

**COMMITTEE ON ORDINANCES, CHARTER AND RULES**  
**JULY 9, 2018 AT 6:07 p.m.**  
**CITY COUNCIL CHAMBERS**  
**WOBURN CITY HALL**

Voting Members:

Present: Chairman Michael Anderson, Alderman Michael Concannon, Alderman Mark Gaffney,  
Alderman Darlene Mercer-Bruen, and Alderman Lindsay Higgins

Non-Voting Members:

Present: Alderman Richard Gately, President Richard Haggerty, Alderman Edward Tedesco, and  
Alderman Joanne Campbell

Also present: Mayor Scott Galvin

\* \* \* \* \*

**Order to amend the Woburn Municipal Code, as amended, Sections 12.2.35 and 13.3.9 relative to water and sewer rates:** Mayor Galvin said the proposed changes will result in a 10 percent increase overall to water and sewer rates. He said the rates have not been touched since 2011 when they actually went down by 5 percent and the proposed increase will get the city where it needs to be to avoid a shortfall in the water and sewer enterprise account. He said the decrease in water and sewer rates in 2011 was about 5 percent. He said the net result of the increase will be about 10 percent on the commercial side. In response to a question from Chairman Anderson, Mayor Galvin said the sewer rate is actually decreasing and the increase in water rates may reduce consumption, and he could envision commercial entities reducing their water use. Chairman Anderson asked why the sewer rates are being dropped. Mayor Galvin responded if the water rates were raised, the sewer fees would increase dramatically because commercial entities would still have pay sewer at 304 percent of their water rates. Mayor Galvin said it is a balancing act and the city needs about \$2 million to cover the costs of water and sewer provision, equally split with \$1 million in each realm. Motion made by Alderman Higgins and seconded by Alderman Mercer-Bruen to receive and make part of the permanent record a memorandum from City Auditor Charles Doherty regarding water and sewer rates; approved, 5-0. Alderman Campbell asked if the water and sewer enterprise account is running a deficit. Mayor Galvin replied the deficit last year was \$700,000. He said three years ago, the city had a banner year in terms of collecting water and sewer revenues and that masked a deficit for the two ensuing years. He said the city has caught up with its collections of outstanding water and sewer accounts because the Treasurer/Collector became much more aggressive, but now those accounts are drying up. He said the 10 percent increase should be sufficient. Chairman Anderson asked when the last time the rates were raised. Mayor Galvin said the rates decreased in 2011 and he does not remember the last time they were raised. Alderman Gately said the rate increases are needed because there are deficits. He said the city has undertaken a lot of work to clean and reline the water distribution system and that comes with a cost. Alderman Gately noted the water rates are going up and the sewer rates are going down. Mayor Galvin responded that if revenues don't come out the way the city expects them to, the rates will have to be adjusted again. Chairman Anderson said the city can also adjust the rates downward if the revenues come in

higher than expected. Alderman Concannon asked if the next step is metering water use. Mayor Galvin said he will be reviewing the metering component in the fall, and that any changes would have to be approved by the City Council. President Haggerty asked if any issues with some of the city's larger water users like Kaknes Wood Products have been resolved. Mayor Galvin replied there could be some discrepancies with the large water users, but noted Kaknes has been taken care of. President Haggerty said it was great for the city to keep the rates as low as it has, but it can't continue to run a deficit. Mayor Galvin said the city's water and sewer rates will still be significantly lower than the rates in other communities. Motion made by Alderman Concannon and seconded by Alderman Higgins that the order "ought to pass;" approved, 5-0.

**Sports Management Services, Inc. to amend the Zoning Map by changing the zoning district for parcels of land on Garfield Avenue from R-2/I-G to R-2:** Representing the petitioner were Attorney Joseph Tarby, Murtha Cullina, 600 Unicorn Park, Woburn, MA, and Thomas Koslowski of Sports Management Services Inc, 41 East St., Winchester, MA, Attorney Tarby said his client is working on another conceptual plan that will not require a re-zoning of the property. He said the new plan will include three residential house lots at the R-2 portion of the property and a commercial building of slightly more than 12,000-square-feet in the I-G portion of the property. He said the updated plan should be ready by this time next week. He said the options at that point will be to withdraw the request for a zoning change or include the covenant that was discussed at a previous committee meeting. Alderman Campbell said she thinks it's great that the petitioner is looking at another option that does not require a zoning change. Chairman Anderson said the public hearing resumes next week. Alderman Tedesco suggested sending the matter back for action. Chairman Anderson said the matter can be pulled from committee. Alderman Mercer-Bruen said the council's schedule gives the petitioner a week and a day before the public hearing resumes. Attorney Tarby said he thinks his client will have time to meet the deadline. Chairman Anderson said the matter will be left in committee. Chairman Anderson asked if anyone in the audience wished to address the committee about the petition. Lori Medeiros, 23 Arlington Street, said she is happy to hear the petitioner is looking at other options.

**Order to amend the Woburn Municipal Code relative to liability insurance for Special Events Permits:** Alderman Tedesco said the City Solicitor has reviewed the legislation and is fine with it. He said there is a part two to the order that includes a note for carnivals but there is no exigency to adopt that section because there are no more carnivals scheduled for this year. He said the note will have to go to the Planning Board. Motion made by Alderman Higgins and seconded by Alderman Mercer-Bruen to accept and make part of the permanent record a red line copy of the proposed order submitted by City Solicitor Ellen Callahan Doucette; approved, 5-0. Motion made by Alderman Concannon and seconded by Alderman Higgins that the order "ought to pass;" as amended, approved, 5-0.

Motion made by Alderman Mercer-Bruen and seconded by Alderman Concannon to adjourn. Chairman Anderson adjourned the meeting at 6:23 p.m.

A TRUE RECORD ATTEST

---

Gordon Vincent  
Clerk of Committees