

**CITY OF WOBURN
NOVEMBER 23, 2021 – 5:45 P.M.
SPECIAL MEETING OF THE CITY COUNCIL
COUNCIL CHAMBER, WOBURN CITY HALL**

Roll Call

Campbell	Ferullo
Concannon	Gately
Demers	Lannan
Dillon	Mercer-Bruen
Tedesco	

Pursuant to Title III, Section 12 of the Charter of the City of Woburn, His Honor the Mayor has called a SPECIAL MEETING of the City Council to be held in the City Council Chambers.

VOTED to dispense with the reading of the previous meeting's Journal and to APPROVE.

UNFINISHED BUSINESS OF PRECEDING MEETING:

ORDERED That the sum of \$125,000.00 be and is hereby appropriated as so stated:

To: Veterans Cash Aid \$125,000.00
Acct# 0154357-577000

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

s/President Tedesco

ORDERED That the sum of \$220,000.00 be and is hereby appropriated as so stated:

To: Increased Utility Costs / FY2022 \$220,000.00
Acct# 0112152-521100

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

s/President Tedesco

ORDERED

Authorizing the Mayor to expend \$2,500,000 of federal funds received from the American Rescue Plan Act of 2021 (ARPA). ARPA established the new Coronavirus Local Fiscal Recovery Fund (CLFRF) to local governments to respond to the public health emergency caused by the Coronavirus Disease (COVID-19); and The Coronavirus State and Local Fiscal Recovery Funds provide a substantial infusion of resources to help turn the tide on the pandemic, address its economic fallout, and lay the foundation for a strong and equitable recovery. The Coronavirus State and Local Fiscal Recovery Funds provide substantial flexibility for each government to meet local needs. The \$2,500,000 will be used to Offset Lost Local Receipts for Fiscal Year 2022.

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

s/President Tedesco

PUBLIC HEARINGS:

On the matter relative to Tax Classification for the City of Woburn. PUBLIC HEARING OPENED: A communication was received from His Honor Mayor Galvin dated November 18, 2021 as follows:

Dear President Tedesco and Council members:

In accordance with section 12 of The City of Woburn Charter, enacted by virtue of special legislation approved as Chapter 374 of the acts of 1888, and revised by the legislature by Chapter 172 of The Acts of 1897, I am calling for a Special meeting of The Woburn City Council to be held on Tuesday, November 23, 2021 at 5:45 pm.

The purpose of the meeting is for the City Council to hold its annual tax classification hearing. At this hearing, the council will consider whether to shift a portion of the tax levy from residential taxpayers to commercial, industrial and business personal property taxpayers. The Board of Assessors will present informational materials to assist the council in its deliberations. The City Council will also vote on two supplemental appropriations and to authorize the use of \$2.5 million in ARPA funds to replace lost revenue. In addition, the City Council will have first readings on any new ordinance, or amendment timely filed.

Sincerely, s/ Scott D. Galvin, Mayor

Further, a communication was received from the Woburn Board of Assessors dated November 23, 2021 as follows:

Dear President Tedesco and Council Members:

The Board of Assessors is pleased to report that the valuation roll for fiscal 2022 has been finalized after a reappraisal of all taxable properties was conducted by this office. The total assessed valuation for all real and personal property in the City effective January 1, 2021 is \$9.436 billion. This represents an increase from the prior fiscal year's total of \$8.930 billion. This increase in taxable valuation is attributable to the appreciation experienced by all classes of property.

The City Council must now determine the relative tax burden to be borne by each class of property by selecting a "residential factor". To assist the Council in its deliberations, several charts have been prepared and are attached to this correspondence. These charts illustrate relevant valuation and tax levy data and the impact of your vote this evening.

By selecting a residential factor of "1" a single tax rate of \$13.01 results. Choosing a factor less than "1" results in a portion of the tax levy shifting from residential properties to commercial, industrial and personal property taxpayers. For example, adopting a residential factor of ".71" means that the residential class of property would pay 71% of the levy they would pay if there were no classification. Under this scenario, the levy increases for the other classes of property by a factor of 175 percent. The chart entitled "Classification Options" best illustrates the various scenarios available to you.

