

Committee on Ordinance, Charters and Rules
Woburn City Hall
Committee Room
July 11, 2017 6:00 p.m.

Voting Members: Chairperson Michael Anderson, Alderman Michael Concannon, Alderman Mark Gaffney, Alderman Darlene Mercer-Bruen, Alderman Lindsay Higgins
Non-voting Members: President Richard Haggerty, Alderman Joanne Campbell, Alderman Richard Gately, Alderman Edward Tedesco

Motion made and 2nd to take Ordinance out of order, all in favor, 5-0.

On the order to amend the Woburn Zoning Ordinances Section 8.3 to establish downtown parking enhancement fund, Chairman Anderson submitted at revised municipal parking stating that within in any R3, R4, Business, Mixed Use, Industrial, or Office Park District, that the City Council, by Special Permit may allow the parking facility requirements to be met on a lot separate from the use to be served if they are located within 500 feet of the use to be served, that the Special permit is granted to allow municipal parking facilities to substitute for required off-street parking for residential uses and shall be conditioned on the payment of a fee. The City Council shall not have the authority to vary or waive fee, that all fees are deposited into the Downtown Parking Enhancement Fund that will be established by the Treasurer Collector and shall not be used in any way for consideration of, assessment of, design of, financing or construction of parking meters. The \$7,500 fee seems steep. Alderman Mercer-Bruen stated that the \$7,500.00 per space does not guarantee tenants will get a space, that it is mitigation for the needs of the downtown area, that if the money is to be used for other things the ordinance will have to change, that people are coming to the downtown area we need to control it now. Alderman Gately stated that all the municipal parking lots will be included. Mayor Galvin stated that he and Planning Director Cassidy have been working on this and it seems to be well received but we don't want to discourage renters. When a development comes into the city it should come at a cost so as not to over burden our parking. The funds will be used to upgrade the parking lots and build more parking. If a developer had to develop on his own parking it would cost much more money, that a new developer will have to come before the City Council for a Special Permit, we make the decision. That if any money is to be used from the Downtown Parking Enhancement Fund it will have to be approved by a 2/3rd vote of the City Council. Tina Cassidy, Planning Director state that only one other city has done this that was Portsmouth, New Hampshire, but that was a few years ago. Parking meters go for about \$750.00 each, then you decide if you want single, double or a pay station. Brookline had smart meters pay station but switched to single meters they did not like the pay stations. President Haggerty Stated that currently our affordable housing and mitigation apply to downtown. The \$7,500 per space is a little high we do not want to deter business from coming to the downtown area we should be encouraging new develop. Alderman Concannon stated concerns with the idea that he is not

comfortable that the WBA and MWR should have a say in this. Motion made and 2nd that a communication be sent to the WBA and WRA that the parking ordinance is on the agenda July 18th, all in favor, 5-0. Motion made and 2nd to change the ordinance numbering 1, 2, 3 to a, b, c and that the highlighted areas be incorporated into the ordinance, all in favor 5-0. Motion made and 2nd to send back for Action to the City Council, all in favor 5-0.

On the Order to amend the Woburn Municipal Code Section 13.2.14.3 relative to water rates in multi-family dwellings Alderman Tedesco stated that two developers that purchase 4 family home received a \$7,000.00 water bill for four units, that we just amended the wording by changing five (5) or less units including condominiums and townhouses, shall be billed at the residential water and sewer rate for non-residential use and deleting the last sentence and added "Townhouse and Condominium Associations with more than one building on a lot for dwelling purposes shall be billed at the commercial water and sewer rate for the non-residential use. That when we see something wrong we should correct it, \$7,000.00 for a sprinkler system. The language clarifies that units with 5 or less, including townhouse and condos shall be billed at the residential rate. Multi families with 6 or more units including condos and townhouses shall be billed at the commercial rate. Alderman Gately stated that he was opposed to any change in the water and sewer language that they have now. This could blow up on us, that they knew what they were getting into when they purchased the units this is a real concern. Alderman Mercer-Bruen stated that she has seen this happen before. When does a building become commercial? Where do we draw the line? Alderman Concannon stated that we need to go back and assess units that are residential units, that if they live in the unit it is residential and if they work in the unit it is commercial. Why is the way it is currently written ok? It is one thing to say residential and commercial for tax purposes now we are doing it for water and sewer. Ellen Callahan-Doucette, City Solicitor stated that she had not seen the order, that she would like look at it and comment. Motion made and 2nd to Table the matter and send to the City Solicitor to review and comment, all in favor. 5-0.

On the order to review job description, qualifications and salary of Deputy Superintendent of Public Works position, Chairman Anderson stated that the Superintendent of DPW was asked to review the job description, that we received a memo dated July 7, 2017, Motion made and 2nd to Receive the memo, all in favor 5-0, with addition job responsibilities. Alderman Higgins stated that more duties should be added. Alderman Gately stated that the Deputy should be able to manage many tasks. That we need to get the add out to get qualified candidates. The Deputy Superintendent is under the City Council and we will appoint the best person for the job, that the job description should be re-valuation. Alderman Concannon stated that he does not think the City Council should be the appoint authority for the Deputy DPW Superintendent, that the mayor appoints the Superintendent and should also appoint the Deputy, I have a problem with this and think that it should be changed. We are creating a dysfunctional system having the mayor approve the Superintendent and the City Council approving the Deputy. President Haggerty stated that it is important that we have checks and balances in Government. Mayor Galvin stated

that a lot going on with the checks and balance, the charter is not a perfect document, why the city council is in control of department heads, the appointing authority for all should be the Mayor. The acting Deputy Superintendent has done an excellent job, I hope you take his application serious and I don't think you will find a better candidate. Motion made and 2nd that Alderman Anderson will revise and incorporate the DPW Superintendents job description with the current ordinance, all in favor 5-0. Motion made and 2nd to delete the phrase and change the order of salary for Deputy Superintendent to \$86,096.53, all in favor 4-1(Concannon opposed). Meeting Adjourned at 7:10 p.m.

ATTEST:

Joyce M. Gray
Clerk of Committees Pro Tem