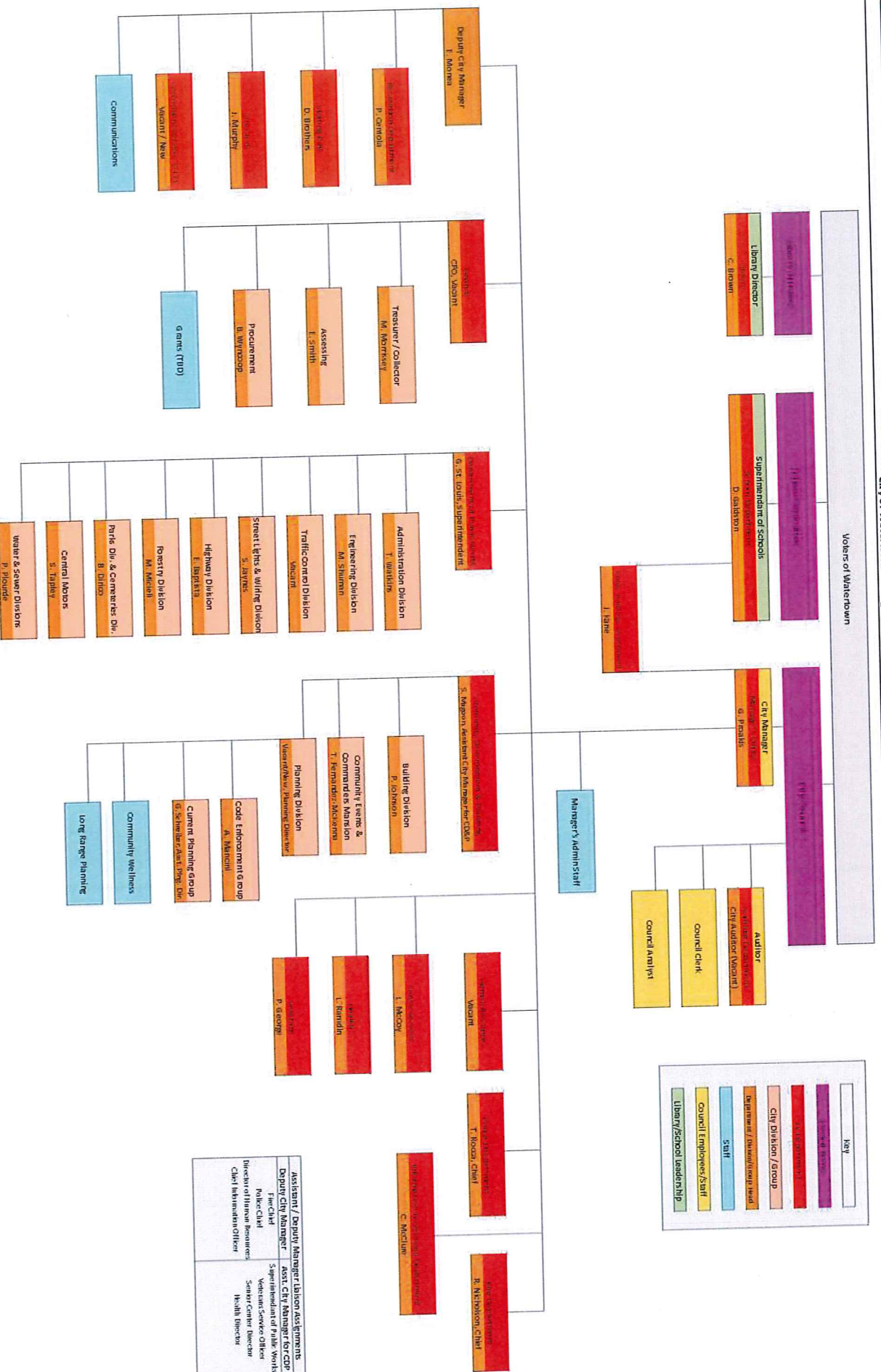
- Planning Division, which will include the Code Enforcement Group, the Current Planning Group, as well as the staff working on the Live Well Watertown / Farmers Market program and all long range planning projects

- Building Division overseen by the Building Commissioner
- Commanders Mansion / Events division overseen by the Function Facility Manager