Woburn Board of Assessors, s/ Robert E. Maguire, Chairman, Lori S. Medeiros, David J. Rufo

FIRST READINGS ON ANY NEW ORDINANCES:

ORDERED

Be it Ordained by the City Council of the City of Woburn, that Title 2, Administration and Personnel, of the Woburn Municipal Code, as amended, be further amended as described herein:

by amending Article XII, Fire Department, as follows: (deleted language in ~~strikethrough~~; new language in **bold**):

2-87 Fees for inspections and permits.

TYPE OF PERMITS OR INSPECTIONS ~~FEE/TIME~~

1. Oil burner/**tank** installation ~~completions~~, inspection and permit
~~.\$25.00~~ **\$50.00** per job
~~and tank installation for oil burner~~

2. Propane storage, inspection and tank permit	
.....	\$50.00 per job
3. Flammable fluids and gases (M.G.L. c.148, §9)	\$40.00
one \$50.00/year	
4. Storage of black or smokeless powder	\$25.00/
one year	
5. Blasting Permit	\$50.00
per job \$150.00	
6. Tank Removal permit (per tank)	
Residential	\$
50.00	
Commercial	\$100.00
7. Installation of combustible/flammable liquid tank	\$50.00
per tank	
8. Fireworks display	\$50.00
per event	
9. Flammable decorations (NFPA 1)	\$15.00
one year	
10. Tar kettle	\$50.00
per job	
11. Tar truck	\$50.00
per job	
12. Tank truck inspections	\$75.00
two years	
13. Copies of fire or ambulance reports	\$25.00
per copy	
13. Cutting & welding permit	\$50.00
14. Smoke and/or Carbon Monoxide detectors (M.G.L. c.148, §26/NFPA 1)	
One Unit	\$ 50.00
per inspection	
Two Unit	\$100.00
per inspection	
Three to Six Units	\$150.00
per inspection	
Over Six Units	\$500.00
per inspection	
15. Buildings, as defined by M.G.L. c. 148, §1	\$50.00
per inspection	
16. Motel and hotel	\$25.00 per
inspection	
17. Theatres	\$50.00 per
inspection	
18. Fire Alarm (connection fee)	\$50.00

19. Fire Alarm master box connection (yearly fee).....\$250.00
350.00/per year

20. Central office and other signal to fire alarm \$125.00
per year

21. Hazardous Material Processing Permit.....\$ 50.00

~~All other fees not listed, but required by M.G.L. c.148, §10A....
\$25.00~~

and by amending Article XXVI, City Ambulance Service, as follows:

Section 2-174 Rates of service.

A. The following fees shall be charged for all persons transported to
the hospital by the

City ambulance service: ~~Current Medicare Fee Schedule plus 200%.~~

BLS Emergency Base Rate \$1196.25

\$1,600.00

BLS Non-Emergency Base Rate\$ 747.66

ALS1 – Emergency Base Rate 1420.56

2,000.00

ALS Non-Emergency Base Rate897.18

ALS2 Emergency Base Rate 2056.05

2,900.00

Specialty Care Transport2429.88

Mileage 20.58

25.00

Airway173.30

Cardiac Monitor214.07

Defibrillation352.87

Oxygen164.69

MAST..... 235.27

IV/Drugs 352.87

**The costs of ancillary services such as cardiac monitor, oxygen,
IV/drugs are included in the Base Rate Fee.**

s/President Tedesco
Per Request of the Mayor

ORDERED

Be it Ordained by the City Council of the City of Woburn, that Title 3,
Revenue and Finance, of the Woburn Municipal Code, as amended, be

further amended as follows: (deleted language in ~~strikethrough~~; new language in **bold**):

by revising Article III, Fees for Licenses, Permits & Records, as follows:

Section 3-19 Schedule of fees for licenses and permits.

