

TOWN COUNCIL MEETING MINUTES OF DECEMBER 1, 2020
7:00 PM.....Via Zoom

1. CALL TO ORDER

Council President Opens Meeting at 7:00PM and reads Zoom Information for participation

2. PLEDGE OF ALLEGIANCE

Councilor Demarco

MOMENT OF SILENCE:

Amy Gallagher-

A very valuable member of our community, she will be missed by all.

3. ROLL CALL

Present: Councilor Stephen Ruggiero, Councilor Barbara Flockhart, Councilor Rob Demarco, Councilor Peter Christopher, Councilor Tracey Honan, Councilor Nick LoConte, Councilor Ferrino, Council Vice President James Letterie, President Philip Boncore

4. MINUTES

Approval of November 24, 2020 Minutes

Motion by Councilor Ferrino

2nd by Councilor Christopher.

Approve: Councilor Stephen Ruggiero, Councilor Barbara Flockhart, Councilor Rob Demarco, Councilor Peter Christopher, Councilor Tracey Honan, Councilor LoConte, Councilor Ferrino, Council Vice President Jim Letterie, President Philip Boncore

Motion Passes 9-0

5. GENERAL INFORMATION & RECOMMENDATIONS

Council President reports on the town having 51 positive Covid tests during the Thanksgiving Holiday, this is not a great number and request citizens to continue socially distancing. We need to lower these numbers.

CFO Anna Freedman requests that we take out of order the Public Hearing for the Tax Rate Classification

Motion by Councilor DeMarco to take the Public Hearing for the Tax Classification out of order

2nd by Councilor Honan

Approve: Councilor Stephen Ruggiero, Councilor Barbara Flockhart, Councilor Rob Demarco, Councilor Peter Christopher, Councilor Tracey Honan, Councilor LoConte, Councilor Ferrino, Council Vice President Jim Letterie, President Philip Boncore

Motion Passes 9-0

CONTINUED PUBLIC HEARING OPENED-TAX CLASSIFICATION

Deputy Assessor Steve Roche, along with Chair of the Assessor Committee, Alan Marruzzi review the current town property assessments and how they are determined.... (Please see attached information)

Avg. home base rate on \$501,249 represents a .6% increase from last year. Tax Bill is now and average of \$635.55 about a 1% increase from last year, approx. +\$70 for each household. Proposed will be \$12.68 last year \$12.62

No Public Comment on this information.

Vice President Letterie reflects that the Finance Committee did meet, and this was voted with a Positive Recommendation.

Councilor Ruggiero asked if condo conversions could possibly dry up and our new growth numbers dwindling?

Deputy Assessor believes there are an ample supply, but he sees this market continuing.

People are staying home and investing in their properties. Mortgage rates all time low allowing people to remodel.

Motion by Vice President Letterie to close continued public hearing
2nd by Councilor Ruggiero

Approve: Councilor Stephen Ruggiero, Councilor Barbara Flockhart, Councilor Rob Demarco, Councilor Peter Christopher, Councilor Tracey Honan, Councilor LoConte, Councilor Ferrino, Council Vice President Jim Letterie, President Philip Boncore
Motion Passes 9-0

RETURN TO THE WATER SEWER PRESENTATION FROM DICK HINGSTON AND CFO ANNA FREEDMAN.

CFO supplies a Water Sewer Fund Overview....

Please see copy of slides attached to minutes and any other information requested can be done through a Public Records request through the Town Hall.

Councilor Christopher asks how a same rate could be used when this year is so different.
CFO Anna Freedman believes it is fair for the town to reach out to MWRA and ask about their budget rates.
Will MWRA reevaluate any of the community's rates?

Vice President Letterie asks about the water going down in public buildings that are not being used?
Asks about our loss water, has it come down at all to be more in line with other municipalities.

Director Calla reflects we are about 18-20%, we are considered higher than other communities. As for the schools and different public buildings, their usage is being abated.

Community has increased about 6.6%.

Vice President asks about new water meters and asks about the schools and public buildings do not have water bills built into their budget. Town loses the revenue; it is not accounted for it is unbilled.

Director Calla continues meter project. Have about 1200 meters left to install, about 2/3 through project.

7. PUBLIC COMMENT

Leo Rodriguez asks how the pipe relocation works at the local level. Are we comparing contracts, checking what contractor using...? etc.