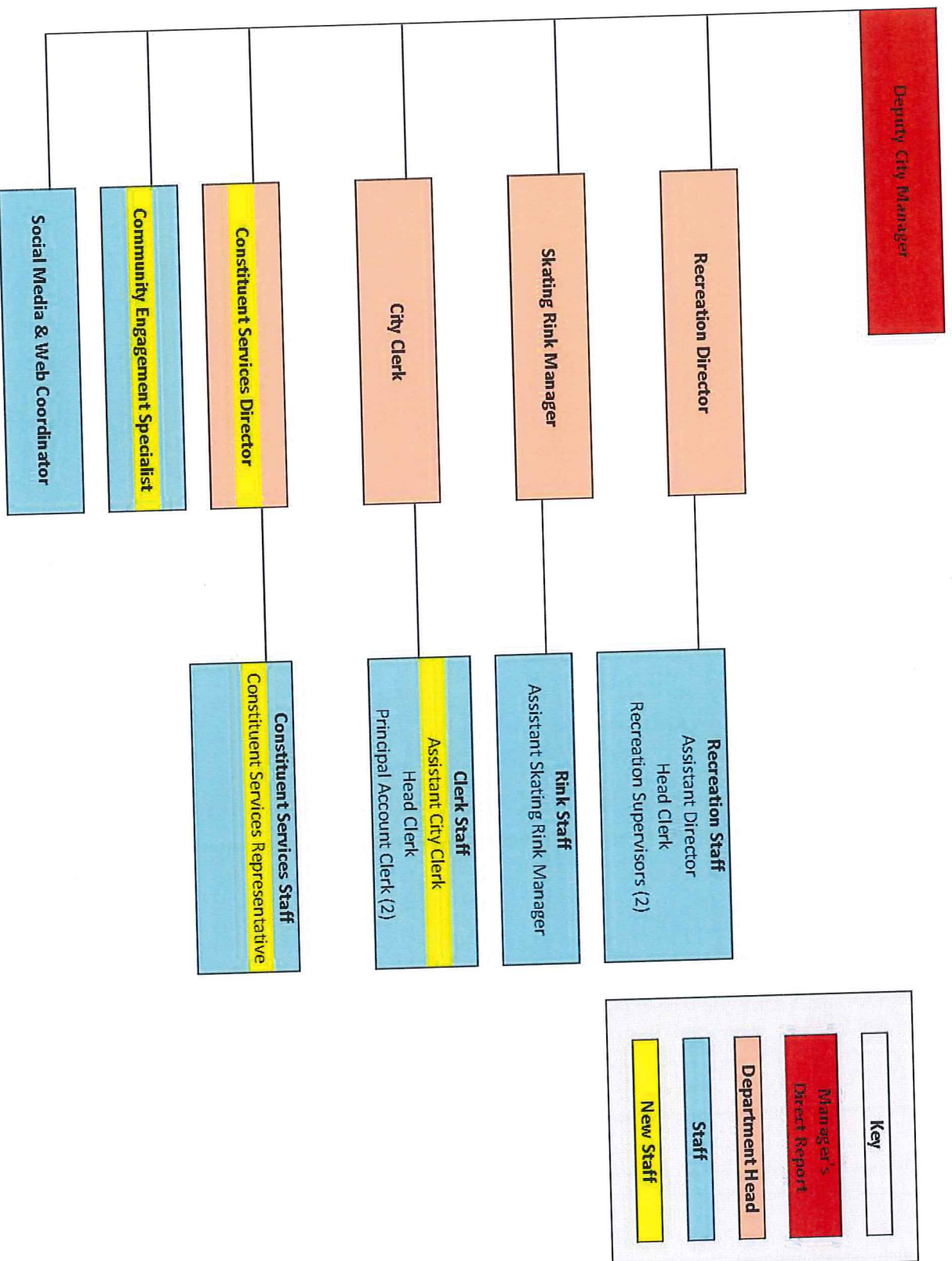
4. Conclusion

The Administrative Reorganization Plan submitted with this Explanatory Message presents a reorganization of City administrative departments as listed above. This reorganization will allow a streamlining of those departments and a better understanding of their organization and specific authority while also clarifying the chain of authority for each division. I therefore respectfully request your favorable consideration and approval of the Administrative Reorganization Plan.

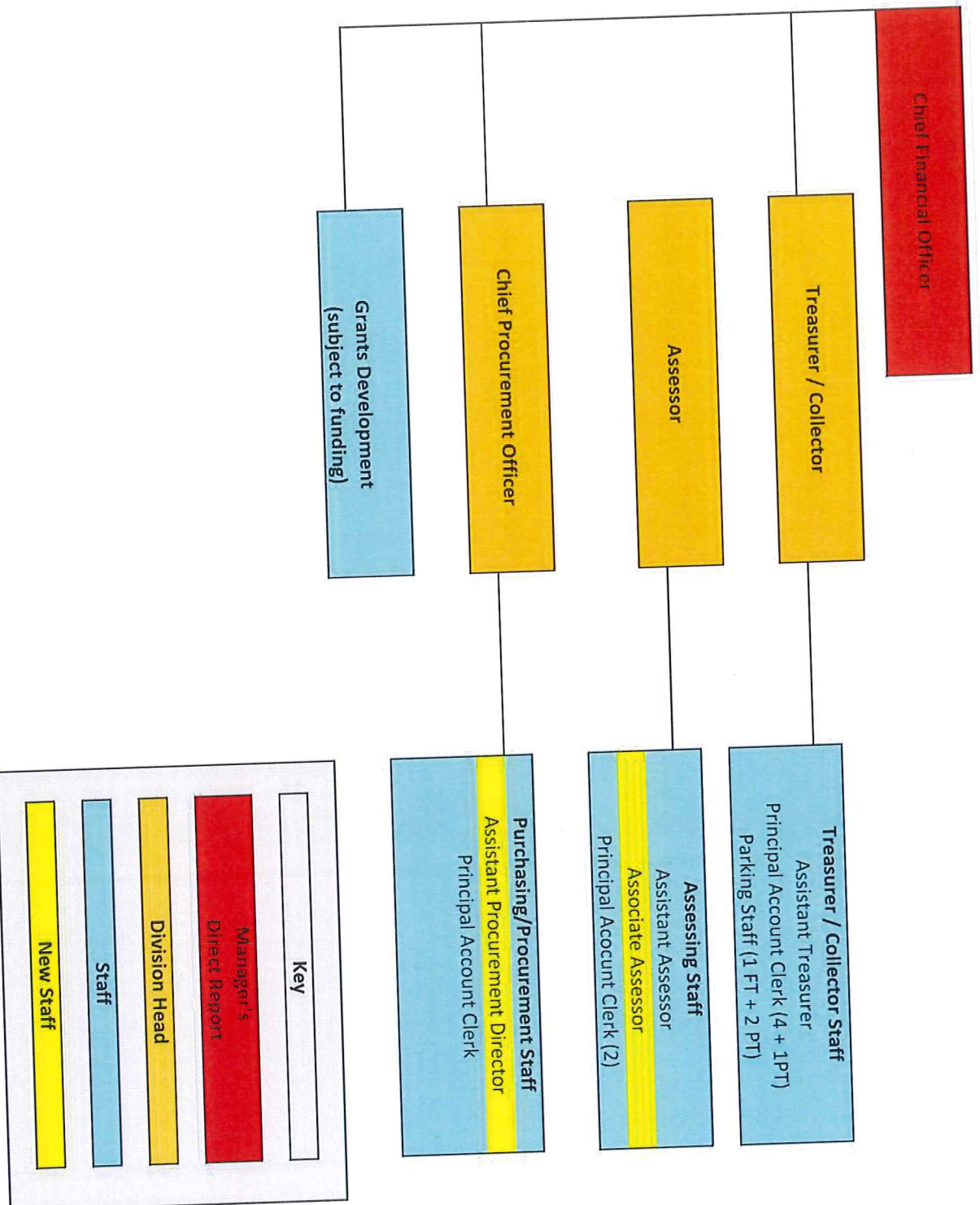
City of Watertown - Reorganization Plan (submitted to City Council, May 9, 2023)



