

Zoom Information

Meeting ID: 839 8578 4693

Passcode: 836634

Phone:-1-646-931-3860



WINTHROP TOWN COUNCIL

MEETING AGENDA

DECEMBER 3, 2024

EXECUTIVE SESSION 6:00PM
TOWN COUNCIL MEETING 6:30PM
HARVEY HEARING ROOM

Town Council Members

Town Council President James Letterie

Precinct 1 Councilor Costigan

Precinct 2 Councilor Munson

Precinct 3 VP- Councilor Belcher

Precinct 4 Councilor Swope

Precinct 5 Councilor Aiello

Precinct 6 Councilor DaRos

Councilor at Large DeMarco

Councilor at Large Tassinari

EXECUTIVE SESSION

CALL TO ORDER

ROLL CALL

TOWN COUNCIL TO ENTER INTO EXECUTIVE SESSION

Executive Session Pursuant to G.L. c.30A, §21(a)

To discuss strategy session in preparation for contract negotiations. An open meeting may have a detrimental effect on the position of the public body and the chair so declares.

MOTION TO ENTER INTO EXECUTIVE SESSION

ROLL CALL

ADJOURN EX. SESSION

TOWN COUNCIL REGULAR MEETING

1. MINUTES

Approval of Minutes Reg. & Special Meeting November 19, 2024 as circulated

2. GENERAL INFORMATION AND RECOMMENDATIONS

Nate Cramer-FY25 Tax Classification

3. PUBLIC HEARING

- Town Council appropriate the sum of \$368,000 to pay for the Design and Engineering cost of water main replacements
- Town Council vote to authorize the Town to accept & expend the amount of \$475,000 in the form of a Grant from Clean Water Trust

4. PUBLIC COMMENT

5. CORRESPONDENCE

6. COMMITTEE REPORTS

Finance Committee

7. SCHOOL DEPARTMENT REPORT

8. TOWN MANAGER REPORT-

9. UPDATE CDICR & POLICY MAKING COMMITTEES

10. OLD BUSINESS

Town Council appropriate the sum of \$368,000 to pay for the Design and Engineering cost of water main replacements

Town Council vote to authorize the Town to accept & expend the amount of \$475,000 in the form of a Grant from Clean Water

Tax Classification FY25

Fire Station Discuss-Next Steps

Summit Ave. Pathway

Middle School Discussion-Demolition

11. NEW BUSINESS

Councilor Attendance

Discussion: Advisory Committee on Affordable Housing

12. PUBLIC COMMENTPUBLIC RELATIONS / UPCOMING EVENTS

Closing 12-24-24 at 12:00pm / Closed 12-25-24 / Open 12-26-24 from 8:00am-4:30pm

Closing 12-31-24 at 4:30 pm / Closed 1-1-25 / Open 1-2-25 from 8:00am-4:30pm

13. ADJOURNMENT

Anthony Marino
Town Manager

Town Manager Report

12-3-2024

- Met with the most impacted homeowners (8-10 homes) on Morton and Banks Street and devised a plan to place sandbags around some homes. Director Calla has calculated how many bags we need, and we will implement a plan to install them. Initially, we discussed creating a volunteer event on a Saturday Morning to have them installed. It may take two days to get them installed.
- Working with Union Representatives to schedule the initial Contract negotiation meetings. Five Unions (2 Police Unions, Clerical, Library, and DPW) have contracts that expire on June 30, 2025.
- Special thanks to everyone involved in another successful tree-lighting event in French Square. The tree looked great, and I want to thank Mike Upton from the DPW and all the DPW workers who worked on setting up the tree, ensuring a fantastic tree-lighting experience.
- I informed Chris Kluchman, Director of the Livable Communities Division with EOHLC, about the Council vote and that we would be sending a letter in December about our non-compliance vote of the Town Council and our next steps. She was disappointed in the vote but appreciated us contacting her.
- I met with and formally introduced Cheryl McCormick to John DaRos and Ana Leary from the Climate Commission. We discussed the list of climate-resilient projects that we are working on and the impact that not being compliant with MBTA/3A zoning would have on future applications.
- Starting on the FY26 Budget Planning Process and sending out expectations to the Dept. Heads. The Department budgets will be due by the end of December, and we will start to compile the FY26 Base Budget Document in January 2025. We look forward to working with the Town Council Members, Finance Commission, School Committee, and Department heads as we create the FY26 Budget for the Town Council.