CFO Freedman, states that we follow the State Procurement Projects.

Director Calla responds that yes, all contracts are completely reviewed, they create the bid tabs, everyone is estimating the same information.

Kurt Millar asks if we have identified 29% of department expense any cost savings?

CFO Freedman replies that every expenditure if reviewed in detail and work with the finance committee. She feels strongly these expenditures are sufficiently budgeted.

Karin Chavis-Understand residential has increased, but why has the public buildings closed increases?
Why is our assessment level funded and not increased?

Director Call reflects that as a whole, our community has increased 6%, this does not necessarily mean that if the usage is down in public buildings it does not reflect on the increase.

Karin asks even with other buildings closed we are up 6%. Yes, due to mainly people working from home.

Victor Imparato-Community as a whole, our water rates are crazy and a lot of families out of work, cannot afford these?

Is there any assistance for families that cannot afford their water bills?

CFO Anna Freedman agrees some communities have a hardship waiver and currently we do not. Therefore, we would like an outside resource to guide us on this.

What is Winthrop's rate above and beyond the MWRA is?

Dick Hingston replies is an equivalent rate, it is based on whatever total assessment is. It is based on this percentage.

8. **CORRESPONDENCE**

Received several emails pertaining to Councilor Honan's Pledge

9. **COMMITTEE REPORTS**

FINANCE COMMITTEE

Met on two motions:

1-Declare DPW Surplus Vehicles

2-Maintain a uniform tax rate for FY21

Both were voted with a positive recommendation from the Finance Committee

Finance Committee will be having another meeting discussing the Town Trash Fees

Rules & Ordinance

Councilor Christopher reports that they reviewed Councilor Honan's Diversity Statement which was voted with a positive recommendation.

Council President reflects that we have lost several members on the Airport Hazards and if anyone has questions, please contact Attorney Falbo for information.

He is currently meeting with Massport about Home Soundproofing

FAA has approved their share but Massport funding has been affected by the economy, right now there is a freeze.

10. **TOWN MANAGER REPORT**

Town Manager Faison asks Chief Delehanty to comment on the loss of our citizen Amy Gallagher.

Chief Delehanty reflects what a plus she was in helping identify needy families, the food bank, ran the Santa Breakfast every year. Amy who called every year and helped for families to be able to go on school trips. She and her sister Ellen helped home people in need during Covid. Amy has always been here for the community; it is a great loss to our community.

Town Manager Faison reflects this is a sad day for Winthrop, she was someone who helped this town.

Public Health Director Meredith Hurley reflects on Amy and how she will be missed, the community will feel this loss.

She continued with a report on the current Covid Situation. Please see town web for any information.

There has been a flu clinic also set up.

Town Manager Faison reflects that Town Hall is closed and hoping to keep employees safe.

11. SCHOOL DEPARTMENT UPDATE

Council President reports on the School Committee that did not meet this past week. Everything is the same, the plan is for students to go back to school by Jan. 4, 2021.

12. OLD BUSINESS

12.a Motion by the Finance Committee with a Positive Recommendation to Declare DPW Vehicles Surplus, Vice President Letterie reads motion into the mins.... Please see copy of motion

No 2nd Needed

Approve: Councilor Stephen Ruggiero, Councilor Barbara Flockhart, Councilor Rob Demarco, Councilor Peter Christopher, Councilor Tracey Honan, Councilor LoConte, Councilor Ferrino, Council Vice President Jim Letterie, President Philip Boncore
Motion Passes 9-0

Motion by the Finance Committee with a Positive Recommendation the Town maintain a Uniform Tax Rate for all Classed of Property for FY21

No 2nd Needed

Approve: Councilor Stephen Ruggiero, Councilor Barbara Flockhart, Councilor Rob Demarco, Councilor Peter Christopher, Councilor Tracey Honan, Councilor LoConte, Councilor Ferrino, Council Vice President Jim Letterie, President Philip Boncore
Motion Passes 9-0

Motion by the Rules and Ordinance Committee to adopt a resolution on the original language of Councilor Honan's Pledge for Diversity-Please see copy of our Towns Resolution on Diversity and Inclusion.