**Business Certificates (filing).....
\$25.00**

Business Certificates amendments and Terminations \$5.00

Marriage, Birth or Death Certificate ... \$10.00 per copy

**Marriage Intention with one certified copy of
marriage certificate.....\$40.00**

and by deleting the following paragraph:

~~For the following, the fees charged shall be those which are prescribed by MGLA:~~

~~Birth Records, Death Records, Marriage Records, Registration Fees, Business~~

~~Certificates. (Prior Ch. 10 sec. 1; amended 1/19/2017; amended 3/23/2017).~~

and by revising Article VI, Demand Fees – Unpaid Taxes as follows:

Article VII, Demand Fees – Unpaid Taxes, ~~(numbered as passed)~~

Section 3-34 Demand fees - unpaid taxes

The Treasurer/Collector shall charge a fee of ~~\$10.00~~ **\$15.00** for each written demand issued for unpaid real estate, personal property and excise tax, which fee is to be added to and collected as part of the tax, as authorized by M.G.L. c.60, §15, effective as of ~~July 1, 2014.~~

January 1, 2022;

and by renumbering VIII. REVOLVING FUNDS.

s/President Tedesco

ORDERED

Be it Ordained by the City Council of the City of Woburn, that Title 13, Public Services, of the Woburn Municipal Code, as amended, be further amended as follows: (deleted language in ~~strikethrough~~; new language in **bold**):

to revise Article II, Water System, Section 13.2.2 as follows:

13.2.2 Water Charges – Payable

All bills for metered water services shall contain the actual meter readings or an estimated reading. Such water charges shall be payable semi-annually, or monthly for non-residential water takers consuming large quantities of water. A ~~\$10.00~~ **15.00** late fee will be added and interest shall begin to accrue on any balance which remains unpaid after the 31st day at the statutory rate provided in M.G.L. c.59, §57. A \$25.00 lien fee will be added when unpaid charges and interest are liened to the real estate bills. Only one late fee and lien fee will be imposed when the bill is a combination water/sewer bill. Effective ~~July 1, 2015~~ **January 1, 2022**; and

and by inserting the following new provision:

13.2.32 ~~Reserved~~ **Request for Final Water Reading – Change of Ownership**

In every instance when a Certificate of Municipal Lien is requested by the property owner or their representative (i.e., real estate broker or attorney) for the conveyance of real property, a final water reading shall also be requested at least 7 days prior to the closing. The charge for such final water reading shall be \$50.00. Payment for the final bill charge is due and payable within 30 days. Failure of new owners to notify the Water Department of the change in name and/or address will not relieve them in any way from liability for payment of outstanding charges, interest or demands. All outstanding charges remain with the property and the Water Department will not bill prior balances to previous owners even if that amount appeared on a final bill.

s/President Tedesco
Per Request of the Mayor

ORDERED

Be it Ordained by the City Council of the City of Woburn, that pursuant to M.G.L. c.40A, §9 and Section 11.3.1 of the Woburn

Zoning Ordinance as amended, that the following Filing Fee Schedule be adopted:

WOBURN CITY COUNCIL FILING FEES

(A \$300.00 Advertising and Mailing Charge shall be added to all fees)

Special Permits

Residential:

New 1 and 2 family construction,
and conversions \$ 500.00

Multi-family – Table 5.1, lines 3, 3a,
3b, 3c and 4 \$1,000.00

Commercial/Industrial

Under 15,000 s.f. gfa \$ 800.00
15,000 s.f. gfa and over \$1,600.00

Other \$ 500.00

Site Plan Review (without special permit) \$1,600.00
(with special permit) no fee

Zoning Map or Text Amendment \$ 750.00

Special Permit, Section 7.3 \$ 500.00
Special Permit Modification, Major same as initial
filing fee
Special Permit Modification, Minor no fee
Special Permit, Request to Extend Expiration Date no fee

Resubmission of Lapsed CWCOD Concept Plan \$ 100.00

TBOD District (site plan review and/or special permit)
\$1,500.00

Conversion of Significant Historic Buildings \$500.00

s/President Tedesco
Per Request of the Mayor

Any other matter that may legally come before the City Council. None.

Motion made and 2nd to ADJOURN.