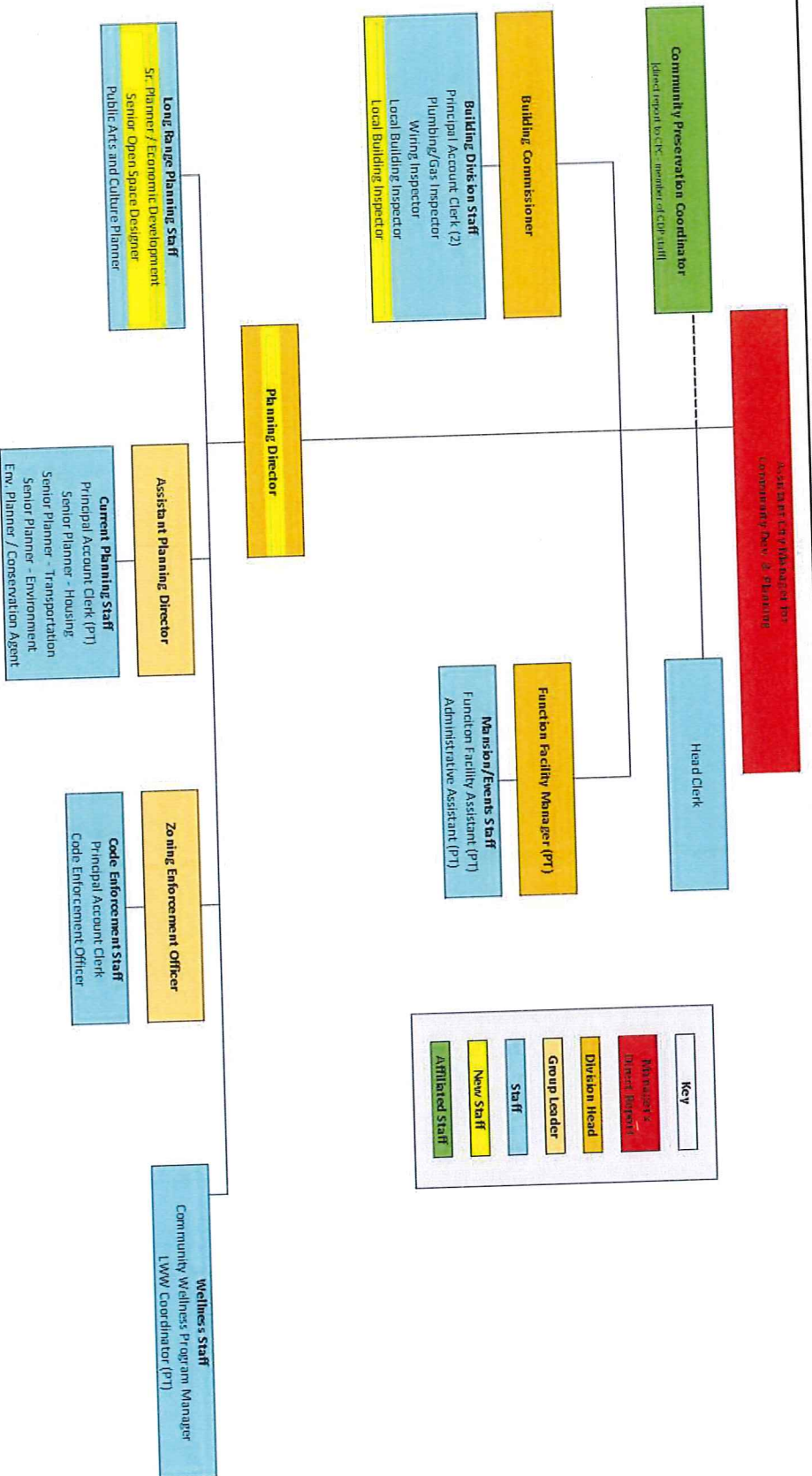
Deputy Manager Direct Reports



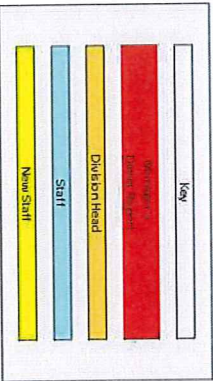
Finance Department New Organization



Community Development & Planning: New Divisions



Department of Public Works: New Divisions





CITY OF WATERTOWN
DEPARTMENT OF PUBLIC WORKS
124 ORCHARD STREET
WATERTOWN MA 02472

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

Gregory M. St. Louis, PE
Superintendent of Public Works

TO: George Proakis – Watertown City Manager
FROM: Gregory St. Louis, PE – Superintendent of Public Works
SUBJECT: MWRA Lead Service Line Replacement Loan Program
DATES: June 15, 2023

The City's Capital Improvement Program for the water and sewer enterprise funds identifies \$300,000 in funding for FY24 for replacement of lead goosenecks projects. This funding is to be applied for under the Massachusetts Water Resources Authority (MWRA) Local Water System Assistance Program for Lead Service Line Replacement: www.mwra.com/comsupport/llp/llpprogram.html.

There are approximately 9,250 water services on record in the City. Review of City records indicate that there are no water services comprised completely of lead pipe. However, prior to standardizing on copper pipe, water services were often laid using iron pipe. To create a connection to the water main, short, angled pieces of lead pipe, typically about 2-feet in length, were used. We refer to these as "goosenecks."

Of the 9,250 water services, approximately 500 services are presumed to have lead goosenecks based on age and pipe material. Each year, the City removes lead goosenecks as part of the annual road reconstruction projects, water system improvements, and incidental repairs due to service leaks. Additionally, projects are required to remove lead services associated with new and significant redevelopment.



Photo of lead gooseneck connected to iron pipe
(Source: Wikipedia)

Replacement of lead goosenecks is an eligible item under the Lead Service Line Replacement Program. Taking advantage of the MWRA program, which consists of a zero-interest loan payable over 10 years, would allow the City to accelerate lead gooseneck removals.

Therefore, the Department of Public Works requests that a \$300,000 loan order be prepared to complete lead gooseneck replacements, in accordance with the FY24 Capital Improvement Plans approved by the Honorable City Council. The MWRA grant application deadline does not directly align with either the Fiscal or Calendar year, but the MWRA request would be processed at the next funding deadline.

The proposed project will include the replacement of approximately 90 lead goosenecks, including the replacement of the gooseneck, replacement of the service from the water main/connection to the service box and surface restoration. The exact number of replacements will depend on the bid prices received.

The work will be performed in various locations throughout the City. If approved for funding, we intend to go through the procurement process and construct this project this fiscal year.

Thank you in advance for your consideration.