No 2nd Needed

Approve: Councilor Stephen Ruggiero, Councilor Barbara Flockhart, Councilor Rob Demarco, Councilor Peter Christopher, Councilor Tracey Honan, Councilor LoConte, Councilor Ferrino, Council Vice President Jim Letterie, President Philip Boncore
Motion Passes 9-0

13. NEW BUSINESS

CITATIONS:

Robert Wynn-Citizens Advisory Committee on Finance
Barbara Flavin-Citizens Advisory Committee on Finance

Motion by Council President to accept these Citations

2nd by Councilor Christopher

Approve: Councilor Stephen Ruggiero, Councilor Barbara Flockhart, Councilor Rob Demarco, Councilor Peter Christopher, Councilor Tracey Honan, Councilor LoConte, Councilor Ferrino, Council Vice President Jim Letterie, President Philip Boncore
Motion Passes 9-0

Motion by Council President Boncore for the Town Council to approve Citations for the following Airport Hazards Committee retirees

Gina Cassetta

Josephine Fatta

Tino Capobianco

Linda Cargill

2nd by Councilor Christopher

Approve: Councilor Stephen Ruggiero, Councilor Barbara Flockhart, Councilor Rob Demarco, Councilor Peter Christopher, Councilor Tracey Honan, Councilor LoConte, Councilor Ferrino, Council Vice President Jim Letterie, President Philip Boncore
Motion Passes 9-0

Motion by Council President Boncore to approve his appointment to the Board of Health of Marianne Dalton

2nd by Councilor Honan

Approve: Councilor Stephen Ruggiero, Councilor Barbara Flockhart, Councilor Peter Christopher, Councilor Tracey Honan, Councilor LoConte, Councilor Ferrino, Council Vice President Jim Letterie, President Philip Boncore

Motion Passes 8-0

Councilor DeMarco Abstain

Motion by the Council President for the Town Council to accept his appointment of Joseph Hanlon to the Citizens Finance Committee

2nd by Councilor Ferrino

Approve: Councilor Stephen Ruggiero, Councilor Barbara Flockhart, Councilor Rob Demarco, Councilor Peter Christopher, Councilor Tracey Honan, Councilor LoConte, Councilor Ferrino, Council Vice President Jim Letterie, President Philip Boncore

Motion Passes 9-0

Motion by the Council President for the Town Council to accept his appointment of Shannon Poulos to the Citizens Finance Committee

2nd by Councilor DeMarco

Approve: Councilor Stephen Ruggiero, Councilor Barbara Flockhart, Councilor Rob Demarco, Councilor Peter Christopher, Councilor Tracey Honan, Councilor LoConte, Councilor Ferrino, Council Vice President Jim Letterie, President Philip Boncore

Motion Passes 9-0

Motion by the Council President for the Town Council to accept his appointment of Sean Doherty to the Conservation Committee

2nd by Councilor Ferrino

Approve: Councilor Stephen Ruggiero, Councilor Barbara Flockhart, Councilor Rob Demarco, Councilor Peter Christopher, Councilor Tracey Honan, Councilor LoConte, Councilor Ferrino, Council Vice President Jim Letterie, President Philip Boncore

Motion Passes 9-0

14. PUBLIC COMMENT

None

15. PUBLIC RELATIONS / UPCOMING EVENTS

- Immediate Committee Openings for Airport Hazards & Diversity Inclusion Committee
- Councilor Ferrino mentions WPD is having a Toy Drive
- Rules & Ordinance Review Committee Meeting
- Thanks Chamber and Winthrop Foundation for lighting of trees up highland and the center of town.

16. ADJOURNMENT

Motion to adjourn by Vice President Letterie at 9:08 PM

2nd by Councilor Ruggiero

Approve: Councilor Stephen Ruggiero, Councilor Barbara Flockhart, Councilor Rob Demarco, Councilor Peter Christopher, Councilor Tracey Honan, Councilor LoConte, Councilor Ferrino, Council Vice President Jim Letterie, President Philip Boncore

Motion Passes 9-0

A DVD of this meeting is available from WCAT / www.youtube.com

Public Documents used in the meeting are available at Town Managers Office. Documents

Used in this Meeting:

Handwritten Notes / Committee Openings Documents Roll Call

Log

Written Motions / Verbal Motions

Respectfully submitted,
Town Council Clerk
Denise Quist



TOWN OF WINTHROP

OFFICE OF THE TOWN MANAGER

Town Hall, 1 Metcalf Square, Winthrop, MA 02152 Telephone: 617-846-1077 Fax: 617-846-5458

