

**CITY OF WOBURN
JULY 2, 2018 - 6:00 P.M.
CITY HALL COUNCIL CHAMBERS
SPECIAL MEETING OF THE CITY COUNCIL**

Roll Call

Anderson - absent	Gately
Campbell	Higgins
Concannon	Mercer-Bruen - absent
Gaffney	Tedesco
Haggerty - absent	

Pursuant to Title III, Section 12 of the Charter of the City of Woburn a Special Meeting of the City Council called by the Mayor for the purpose of having a first reading to amend the 1989 Woburn Municipal Code, as amended, Sections 13.2.35 and 13.3.9 relative to water and sewer rates; and a first reading on financial transfers.

In the absence of President Haggerty, Alderman Tedesco assumed the chair.

VOTED to dispense with the reading of the previous meeting's Journal and to APPROVE, 6 in favor, 0 opposed, 3 absent (Anderson, Mercer-Bruen, Haggerty absent).

Motion made and 2nd to suspend the rules for the purposes of hearing from His Honor the Mayor on the following three matters, 6 in favor, 0 opposed, 3 absent (Anderson, Mercer-Bruen, Haggerty absent). Appearing was Mayor Galvin and he stated that there has been no increase in water and sewer rates since before 2011, that in 2011 the rates decreased, that some excess has been used to support the budget, that the income is necessary to support the budget, that the matter can be reviewed in committee, that he asks for action on the proposal by the next regular City Council meeting, that the proposed transfer in the sum of \$67,000.00 is to engage Weston and Sampson as project manager to oversee the former Clapp School building demolition, that it is important to monitor the removal of the asbestos from the building, that it is prudent to hire Weston and Sampson as they have in-house expertise to oversee the work, that the City Engineer will also oversee this project, that the work should begin next week, that the contract has been signed, that there will be a meeting next week, that the demolition work will begin shortly thereafter, that the FY2019 Budget overview document will be submitted to GFAO, that the document includes additional information relative to the budget, and that the document will be sent to this group for a rating on the budget. Alderman Gately stated that he will support the water and sewer rate increase, that the city has invested a lot of money and effort in the sewer system the last ten years, and that it is beginning to cost more for the expenses than the collections are taking in. Mayor Galvin stated that even with the proposed rate increase Woburn

still has the lowest water and sewer rates of the communities in the MWRA system, and that the average bill of all the communities is 2½ times greater than Woburn's proposed rate. Alderman Gately stated that 10% is a reasonable increase, and that the investments made in the city have improved the water system. Alderman Campbell stated that there was concern about the asbestos removal at the Clapp School, that it will be beneficial to have Weston and Sampson oversee the removal of the asbestos during, and that she wanted to know what was causing the delay in commencing the demolition but now understands it was this concern. Mayor Galvin stated that that contractor will have one hundred days to complete the project once the demolition has started, and that he believes the work will begin next week. Alderman Concannon asked if this 10% increase was across the board for the services. Mayor Galvin stated that there is a combined 10% increase in water and sewer rates, that for commercial customers the water rates have increased but the sewer rates have decreased, and that there is an approximately 10½% increase for commercial users. Alderman Concannon stated that it is his understanding that with the installation of the meters water use will be billed based on the metered use. Mayor Galvin stated that the city is not using the meters yet, that there are some issues that have to be addressed, that the intent of the meters is that the users will pay for the water uses, and that it will be approximately ten to twelve months before that step will take place. Motion made and 2nd to return to the regular order of business, 6 in favor, 0 opposed, 3 absent (Anderson, Mercer-Bruen, Haggerty absent). Alderman Concannon stated that the FY2019 Budget overview document can be sent to committee to determine if further action is needed.

On the City of Woburn FY2019 overview budget format. Motion made and 2nd that the MATTER be REFERRED TO COMMITTEE ON FINANCE, 6 in favor, 0 opposed, 3 absent (Anderson, Mercer-Bruen, Haggerty absent).

ORDERED That the sum of \$67,000.00 be and is hereby transferred as so stated from JMS Roof Acct #0112158-589180 \$67,000.00 to Clapp School Demo Acct #0112158-587050 \$67,000.00

I hereby recommend the above: s/Scott D. Galvin, Mayor
I have reviewed the above: s/Charles E. Doherty, City Auditor

s/Alderman Campbell

Motion made and 2nd that the MATTER be REFERRED TO COMMITTEE ON FINANCE, 6 in favor, 0 opposed, 3 absent (Anderson, Mercer-Bruen, Haggerty absent).