FY 2024 - FY 2028 CIP WATER/SEWER FUNDS

A	B	C	D	E	F	G	H	I	J	K	L	M
		TOTALS	FY 24		FY 25		FY 26		FY 27		FY 28	
1	WATER/SEWER ENTERPRISE FUNDS											
2	SEWER											
3	Sewer/Drain System Maintenance	4,500.0	800.0	SR	850.0	SR	900.0	SR	950.0	SR	1,000.0	SR
4	Stormwater & Drainage On-going Improve	1,500.0	300.0	SR	300.0	SR	300.0	SR	300.0	SR	300.0	SR
5	5 MWRRA 1 & 1 LOAN (25%)	1,500.0	330.0	MWRAB	330.0	MWRAB	330.0	MWRAB	330.0	MWRAB	330.0	MWRAB
6	MWRRA 1 & 1 GRANT (75%)	4,950.0										
7	10 MWRRA 1 & 1 ONE TIME LOAN (100%)	1,290.0			1,290.0	MWRAB	750.0	SEB	750.0	SEB	750.0	SEB
8	10 Sewer System Improvements	3,750.0	750.0	SEB	750.0	SEB	1,250.0	TBD	1,250.0	TBD	1,250.0	TBD
9	10 Sewer/Drain System Projects	6,250.0	1,250.0	TBD	1,250.0	TBD	1,250.0	TBD	1,250.0	TBD	1,250.0	TBD
10	10 35 GYW Service Truck	170.0			170.0	SEB						
11	10 Street Sweeper	350.0			350.0	SEB						
12	10 Sewer Vac	430.0										
13	10 Swap Dump Truck	190.0	190.0	SEB								
14	10 Wheeled Mini - Excavator	180.0					180.0	SEB				
15	10 Crew Truck	180.0							4,570.0			180.0
16	SEWER SUBTOTAL	25,390.0	5,040.0		6,280.0		4,700.0					4,800.0
17												
18	WATER											
19	Water System Maintenance	1,500.0	200.0	WR	250.0	WR	300.0	WR	350.0	WR	400.0	WR
20	10 MWRRA LWSAP (100% loan)	2,500.0	500.0	MWRAB	500.0	MWRAB	500.0	MWRAB	500.0	MWRAB	500.0	MWRAB
21	10 MWRRA LLP (100% loan)	1,500.0	300.0	MWRAL	300.0	MWRAL	300.0	MWRAL	300.0	MWRAL	300.0	MWRAL
22	10 MWRRA LLP (100% loan)	6,250.0	1,250.0	TBD	1,250.0	TBD	1,250.0	TBD	1,250.0	TBD	1,250.0	TBD
23	Water System Projects	180.0					180.0	WEB				
24	10 Trench Safety Box Truck	80.0			80.0	WEB						
25	5 Utility Truck	215.0							215.0	WEB		
26	10 Gate Valve/Mini Vac Truck	140.0							140.0	WEB		
27	10 Backhoe	190.0										
28	10 Service Response Truck	450.0			450.0	WEB						
29	10 Water Vactor	13,005.0	2,250.0		2,830.0		2,720.0		2,755.0			2,450.0
30	WATER SUBTOTAL	38,395.0	7,290.0		9,110.0		7,420.0		7,325.0			7,250.0
31												
32	TOTAL WATER & SEWER											
33	STORMWATER											
34	Phase 2 MS4 Permit Management Plan	250.0	50.0	TBD	50.0	TBD	50.0	TBD	50.0	TBD	50.0	TBD
35	Phase 2 MS4 Construction/Improvements	35,400.0	100.0	TBD	100.0	TBD	100.0	TBD	100.0	TBD	100.0	TBD
36	Phase 2 MS4 Phosphorous Control Plan	500.0	100.0	TBD	100.0	TBD	100.0	TBD	100.0	TBD	100.0	TBD
37	STORMWATER SUBTOTAL	36,150.0	250.0		250.0		250.0		250.0			35,150.0
38												
39	TOT. WATER, SEWER & STORMWATER	74,545.0	7,540.0		9,360.0		7,670.0		7,575.0			42,400.0
40												
41	COSTS BY SOURCE OF FUNDS											
42	SEWER REVENUE	6,000.0	1,100.0		1,150.0		1,200.0		1,250.0		1,300.0	
43	SEWER EQUIPMENT BONDS	5,250.0	1,370.0		1,270.0		930.0		750.0		930.0	
44	SEB	48,650.0	2,750.0		2,750.0		2,750.0		2,750.0		37,650.0	
45	TBD	5,440.0	830.0		2,120.0		830.0		830.0		830.0	
46	MWRAB											
47	MWRAB											
48	MWRAL	1,500.0	300.0		300.0		300.0		350.0		400.0	
49	WR	1,255.0	0.0		530.0		370.0		355.0		0.0	
50	WEB	74,545.0	7,540.0		9,360.0		7,670.0		7,575.0		42,400.0	
51	GRAND TOTAL - ENTERPRISE FUNDS											



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

Jay Gonzalez
(617) 378-4256
jgonzalez@hinckleyallen.com

June 23, 2023

Emily Monea
Acting City Manager
Administration Building
149 Main Street
Watertown, Massachusetts 02472

RE: Draft Loan Order – MWRA Lead Line Replacement Bonds

Dear Emily:

As requested, I suggest the following form of loan order to approve the borrowing of funds from the Massachusetts Water Resources Authority to pay costs of replacing lead pipes that connect service lines to water mains:

ORDERED: That the sum of \$300,000 is appropriated to pay costs of replacing lead pipes that connect service lines to water mains, including all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the City Manager, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the "Authority") pursuant to the Authority's lead service line replacement program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the City Manager is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to be "Jay Gonzalez", with a stylized, cursive script.

Jay Gonzalez



CITY OF WATERTOWN
CITY COUNCIL
Administration Building
149 Main Street
WATERTOWN, MASSACHUSETTS 02472

LEGAL NOTICE

Watertown City Council Public Hearing: **Tuesday, July 11, 2023, 7:00 pm**, Council Chamber, Administration Building, 149 Main St, Watertown, MA, with remote access link on the Agenda posted 48 hours prior to the meeting.

To consider Watertown Zoning Ordinance amendments for reducing the maximum Floor Area Ratio in the Central Business District from 4.0 to 2.2. Amendments to be considered amend language as necessary, including to Section 5.04 and notes relating to the Table of Dimensional Regulations.

Published: 6/20/23 & 6/27/23 Boston Globe
Posted: 6/20/23 Watertown Administration Building



CITY OF WATERTOWN
CITY COUNCIL
Administration Building
149 Main Street
WATERTOWN, MASSACHUSETTS 02472

LEGAL NOTICE

Watertown City Council Public Hearing: **Tuesday, July 11, 2023, 7:00 pm**, Council Chamber, Administration Building, 149 Main St, Watertown, MA, with remote access link on the Agenda posted 48 hours prior to the meeting.