Austin Faison
Town Manager

MOTION

Submitted by: Austin Faison, Town Manager

Date: November 17, 2020

TEXT OF MOTION

MOTION: I move that the Town Council declare as surplus the following vehicle inventory:

DEPARTMENT	YEAR	MAKE MODEL	VIN	PLATE #
Public Works	1986	Ford New Holland Tractor	VIN #UV29145	M43749
Public Works	1990	International 4900 Dump Truck	VIN #1HTSDDBN3LH693491	M43516
Public Works	1996	Chevrolet GMT 400 Pick-up Truck	VIN #1GCGK24R4TE240513	M98387
Public Works	1997	Chevrolet K3500 Dump Truck	VIN #1GBJK34F7VF040681	M52707
Public Works	1998	Chevrolet Astro Van	VIN #1GCDM19W5WB202493	M95798
Public Works	2000	Chevrolet K3500 Pick-up Truck	VIN #1GBJK34R5YF01164	M53903
Public Works	2000	Chevrolet K3500 Dump Truck	VIN #1GBJK34R2YF500327	M53909
Public Works	2005	Chevrolet Silverado K2500 Pick-up Truck	VIN #1GBJK34R5YF01164	M48311

Thereby authorizing the Treasurer Collector to post for sale through an approved auction site; or take any other action relative thereto.

11-24-20

Council President refers motion to the Finance Committee for recommendation

12-1-20

12.a Motion by the Finance Committee with a Positive
No 2nd Needed

Approve: Councilor Stephen Ruggiero, Councilor Barbara Flockhart, Councilor Rob Demarco, Councilor Peter Christopher, Councilor Tracey Honan, Councilor LoConte, Councilor Ferrino,
Council Vice President Jim Letterie, President Philip Boncore
Motion Passes 9-0



TOWN OF WINTHROP

OFFICE OF THE TOWN MANAGER

Town Hall, 1 Metcalf Square, Winthrop, MA 02152 Telephone: 617-846-1077 Fax: 617-846-5458

Austin Faison
Town Manager

MOTION

TEXT OF MOTION

Submitted By: Town Manager Faison

Date: 11-24-20

Subject: Uniform Tax Rate

TEXT OF MOTION

That the Town Council maintains a Uniform Tax rate for all classes of Property for FY2021, authorize Town Manager Faison to sign and electronically submit the LA-5 to the Department of Revenue and the Town Council approves Electronic Signature to this document on behalf of the Town Councilors.

11-24-20

Council President Boncore refers to the Finance Committee

12-1-20

Motion Approved with a Positive Recommendation by the Finance Committee
No 2nd Needed

Councilor Ruggiero, Councilor Flockhart, Councilor Demarco, Councilor Christopher, Councilor Honan, Councilor LoConte, Councilor Ferrino, Vice President Jim Letterie, Council President Boncore

Motion Passes 8-0

Water Sewer Fund Overview

- FY21 Budgeted Revenues/Expenses: \$10,335,415
- **Expenses:**
 - Department Costs (29%)
 - Personnel
 - Debt Service (16%)
 - MWRA Assessment (55%)
- **Revenues:**
 - Primarily User Charges
 - Usage -> Billing -> Collections

Revenues must be sufficient to support budgeted expenses for operation of the Water/Sewer Enterprise Fund, Debt Service for previously approved capital (infrastructure) projects, and MWRA assessment. Budget development for the Water/Sewer Enterprise Fund is part of the annual budgeting process for the Town.

MWRA Assessment

- **Assessments for Water and Sewer:**
 - FY21 Water Assessment: \$1,958,437(4.8% increase over FY20)
 - FY21 Sewer Assessment: \$3,714,891 (-.01% decrease from FY20)
 - FY21 Total Assessment: \$5,673,328
- **FY21 MWRA Community Financial Relief Initiative / Rate Mitigation**
 - Relief from reduction in MWRA Assessments was passed along to the rate payer in Winthrop. The rate increase needed to support Winthrop's Water/Sewer Fund was reduced to a level that would support the lower MWRA Assessment amount.
 - Uncertain if similar rate relief will occur in FY22.