Please contact me directly if you have any questions about the items listed above or any other issues.
Thank you.

Anthony Marino
Winthrop Town Manager
amarino@winthropma.gov



TOWN OF WINTHROP

OFFICE OF THE TOWN MANAGER

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

Anthony Marino
Town Manager

Town Council Motion

November 14, 2024

Fiscal Year 2025

Motion Summary

Title: MWRA Borrowing for Water Main Replacement Design and Engineering

Motion ID: TCM25-007

Amount: \$368,000.00

Funding Source: MWRA Local Water System Assistance Program

Motion Details

Motion Type: Borrowing Authorization

Submitted by: Anthony Marino, Town Manager

Date Submitted: November 14, 2024

Text of Motion

MOTION: I move that the Winthrop Town Council adopt the following order:

ORDERED: That the Town appropriates the sum of THREE HUNDRED SIXTY-EIGHT THOUSAND DOLLARS (\$368,000) to pay costs for design and engineering work for water main replacement at Winthrop St, Triton Ave, Siren St, Hale Ave, and Brookfield Rd, (all of which are part of the 5 year capital plan water main replacement program), including all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Town Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §8(5), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; that the Treasurer, with the approval of the Town Manager, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the "Authority") 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; that the Town 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; and that the Town Manager is authorized to take any other action necessary or convenient to carry out this project;

Funding Details

Funding Source			Funding Destination		
Account	Description	Amount	Account	Description	Amount
	MWRA BORROWING	\$368,000	New-Water/Sewer Capital Project Fund	FY25 MWRA Water Main Design and Engineering	\$368,000