To consider Watertown Zoning Ordinance amendments:

1. §2.78 'Special permit' be amended by adding the phrase "or designated Special Permit Granting Authority (SPGA)" after "at the discretion of the Board of Appeals"
2. §3.00 'Division of the City into Districts' be amended with a new section, (d), containing the following text: Parcels adjacent to the boundary of a district may be subject to increased regulations, restrictions, requirements, and conditions as may be necessary to ensure an appropriate transition between the abutting districts.
3. §4.13 'Transition requirements' be amended with a new section, (c), containing the following text: Where the boundary of a Business, Industrial, or Special Zoning District abuts, overlaps, runs parallel to, or effectively borders that of a Residence District (as listed in §3.01), approvals for development, including but not limited to site plans, special permits, and Master Plan special permits, on lots located adjacent to that boundary and within that non-Residence District shall be subject to increased restrictions or conditions as might be necessary to limit the impact of said development on, and protect the integrity, character, and quality of life within, the neighborhoods of the bordered or overlapped Residence district. These restrictions and conditions shall be imposed by the approving body (Planning Board, Zoning Board of Appeals, or designated Special Permit Granting Authority (SPGA)) and may include but are not limited to height, dimensions, orientation, setbacks, buffers, open space, facade, screening, and usage.
4. §9.09 'Limited approval of special permit' be amended such that the existing first paragraph will read as follows: In approving a special permit, the Board of Appeals or designated Special Permit Granting Authority (SPGA) shall consider and attach such conditions and safeguards as are deemed necessary to protect the district, neighborhoods in adjacent districts, and the City.
5. §9.09(b) be amended by adding the phrase "or designated Special Permit Granting Authority (SPGA)" after "as specified by the Board of Appeals"
6. Or to take any other action relative thereto

Watertown City Council
Committee on Human Services
Councilor Palomba-Chair, Councilor Bays-Vice Chair, Councilor Gannon-Secretary
Committee Report – Meeting on May 11, 2023

The Committee on Human Services held a public meeting on May 11, 2023 at 6:30 PM in the City Council Chambers to continue the discussion of the establishment of a City-wide Rodent Control Plan. This was a hybrid meeting so residents could join on zoom. Also, questions and comments could be sent to Councilor Gannon at jgannon@watertown-ma.gov. Finally, the meeting was recorded by WCATV and will be broadcasted at a future date.

Present at the meeting were Councilor Tony Palomba, Chair; Councilor Caroline Bays, Vice Chair; and Councilor John Gannon, Secretary. Also attending from the Administration was Larry Ramdin, Director of the Health Department and on zoom, Tom Watkins, Director of Administration and Finance for the Department of Public Works. Residents in attendance were Karen Russo in the Chambers and Dean Martino, Roma Jerome, Tanya Mandel, Gabe Camacho, and Jacky vanLeeuwen on zoom.

Councilor Palomba began the meeting by saying that the main topic will be a presentation of the latest draft of the rodent control plan being developed by Mr. Larry Ramdin. However before hearing from Mr. Ramdin, the Chair asked Mr. Watkins to update us on the results the new SMART Technology traps that electrocute the rodent. Below is a summary of his remarks and answers to questions from Councilor Bays, Councilor Gannon, and residents.

- 1) It has been two months since the 80 traps were distributed – 40 on Arsenal Street, 30 on Mt. Auburn Street, and 10 distributed at various high probability locations – and the Department has received regular data via a heat map and an excel spreadsheet from the vendor. One of the pieces of information that Mr. Watkins was asked to look into is whether the time a rodent is electrocuted is recorded.
- 2) There have been 63 catches. There were 33 catches at 770 Mt. Auburn Street near Sacred Heart Church that were attributed to the road construction in the area. There were 10 catches at 275 Arsenal Street near the Watertown Mall. There were 5 catches at Stanley Street near the Recycling Center. The remaining 15 catches were found in the various boxes distributed on Mt. Auburn and Arsenal Streets as well as in some of the boxes that were placed in areas where the Department anticipated particular high activity such as near public dumpsters.
- 3) It is not possible at this time to develop a definitive strategic plan as to where to put traps in the future given there is only 2 months of data. The Department anticipates it will be able to do this at the end of the 5 month pilot program. Also, the Department recognizes that 80 boxes are not enough to address the existing problem, but will determine how many might be needed at the conclusion of the pilot.
- 4) The cost of the pilot program is \$60,000 for the 80 boxes which includes providing data, maintaining the boxes, and removing dead rodents. The size of the pilot program was determined by the amount of funds available. It was unclear at this time whether there will be resources available to extend the use of the SMART Technology boxes.

Moving on, the Chair asked Mr. Ramdin to present the latest draft of his rodent control plan. Mr. Ramdin prepared copies of the plan for the Committee members and those in the Chamber. He did not have a power point presentation. He said he would look into getting the plan on the

Department's webpage. Also there would be copies available in the Health Department's office. Mr. Ramdin said that he was presenting not a **plan but a report** of the status of the problem in Watertown, what individual departments are presently doing to address the problem, and action steps they are considering. The title of his presentation is "**Rodent Control and Management Activities**" and it is attached to these minutes.

Mr. Ramdin reminded the Committee that 100% elimination of rats is not possible. The goal is to reduce the rat population and that this must be a joint effort of the City and the residents. Residents should take steps to eliminate the sources of food, water, and shelter that rats rely on.

Mr. Ramdin noted that the City Manager has included an additional staff person in the Health Department whose major responsibility would be rodent control and has allocated additional money in the Department's rodent control line item. He explained that the *internal rodent control working group*, comprised of the Health, Community Development and Planning, Building, Zoning, Public Works, Parks and Recreation, and Public Buildings departments, is focusing on identifying gaps and duplications in rodent control efforts, utilizing public/private activities to educate about prevention, treatment, and regulatory responses, and working to "*develop a community wide rodent control plan/guidance*". He noted that this effort can't be done overnight and will take time. He then went on to review the activities of each department including key issues, current status of activities, and action items. He spent significant time explaining how the Health Department investigates complaints and about the historical data on rodent complaints from 2020 to the present, with an emphasis on the last 6 months. He also spoke about the Department's community outreach efforts including information on their webpage about how residents can reduce rodent activity and a specific rodent Wednesday posting on their social media page.

The members of the Committee had positive comments about the report and commended Mr. Ramdin on his effort. The chair asked that there be further development of the report so that it becomes an actual plan with timelines for implementing the action items, a determination if the timelines are being met, and an evaluation of the action items to determine if they are effective. It was noted that the report has not been seen by the departments at this time, but will be shared with them prior to the next meeting of the working group.