MWRA Assessment

MWRA Water and Sewer Rate Methodology

- How MWRA sets water and sewer assessments to for communities:

Water Rates

- In setting water rates, MWRA first identifies through its budgeting process the total amount of revenue that must be raised to run the water system. Charges are calculated using a flat rate per million gallons – \$4,021.42 for FY2020 – times the metered water use by a community in the last full calendar year.

Sewer Rates

- Sewer charges are computed on a proportional allocation basis utilizing total flow, contributing population and census population for each community. The total amount of required revenue for the sewer system is allocated either to operating costs or capital costs. Operating costs are allocated to each community based on the average of the prior three calendar years' total flow, with adjustments for strength of flow.
- Capital costs, including debt service, are allocated to each community based on a combination of (1) average of the prior three years' peak month wastewater flow and average concentrations of total suspended solids and biochemical oxygen demand; (2) the proportion of the population of the community that is served by the local sewer system; and (3) the proportion of the community's U.S. census population to the total census population in the sewer system.

[Note – the above is not the methodology for the rate that Winthrop sets. This is the rate methodology for what we are charged by MWRA for their costs.]

<https://mwraadvisoryboard.com/assessments/>

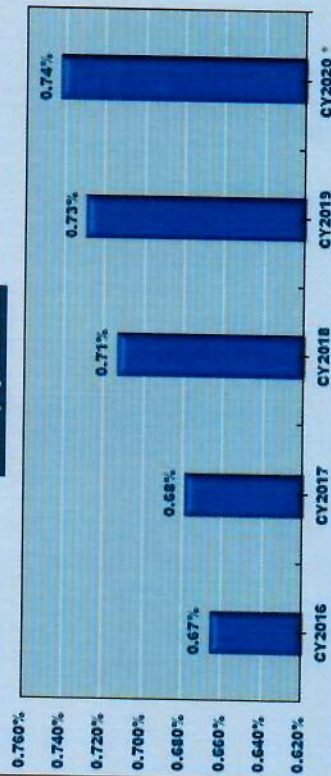
Winthrop Water Use

Massachusetts Water Resources Authority Town of Winthrop Water Use

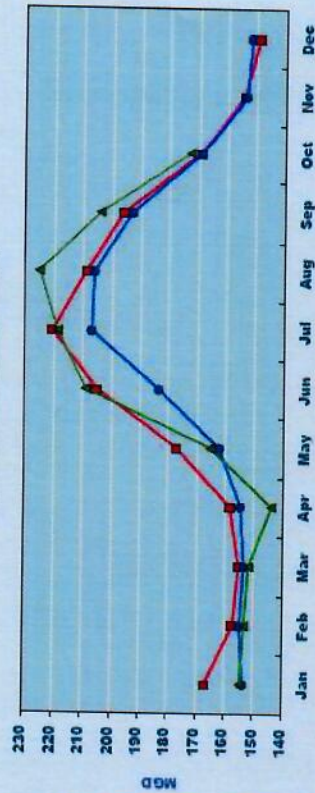
	Winthrop Water Use			
	CY2018		CY2019	
	MG	MGD	MG	MGD
Jan	37.8	1.22	37.9	1.22
Feb	31.7	1.13	32.9	1.18
Mar	35.6	1.15	36.2	1.17
Apr	34.4	1.15	35.0	1.17
May	37.9	1.22	37.4	1.21
Jun	41.6	1.39	39.2	1.31
Jul	44.5	1.43	42.3	1.37
Aug	42.8	1.38	41.8	1.35
Sep	39.8	1.33	39.6	1.32
Oct	36.7	1.25	38.6	1.25
Nov	36.6	1.22	35.4	1.18
Dec	38.4	1.24	36.9	1.19
YTD Total*	384.7		380.9	
Annual Total	459.6		483.3	
YTD Average*	1.27		1.25	
Annual Average	1.26		1.24	

	CY2018		CY2019	
	YTD*	Annual	YTD*	Annual
Flow Change from Prior Year	7.8%	7.2%	-1.0%	-1.4%
MWRA Metro System Water Use (MG)	55,219	64,479	52,853	62,169
Winthrop's Share of System Water Use	0.70%	0.71%	0.72%	0.73%
			0.74%	TBD

