

**COMMITTEE ON FINANCE
MONDAY, JUNE 27, 2022, at 6 p.m.
CITY COUNCIL CHAMBERS
WOBURN CITY HALL**

Voting Members present: Chair Darlene Mercer-Bruen, Councilor Joseph Demers, Councilor Joanne Campbell, and Councilor Robert Ferullo. Absent: Councilor Charles Viola

Non-voting members present: Councilor Lou DiMambro and President Michael Concannon
Absent: Councilor Richard Gately and Councilor Jeffrey Dillon

Also present: Mayor Scott Galvin and Planning Director Tina Cassidy

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MOTION made by Councilor Demers and seconded by Councilor Campbell to dispense with the reading of the minutes of the meeting of May 23, 2022; June 1, 2022; and June 2, 2022, and to approve; all in favor, 4-0.

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Order to transfer \$246,738.31 from Mayor Salary Adjustment Account to Various Department Salaries: Mayor Galvin said the administration is having pretty good success settling labor contracts. He said the Teamsters have agreed to a 3-year contract with increases of 1 percent, 2 percent, and 2 percent with a \$1,000 increase in base pay the first year, along with educational incentives of \$500. He said both bargaining units A and B are affected. He said a couple of salaries in unit B were also adjusted. He said the settlement is roughly the same as the DPW union. He said the two unions with which the city has not made an agreement are the teachers union, which he said has two months left on its current contract, and the police. He said they are meeting with the police union on July 11. He said there is an ordinance change pending for salary adjustments for non-union department heads. Motion made by Councilor Demers and seconded by Councilor Campbell that the order “ought to pass;” approved, 4-0.

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Order to transfer \$29,000 from Stabilization Affordable Housing Account to Planning Consultant/Peer Review Account: Mayor Galvin said the money will be used for a survey to track the affordable housing ratio in the city. He said a similar survey was undertaken two years ago. He said there is a slight increase in the cost of the contract. Councilor Campbell asked what the current ratio of affordable housing is. Director Cassidy said the current ratio of affordable housing is 11.4 percent. She said a couple of other projects have to be submitted to the state within the next couple of months, including the 29 affordable units at 120 Commerce Way. She said she expects the city will stay over the 10 percent threshold to forestall a Ch. 40B comprehensive permit application. Councilor Campbell asked if Ms. Cassidy thinks the state will keep the 10 percent threshold or raise it. Director Cassidy said she has not heard anything about the threshold being raised. Councilor Demers asked if there is any update, alteration, or changes to the regulations for the MBTA corridor. Director Cassidy said she hoped to receive updated

guidelines by now but there has been nothing released yet. Councilor Demers said he would be interested to hear whether the city gets penalized any grant money. Director Cassidy said there are some troubling aspects of the proposed legislation that are concerning, including a prohibition on a parking by local communities. Councilor Demers asked Director Cassidy to keep the council updated. Mayor Galvin said the city did not back into the 11.4 percent affordable housing ratio. He said the council took some steps to increase the affordable housing quotient. He said the city and the administration worked well together on affordable housing. Director Cassidy said the 40R project was a milestone. She said all the units in that project counted toward affordable housing. Motion made by Councilor Demers and seconded by Councilor Campbell that the order “ought to pass;” approved, 4-0.

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MOTION made by Councilor Demers and seconded by Councilor Campbell to adjourn; approved, 4-0. Chairman Mercer-Bruen adjourned the meeting at 6:14 p.m.

A TRUE RECORD ATTEST

Gordon Vincent
Clerk of Committees