The residents attending were then asked if they had any comments. Their comments included the following:

- 1) How will Mr. Ramdin know if a complaint received by the Health Department has been successfully addressed? It was noted that a ticket is established for each complaint and it cannot be closed until the issue is resolved. It was also mentioned that when the new 311 system is in place there will be a similar process for tracking and closing a case/complaint.
- 2) In response to concern that rodents are not just on the site of major construction projects but find their way to adjacent streets, like Birch Street where Ms. Russo lives, it was suggested that the Planning Board and ZBA require a developer to expand their rodent control plan to adjacent streets as a condition for their permit and that the working group consider how this can be done.
- 3) Is there consideration of using fertility drugs to control the rodent populations? Mr. Ramdin said use of birth control methods must be used in combination with other methods.

4) What preventive measures are being considered at Moxley Park given the construction of the high school swing space, the increase number of students who will be sharing the cafeteria in the Middle School, and the likely increase of food waste? There are only two bait boxes there put out by DPW. Mr. Ramdin will reach out to the Director of Public Buildings tomorrow to discuss the issue, send one of his staff to review the area, and bring the issue to the working group.

5) Concern was raised about how the public can see if a rodent complaint has been addressed. The suggestion is that a resident should sign up for See Click Fix where they can see what complaints have been logged in, however it is unclear if the resident can see what has happened to address a complaint.

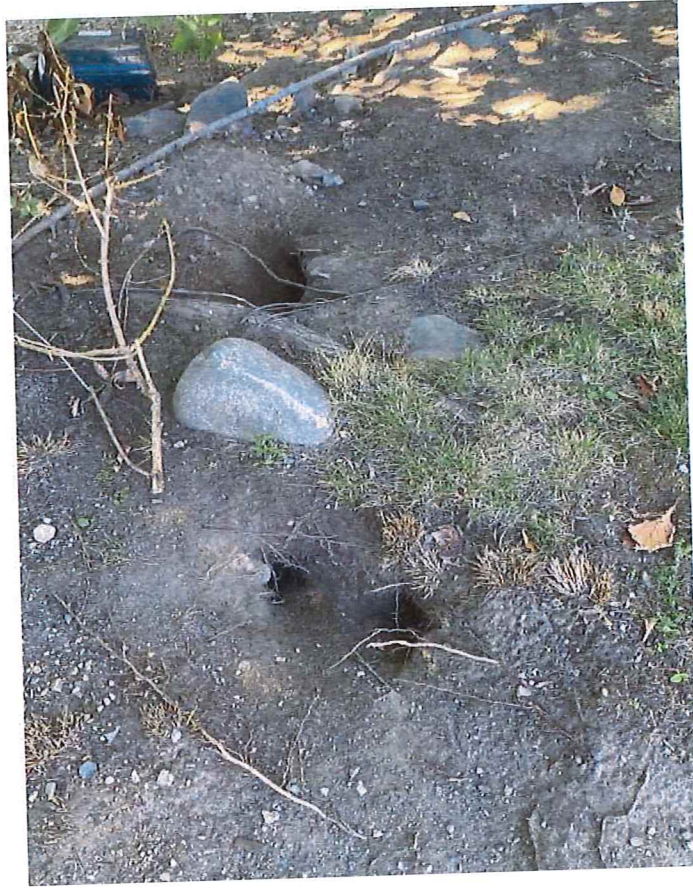
6) There was a suggestion that the City conduct a major social media push to publicize what the Health Department is doing about rodent control and how to log a complaint. Also is there a way the Department can publish the results of its control activities that are targeting a particular neighborhood hot spot. Mr. Ramdin will look into how this might be possible.

7) There are major concerns about a significant rodent problem on Summer Street near Saltonstall Park. The concerns are the open dumpster in the parking lot of the Boys and Girls Club and the buildup of leaves and tree limbs in the area. While five traps have been placed in the area, the leave and tree limbs which are used for harbinger by the rats need to be removed. Mr. Watkins will address this issue with Bob Dirico and with the contractor who maintains the park tomorrow. It was also noted by the resident living on Summer Street that rats have eaten through the Black Earth compost bins and the Republic trash totters. Mr. Ramdin will bring these issues to the attention of the working group.

Councilor Bays made a motion to adjourn, Councilor Gannon seconded the motion and it was passed 3 – 0.

Minutes were prepared by Councilor Palomba

Rodent Control and Management Activities



Introduction

Rodent Control is a community effort where the City and Public have actions that they can engage in to reduce the rodent risks in Watertown. Rats are said to have arrived in the United States (US) in the 18th century on ships from Europe. These rats have spread across the US, have become pests, and pose a public health threat. Pests may spread diseases through their bites, rat droppings, contamination of food and water sources or act as vector of diseases through ticks, and fleas ([About Rats and Mice | US EPA](#), 2022). The threat to the population's health can be as direct as above or they can damage or destroy plants and animals, crops, property, and food supplies.

Overview and Description of problem

The main rat of concern to the City of Watertown, MA is the Norway Rat (*Rattus Norvegicus*) or Brown rat. It has been suggested by some researchers and pest control industry experts, that the explosion of rats is in part due to the closure of many businesses, restaurants, schools and other commercial entities during the recent COVID-19 pandemic (Sarkodie & Owusu (2021), Parsons, Kiyokawa, Richardson, et al., (2020), Kiyokawa, Tanikawa, Ootaki, & Parsons, (2022). The closures cut off these rodent's main food source. This has led to rats leaving their normal habitats, mainly outdoors, to migrate to non-traditional areas in local neighborhoods in search of shelter and food indoors. Anecdotal evidence indicates that:

- The milder winters over the past few years also contribute to the increasing rodent population.
- Construction and other noisy activities that includes digging and vibrations displaces the rodent population from their burrows.
- Rats require food, harborage (a place to shelter), and water to survive.
- One hundred percent elimination of rats in the community is not feasible. Therefore, 'Rodent Control Activities' are focused on decreasing the rat population and their negative impact on humans and our environment.
- Personal activities like gardening and not harvesting of vegetables, improper disposal of pet waste, improper storage of trash, improper composting, bird feeding etc., home landscaping and unoccupied/improperly maintained property has contributed to providing rodent harborage food and water.

City Response/Control Activities

The City Council on Human Services (Councilors' Anthony Palomba - Chair, Caroline Bays, and John Gannon) has been holding a series of public meetings to discuss the rodent activity/concerns in Watertown.

The Health Department has been tasked to lead the municipal efforts and response/control activities.