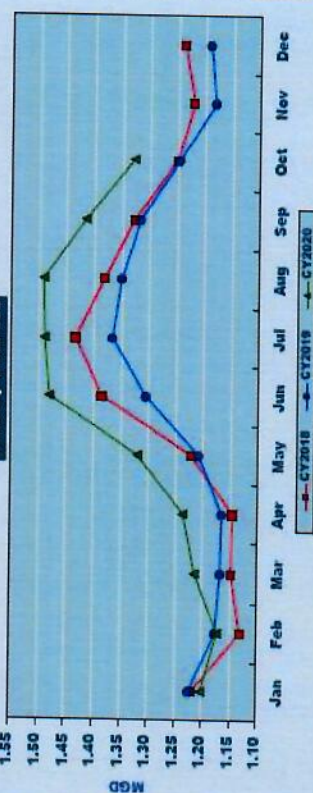
Winthrop System Share



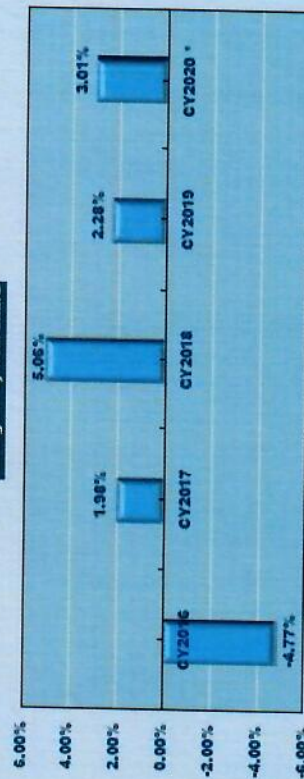
MWRA Metro-System Water Use



Winthrop Water Use



Change in System Share



* Based on YTD water use through October. FY2022 water assessments will be based on share of water use through December 2020. All flows are preliminary and subject to change following MWRA and community review.

Study

- **Rate Structure Analysis:**
 - Tiered Water Rate
 - Quarterly Base Charges
 - Hardship Waiver
- **Other:**
 - Water Loss (Aged infrastructure)
 - Impact of Delayed Rate Increases
 - Meters
 - Municipal Accounts

Current Year Update

- Town Council Auditor Dick Hingston

What I am about to read is my statement alone. I am not speaking for the entire Council.

Winthrop has always been a strong community of immigrants. As we know, over generations, in our America, the faces, languages, and the countries-of-origin of immigrant's change, but our stories do not. Our pursuit of those inalienable rights, of life, liberty, and the pursuit of happiness, written in our Declaration of Independence, should never be impeded by bigotry or xenophobia. We hold these truths to be self-evident, that all men are created equal.

Before every Town Council meeting, we join to say the Pledge of Allegiance, which avers Liberty and Justice for ALL. Not for some, not for the majority, not for a particular race, creed, sexual orientation, political party or political affiliation but for ALL.

The 14th amendment of our Constitution avers equal protection under the law for ALL Americans. ALL Americans should feel safe to pursue their lives, to feel safe driving their cars, to feel safe in their own homes, to feel safe going for a run in their neighborhoods. We must adopt an attitude, as Martin Luther King Jr. said, that injustice anywhere is a threat to justice everywhere. Brutal assaults and murders, blatant crimes which have been captured on tape, the perpetrators of which are then treated with impunity: that is injustice.

Why am I quoting our Constitution, our Declaration of Independence, and our Pledge of Allegiance to our flag? Because I love my country, and I believe in its ideals, but I recognize that we are imperfect. As James Baldwin once said, "I love America more than any other country in the world and, exactly for this reason, I insist on the right to criticize her perpetually."

Today, Winthrop is a resilient and diverse community of people in race, culture, and gender identity and we must continue our work together toward an anti-racist, and anti-xenophobic Winthrop. It is what we should aspire to, not only as citizens of Winthrop, but as Americans. We must not become complacent in this regard, nor can we sit idly by while voices of hate and intolerance rise unchallenged. I ask my fellow Winthrop Town Councilors to join with me in a pledge of allegiance to these American ideals: that hate has no home here, that diversity is a source of our pride and strength, that black lives do matter, that the freedom to worship who we chose, and love who we chose to love, are freedoms that we Americans should not take for granted, and should not ever be disparaged, that ALL are welcome to live their lives in peace and acceptance within our community, and that we are stronger together. I ask that you support me in pushing for a united, just, and equitable Winthrop.