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Anthony Marino
Town Manager

Town Council Motion

November 14, 2024

Fiscal Year 2025

Motion Summary

Title: Lead Service Inventory and Replacement Plan Grant

Motion ID: TCM25-006

Amount: \$475,000

Funding Source: State Grant

Motion Details

Motion Type: Appropriate

Submitted by: Anthony Marino, Town Manager

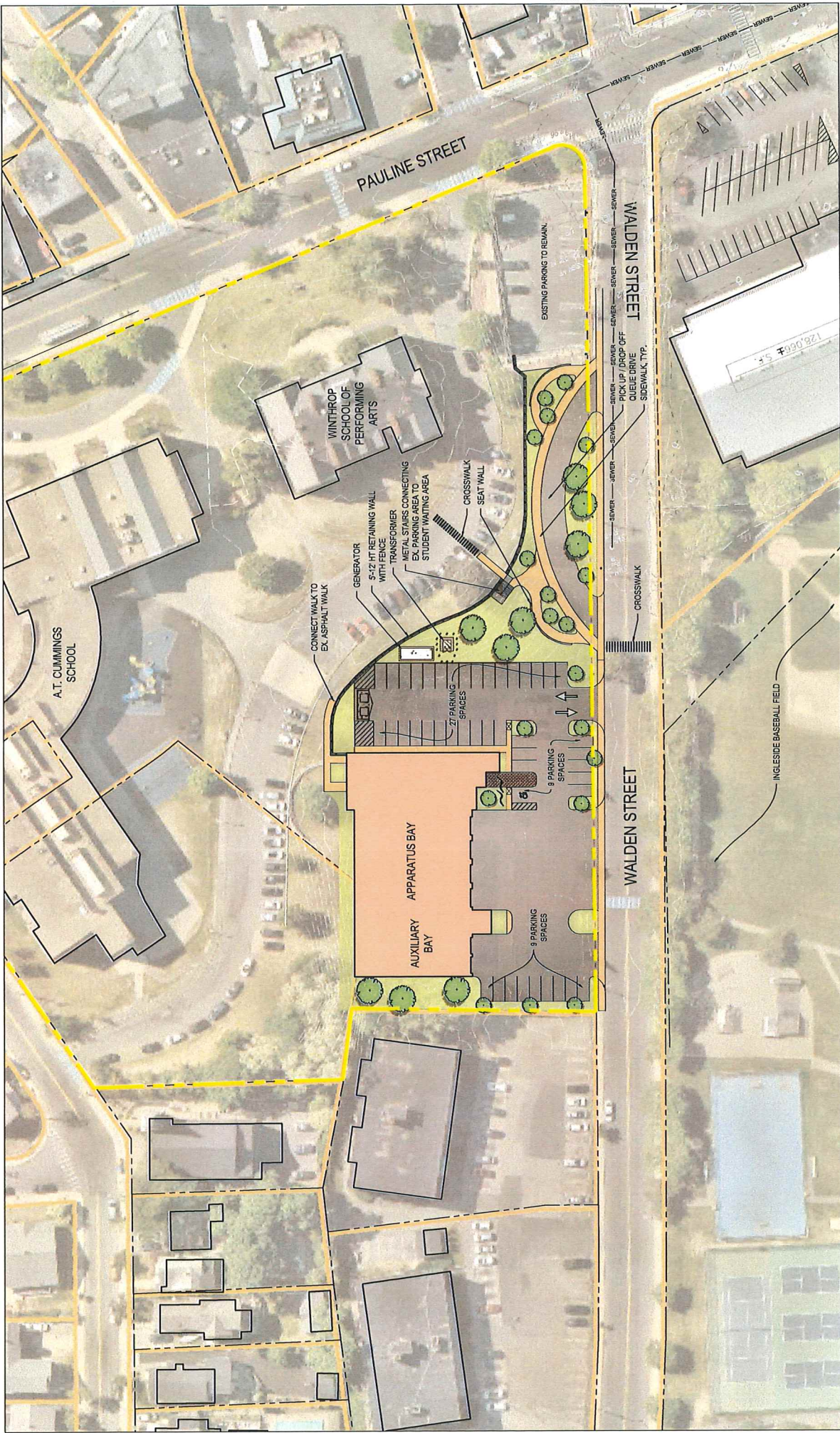
Date Submitted: November 14, 2024

Text of Motion

MOTION: I move that the Town Council vote to authorize the Town of Winthrop to accept and expend the amount of Four Hundred Seventy-Five Thousand Dollars (\$475,000.00) in the form of a grant awarded by the Clean Water Trust to be administered by the Town of Winthrop's Water-Sewer Enterprise Fund. This grant payment is made from the Drinking Water State Revolving Fund (DWSRF). Grant Information: Agreement # DWL24-25, DEP Project # DWSRF-18929; or take any other action thereto.

Funding Details

Funding Source			Funding Destination		
Account	Description	Amount	Account	Description	Amount
N/A	N/A	N/A	New	CWT Lead Service Plan	\$475,000.00