An internal rodent control working group was formed to discuss the internal activities that influence rodent control in Watertown. The main discussion points are:

- Identify individual departmental rodent control activity/ response.
- Identify duplication and gaps in those control activities.
- Establish coordinated response to reduce duplication and gaps while ensuring the highest level of response to rodent activity is afforded to the citizens of Watertown.
- Facilitate a reduction in rodent impact in Watertown by utilization of public/ private activities by educational, prevention, treatment, and regulatory responses.
- Develop a community wide rodent control plan/guidance.

The City is requiring all its contractors to use non-second generation anti-coagulant rodenticides (non-SGAR) so that the secondary impact on non-target animals are reduced. It should be noted that while the City can control the use of non-SGAR's on public projects or projects that it permits it cannot restrict the use of SGAR's on private property.

Further, a number of non-poison "Smartboxes" are deployed across the community by the DPW.

The City Manager in the (recently submitted) FY 2024 budget has provided for increased funding to the Health Department for rodent control activities and a new Health Officer position that will coordinate rodent control response and education activities in the City.

Response Activities

Community Planning and Development

Issue: Development and construction activities has the potential to displace rodents from their habitats and drive them into neighborhoods

Responsibilities

- Planning and Zoning Board of Appeals issue planning permission to developers to build on and redevelop property in Watertown.

Current Status

- Pre- Construction meetings are held with the developer to identify concerns. Rodent control is a standard concern that the developer is advised on; including pest mitigation activities prior to and during construction, selection of landscaping , design control and waste storage so that does not support rodent harborage.

- Public Meetings held to enable public input.
- Issuance of permission with conditions
- Conditions require development of rodent mitigation and treatment prior to and during construction.
- Provide Notification to Health and other Departments on list of conditions issued
- Monitoring by the Health and Zoning Departments to ensure compliance with Planning conditions on rodent Control.
- Enforcement of increased rodent activity is done by the Health Department utilizing Nuisance laws.

Action Item

Provide copies of the Planning Board and ZBA conditions to the Health Department by adding them to distribution list for Board(s) decision(s)

Building Department

Issue: Building demolition and construction activities have the potential to displace rodents and impact harborage. Further construction through improper waste and soil management can provide rodent harborage, food and water that facilitates increases in the rodent population.

Current Status

- Demolition permits are required by the Building Department and several Departments have requirements that must be met prior to the issuance of the permit(s).
- The Health Department has a requirement for a rodent survey and treatment prior to demolition. This included at least 2 pest control visits which are spaced at least one week apart. If rodent activity is noted on property a rodent mitigation plan is required and property must show significant reduction in rodent activity before the demolition is allowed to proceed.
- Construction permits are issued by the Building Department. Guidance on ensuring that the site is properly managed and adequate rodent controls are in place thereby reducing harborage for rodents. The Health and Zoning Departments monitor sites to ensure pest control activities are adequate and that sources of food, water and harborage are significantly controlled and that impact is adequately managed.

Action Items

- Health Department will review the Demolition and Building Guidance documents and provide updated documents within 1 week for posting on Opengov permitting portal
- The Health Department will collaborate with Building Department on ongoing construction and ensure the facilities are following rodent mitigation plans.

Zoning Department

Issue: Vacant and abandoned properties have the potential to harbor rodents and other pests.

Current Status

- The Zoning and Health Departments monitor these sites to ensure that this risk of rodent harborage is significantly reduced and work collaboratively to reduce community risk/impact. These actions include outreach to property owners to gain compliance. If that fails then notices orders to correct, fines and court action are pursued utilizing Zoning and Public Health laws.
- We are seeking to develop an inventory of vacant/abandoned properties.
- A Problem properties working group is currently being established, to ensure problem properties can be identified and a unitary approach to compliance is facilitated.

Action Items

- Call meeting of problem properties working group in 1 month
- Develop inventory of vacant/ abandoned properties in Watertown within 6 months
- Review laws and ordinance that impact these properties to see if they are adequate and if not make recommendation for updating City Ordinance to City Manager for forwarding to City Council

DPW

Road Construction and Excavation activities

Issue: Road Construction and excavation has the potential to displace rodent harborages and leave their burrows.

Current Status

- The DPW requires private entities that engaged in major excavation in the public way to develop rodent control and response. Implementation prior to and during the activities.
- The DPW is going to be engaged in major construction of the Mt. Auburn/Arsenal Street corridor. They have engaged a pest control contractor to treat rodents at the surface and sub-surface levels.

Action

No action needed.

Waste Management

Issue: Improper trash handling can contribute to providing food and water sources for pests. The challenges of poor trash management practices by residents including placement of trash out on

curbside days in advance of collection. Improper/illegal dumping is a source of food and harborage of pests.

Current Status

- The City provides trash pick-up services and curbside food waste collection.
- Increased surveillance by addition of a Recycling and Sustainability Coordinator has led to increased community outreach and increase in proper trash management techniques.

Action Items

- Increase regulatory actions related to improper trash disposal.
- Increase Citizen awareness on proper backyard composting techniques, trash storage and other waste disposal issues.

Parks and other Public Properties

Issue: The City manages parks, cemeteries and other open spaces; improper utilization of these properties can allow for the provision of food, water and harborage of rodents.

Current Status

- The use of the Parks for events is permitted by the Recreation Department. They have clauses in their rental agreement to ensure that trash food waste/ spills etc. are removed by the permitted at the end of their event.
- The DPW Parks and Cemeteries Divisions are responsible for maintenance of open spaces they provide for rodent control in these areas. Additionally, trash is routinely picked up from city trash receptacles by a dedicated team.
- The Department investigates potential rodent harborage sites and remediates in a timely manner any potential harborage conditions.
- Illegal dumping and improper disposal of waste including windblown trash is removed routinely by the DPW department.

Action Items

- Survey Parks and Recreational areas to identify potential /existing rodent harborages and take action to reduce eliminate the harborage conditions.
- Continue responding to dead animal removal requests from residents.
- Continuing utilization of non-SGAR rodenticides that pose minimal risk to non-target animals.
- Start discussions on single pest control provider for general pest control that is not trademarked, or single source supplied.

Public Buildings

Issue: Improper maintenance of dumpsters and other trash disposal activities including food spillages, rodent access points into buildings and ongoing school construction activities can provide for increased activity.

Current Status

- All school construction activities require the establishment of a rodent control and management plan including pre-treatment and in construction activities to reduce rodent burden that may be increased by construction activities.
- Increased surveillance of the dumpsters is done, and custodians are reminded to ensure that dumpsters are kept closed except when in active use.
- The School Department is required by law to have an integrated pest management plan that addresses how pest infestations are to be addressed and show that the school community is not placed at risk because of pest control.