A communication dated June 28, 2018 with attachments was received from His Honor the Mayor as follows:

Re: Proposed Water Sewer Rate Change

Dear President Haggerty and Honorable Council Members:

I am submitting a proposed rate change for residential water and sewer charges, which will result in a 10% increase in the combined residential water and sewer bill as well as the projected commercial water and sewer bill, beginning on July 1, 2018. These changes are necessary to cover the operating expenses of the City's water and sewer operating system.

The last change to the residential rate was in July of 2011. This change resulted in a 5% decrease in the combined water and sewer bill for our residents. I have attached the 2017 combined annual water and sewer charges for communities receiving services from the MWRA. The average combined residential water and sewer bill is \$1,558.47, which is more than double our charge.

Upon the adoption of the proposed rate changes the City of Woburn will continue to have the lowest combined bill, \$586.30, of every community (56) receiving services from the MWRA.

I will be available to discuss this matter in committee at your earliest convenience.

Sincerely, s/Scott D. Galvin

Attached thereto was the following Order:

ORDERED Be it ordained by the City Council of the City of Woburn that the 1989 Municipal Code, as amended, be further amended, (added language shown underlined/deleted language in ~~strikethrough~~) by amending Title 13, Article II, Water System, Section 13.2.35, Rates for Various Types of Services, as follows:

A. Residential Units.

1. All residential units, metered and non-metered, shall be billed at a base rate charge of ~~\$102.50~~ \$164.89 dollars semiannually. Multi-residential units shall be billed by the number of units times the flat rate, semiannually.

B. Mixed Use Buildings

2. All other water services provide to a Mixed-Use Building, other than those that qualify for the base rate as set forth in the preceding Section B(1), shall be charged a base rate of ~~\$4.60~~ \$7.40 for every one hundred cubic feet of water used. Separate meters will be required where water is supplied to a building with both a residential unit/units and a commercial unit.

C. Metered Services.

1. All water services, other than those defined above as residential or mixed use, shall be charged a base rate of ~~\$4.60~~ \$7.40 for every one hundred cubic feet of water used. Separate meters shall be required where water is supplied to both a residential unit/units and a commercial unit. Where water is supplied to both a residential unit and a commercial unit through a single service, the rate

charged shall be determined by the principal use of said water. The principal use shall be determined by the Superintendent of Public Works. Water for building purposes shall be supplied by meter, and be charged at the current commercial rate for the total amount of water used.

8. On services subject to metered water there shall be a minimum charge of ~~\$113.21~~ \$125.00 paid semi-annually July 1st and December 31st;

And by amending Title 13, Article III, Sewer System, Section 13.3.9 Rates for Use of Common Sewer, as follows:

1. For Domestic Use: base rate of ~~\$164.00~~ \$128.26 for billing cycle.
2. For Manufacturing Use: The base rates shall be ~~304%~~ 177% of the Annual Water Bill Charges or ten (10%) percent above the annual MWRA charge for the sewer discharge whichever is highest.
3. For Small Business Use: The base rates shall be ~~304%~~ 177% of the Annual Water Bill Charges.
4. For Mixed Use Buildings: The base rates shall be ~~\$164.00~~ \$128.26 per billing cycle for each Domestic Use and ~~304%~~ 177% of the Annual Water Bill Charges for each separately metered Commercial or Manufacturing Use. Mixed Use Buildings with multi-residential units shall be billed by the number of units times the flat rate, semiannually.

And further, that such amendments shall be effective as of July 1, 2018.

s/Alderman Tedesco

Motion made and 2nd that the communication be received and made part of the record, 6 in favor, 0 opposed, 3 absent (Anderson, Mercer-Bruen, Haggerty absent). Motion made and 2nd that the MATTER be REFERRED TO COMMITTEE ON ORDINANCES, 6 in favor, 0 opposed, 3 absent (Anderson, Mercer-Bruen, Haggerty absent).

Motion made and 2nd to ADJOURN, 6 in favor, 0 opposed, 3 absent (Anderson, Mercer-Bruen, Haggerty absent). Meeting adjourned at 6:12 p.m.

A TRUE RECORD ATTEST:

William C. Campbell
City Clerk and Clerk of the City Council