OPTION 4 - WALDEN ST.
WINTHROP FIRE STATION
WINTHROP, MA
 August 28, 2024

KAESTLE BOOS
 associates, inc





Town of WINTHROP

New Fire Station

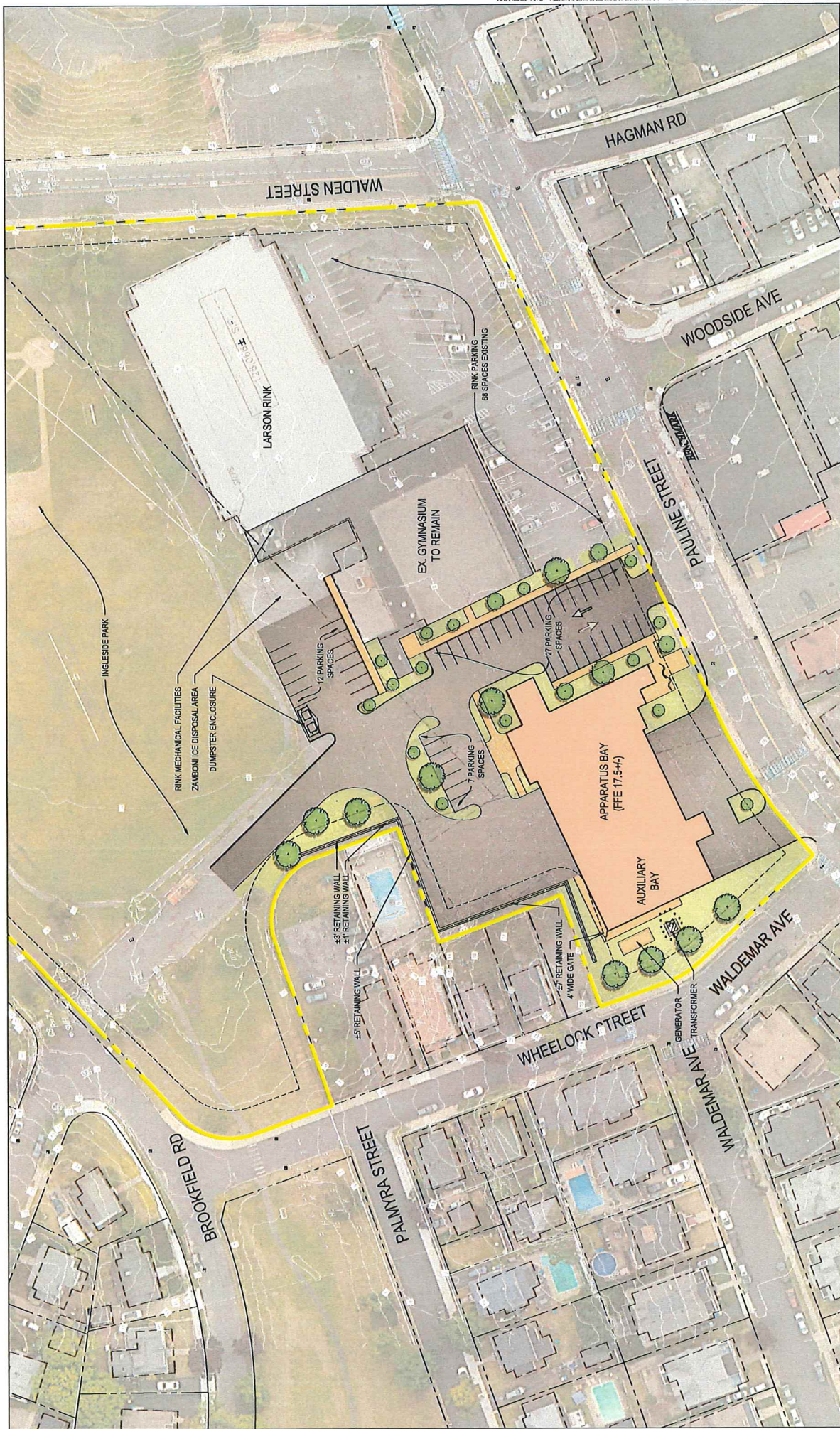
September, 2024

Option 4: Walden Street

Opinion of Probable Costs ~ Concept Level

KAESTLE BOOS
associates, inc

Description	Subtotals/ Totals	Comments
1. Construction Costs		
HazMat Abatement + Demolition	\$180,000	Interpolated
Relocate Basketball Courts to Ingleside Park	\$1,000,000	
Site Work	\$2,750,000	Interpolated
FIRE Facility 27,130 SF	\$13,565,000	Interpolated
Subtotal:	\$17,495,000	
Design/Estimating Contingency @ 15%	\$2,624,000	Noriko
Subtotal Direct Trade Costs:	\$20,119,000	
General Conditions & Overhead @ 8.00%	\$1,610,000	Noriko
Insurance @ 1.40%	\$304,000	Noriko
Bonds @ 1.00%	\$220,000	Noriko
GC Fee (Profit) @ 3.00%	\$668,000	Noriko
Permit Fee @ 1.50%	Waived by Town	
Subtotal:	\$22,921,000	
Escalation (to 2026 Bid) @ 16.00%	\$3,667,000	Noriko
Total Construction Cost:	\$26,588,000	
2. Equipping Costs		
Loose Equipment	\$350,000	Allowance
AV Equipment	\$400,000	Allowance
Security / Access Control	\$543,000	Allowance
Furniture & Furnishings	\$407,000	Allowance
Communications Equipment	\$50,000	Allowance
New Antenna Tower / Connection	\$50,000	Allowance
Network & Computers	\$100,000	Allowance
Total Equipping Cost:	\$1,900,000	
3. Owner's Indirect Costs		
Land Survey	\$20,000	Completed
Geotechnical Investigation + Assess	\$35,000	
Design & Construction A&E fees	\$2,850,000	10% of Const. & Equip. Cost
Additional Services and Reimbursables	\$360,000	
Project Management (OPM)	\$1,200,000	4.5% of Const. Cost
Utility Backcharges	\$100,000	Allowance
Moving	\$50,000	Allowance
Reproduction / Miscellaneous	\$25,000	Assume OnLine Service
Legal/Advertising	\$40,000	Allowance
Material Testing	\$80,000	
Subtotal Owner's Indirect Costs:	\$4,760,000	
Owner's Contingency (10% of all costs)	\$2,430,000	
Total Owner's Indirect Costs:	\$7,190,000	