Action Items

- Continue monitoring of Facilities and dumpsters to reduce food, and water access to rodents and harborage conditions.
- Require construction contractors to provide rodent control plans and reports to the Health Department

Health Department

Issue

Rodent control is a community wide issue and has the potential to impact the health and wellbeing of the residents of Watertown.

Current Status

Complaint investigation

- Complaints on rodent activity are received by the Health Department through phone calls, emails, or the see click fix portal. These complaints are assigned to a Health Officer for investigation and action. The Health Officer will visit the site and seek to identify the root causes of the complaint. Once there is some identification, action is taken to remediate the problem. Dependent on the situation an Order to Correct is issued, with specific timelines for correction, fines may be assessed for repeat violations. If the violations continue, we will file a complaint in a court of jurisdiction. Legal filings are done in consultation with the City Attorney.
- The Health Department treats the public ways and sewers in areas if a significant infestation is noted.



Historical data on Rodent Complaints

Action Items

- Acknowledge receipt of complaints received electronically within 24 hours of receipt.
- Increase surveillance and complaint response time to 48 hours maximum with addition of Health Officer in Health Department.
- Provide feedback to complainants who make direct (phone/in person) within 1 day of site visit

Enforcement

Current Status

- The Health Department is authorized to enforce nuisance laws, Food Establishment Regulations, Housing Code and City Ordinances. Each of these regulations has specific procedures for enforcement. Further, there are mandated times in the housing code for response. Dependent on the nature and location of the complaint a specific code will be used. Generally, rodents can be addressed by the housing or nuisance codes.
- The Inspection team has identified problem areas and dumpsters. Each member of the Environmental Health Team does visits twice per week to check on problem areas and dumpster status.
- Complaints are assigned by location and type: geography and code that it is related to. Once it is assigned it is in the Health Officer's workflow. The Health Officer reaches out

to the complainant to get additional information, schedule visit, or get permission to enter property to view the complaint.

Column1	Complaints	Inspections	Tagged	OTC	Tickets	Court	Baited
Dec-22	*4	9	0	2	2	0	3
Jan-23		9	13	1	3	0	5
Feb-23		7	11	0	4	2	11
Mar-23		9	12	0	3	0	4
Apr-23		12	16	0	6	0	5
May-23		7	10	1	5	0	1

Table of Complaints and Actions for last 6 months

Action Items

- Continue dumpster surveillance activities.
- Provide timely feedback on actions that will be taken to complainants and updating of information on "See Click Fix".
- Review current laws and Ordinances especially as it pertains to dumpsters, rodent control and trash handling to see if we need specific regulations by the Board of Health or City Council Ordinances to address same.
- Strict enforcement of laws related to rodent control.

Community Outreach

Current Status

- The Health Department has developed a webpage with guidance on actions that the community can take to reduce the rodent burden. We have also added a rodent Wednesday posting to our social media page that can be found at:
 - <https://www.watertown-ma.gov/627/Rodent-Control>
 - <https://www.watertown-ma.gov/1014/Social-Media-Accounts>

Action Items

- Seek to enhance ways the public is getting information and increase followers/members on social media.
- Provide quarterly articles on Rodent control to Watertown news.

- Develop more community education tools especially in Warmer months and fall. That would provide information to residents on reducing rodent risks that can be enhanced by gardening and other home activities.
- Identify updated resources and ensure that the information on the webpages provide advice simply and in an easy to read and is readily understood
- Develop other tools post July if new Health Officer position for Rodent Control is approved.
-

What Can I Do?

to reduce rodent activity

Water

Eliminate all water sources from your property.
Dump out any water inside buckets or toys.

Food

Bring your garden fruits and veggies inside as soon as they are ripe. Keep all trash bins with food completely closed. Maintain compost bins properly.

Shelter

Keep your yard maintained so that rodents cannot live in overgrown bushes, shrubs, or clutter.

Food, water, and shelter is all a rodent needs to survive. Eliminate these from your property to help reduce rodent activity in Watertown.

Facebook Post from Rodent Wednesdays



Rodent Burrows identified and treated on Private land.





**The City of Watertown: Dumpsters
& Nuisance Control Regulations.**

Board of Health City of Watertown Nuisance Control
Regulations, Section 3-part (a) states in part that:

"The owner of any building or structure used for business
or habitation shall be responsible for maintaining the
building or structure and the property associated with
the building or structure in a sanitary condition free of
garbage, rubbish, and other filth or health hazards."
Each violation is considered a separate offense.

You may be fined up to \$300 per violation of the Board of
Health Regulations pursuant to MGL Chapter 40, § 21D
(Non-Criminal Disposition).

These fines are as follows:

\$25.00 For First Offense
\$50.00 For Second Offense
\$100.00 For Third Offense
\$300.00 For Fourth Offense, and Any Further Offenses

Alternatively, you may be fined upon conviction in a court
of jurisdiction up to \$1000 per violation in accordance
with the MA General Laws Chap 111 § 123.

Each day of a continuing violation shall constitute a
separate offense and shall be subject to a separate penalty.
If you have any questions concerning this matter, please
call the Health Dept. at (617) 972-6446.

REMINDERS:

- Ensure dumpsters are of sufficient size and
capacity to eliminate overflowing and allowing
lids to close all the way.
- Ensure dumpster lids are closed when not in use.
- Keep up with routine cleaning to avoid offensive
odors and unwanted rodent activity.



City of Watertown
Health Department
Administration Building
149 Main Street
Watertown, MA 02472

Phone: 617-972-6446
Fax: 617-972-6499
www.watertown-ma.gov

Address: _____
Date: _____ Time: _____ AM/PM
Note: _____

Employee: _____

Door Hanger Nuisance and Dumpster



**The City of Watertown: Dumpster
Maintenance & Food Establishments.**

**105 CMR 590.00 MA Food Establishments
Regulations s. 501.15: Outside Receptacles.**

(A) Receptacles and waste handling units for REFUSE, recyclables, and returnables used with materials containing FOOD residue and used outside the FOOD ESTABLISHMENT shall be designed and constructed to have tight-fitting lids, doors, or covers.

(B) Receptacles and waste handling units for REFUSE and recyclables such as an on-site compactor shall be installed so that accumulation of debris and insect and rodent attraction and harborage are minimized and effective cleaning is facilitated around and, if the unit is not installed flush with the base pad, under the unit.

If violation continues and is repetitive, the Board of Health can suspend your permit to operate.

Alternatively, you may be fined up to \$300 per violation of the Board of Health Regulations pursuant to MGL Chapter 40, § 21D (Non-Criminal Disposition).

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