Total Project Cost:	\$35,678,000	



OPTION 2 - CONCEPT 8
WINTHROP FIRE STATION
WINTHROP, MA
 August 28, 2024

KAESTLE BOOS
 associates, inc





Town of WINTHROP

New Fire Station

September, 2024

Option 2: Pauline Street

Opinion of Probable Costs ~ Concept Level

KAESTLE BOOS
associates, inc

Description	Subtotals/ Totals	Comments
1. Construction Costs		
HazMat Abatement + Demolition	\$1,500,000	Noriko
Relocating Existing Storm Water Pipe	\$3,696,000	
Site Work	\$2,625,000	Noriko
FIRE facility 27,130 SF	\$13,000,000	Interpolated
Subtotal:	\$20,821,000	
Design/Estimating Contingency @ 15%	\$2,523,000	
Subtotal Direct Trade Costs:	\$23,344,000	
General Conditions & Overhead @ 8.00%	\$1,868,000	Noriko
Insurance @ 1.40%	\$353,000	Noriko
Bonds @ 1.00%	\$256,000	Noriko
GC Fee (Profit) @ 3.00%	\$775,000	Noriko
Permit Fee @ 1.50%	Waived by Town	
Subtotal:	\$26,596,000	
Escalation (to a 2026 Bid) @ 16.00%	\$4,255,000	Noriko
Total Construction Cost:	\$30,851,000	
2. Equipping Costs		
Loose Equipment	\$350,000	Allowance
AV Equipment	\$400,000	Allowance
Security / Access Control	\$543,000	Allowance
Furniture & Furnishings	\$407,000	Allowance
Communications Equipment	\$50,000	Allowance
New Antenna Tower / Connection	\$50,000	Allowance
Network & Computers	\$100,000	Allowance
Total Equipping Cost:	\$1,900,000	
3. Owner's Indirect Costs		
Land Survey	\$20,000	
Geotechnical Investigation + Assess.	\$35,000	
Design & Construction A&E fees	\$3,280,000	10% of Const.& Equip.Cost
Additional Services and Reimbursables	\$360,000	
Project Management (OPM)	\$1,390,000	4.0% of Const.Cost
Utility Backcharges	\$100,000	Allowance
Moving	\$50,000	Allowance
Reproduction / Miscellaneous	\$25,000	Assume OnLine Service
Legal/Advertising	\$40,000	Allowance
Material Testing	\$80,000	
Subtotal Owner's Indirect Costs:	\$5,380,000	
Owner's Contingency (10% of all costs)	\$2,820,000	
Total Owner's Indirect Costs:	\$8,200,000	
Total Project Cost:	\$40,951,000	