



Watertown Town Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

ELECTED OFFICIALS:

Mark S. Sideris,
Council President

Stephen P. Corbett,
Vice President

John A. Donohue,
Councilor At Large

Susan G. Falkoff,
Councilor At Large

Anthony Palomba,
Councilor At Large

Angeline B. Kounelis,
District A Councilor

Cecilia Lenk,
District B Councilor

Vincent J. Piccirilli, Jr.,
District C Councilor

Kenneth M. Woodland,
District D Councilor

**SPECIAL TOWN COUNCIL MEETING
TUESDAY, OCTOBER 2, 2012 AT 6:30PM
RICHARD E. MASTRANGELO COUNCIL CHAMBER
ADMINISTRATION BUILDING**

Pursuant to the Call of the Council President and in accordance with Section 2.6 (c)(ii) of the Home Rule Charter authorizing the Council President to call special meetings, the members of the Town Council of the City known as the Town of Watertown are hereby notified of a Special Meeting for the purpose of discussion and action on the below noted matters.

MINUTES

1. **ROLL CALL:** A Special Town Council meeting was called to order at 6:30 pm in the Richard E. Mastrangelo Council Chamber, Administration Building. Present for the meeting were Councilors John A. Donohue, Susan G. Falkoff, Anthony Palomba, Angeline B. Kounelis, Cecilia Lenk, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris. Also present were the Town Manager Michael J. Driscoll and Council Clerk Valerie Papas.
2. **INFORMATIONAL PRESENTATION:**
 - a) [Informational Presentation](#) and action on the ESCO project. The Chair recognized Ms. Phyllis Marshall who provided background on the ESCO project process which was initiated in 2008. Ms. Beth Greenblatt Beacon Integrated Solutions provided a power point presentation on the final budget neutral project and twenty year contract.

Following the presentation, the Chair opened up the meeting to Councilors for questions and or comments.

Vice President Corbett asked; who is the general contractor and what is the timeframe of the project.

Ms. Greenblath indicated that the general contractor will be Johnson Controls who will provide most of the work in-house and will subcontract small portions, all according to prevailing wage laws. She noted that the project will begin in the spring of 2013 with lighting projects which will generate rebates that will offset the negative cash flow. Much of the work in schools will be to the heating and cooling systems and will take place in the summer when school is closed. The project will be completed by spring of 2014.

Jim Cotton, Johnson Controls confirmed and elaborated on the timeframe, scope of work, rebate program and completion date.

Vice President Corbett stated that estimating energy savings can be difficult due to weather and human behavior and asked Mr. Cotton to elaborate.

Mr. Cotton stated that some of the savings are pretty straight forward and therefore are guaranteed because they are calculated by using the current consumption level versus the new energy equipment.

Councilor Lenk asked how the baseline changes over the twenty year contract.

Mr. Cotton stated that there is a provision in the contract to deal with the baseline.

Councilor Palomba asked if the rebates are a onetime benefit.

Mr. Cotton indicated yes.

Councilor Kounelis stated that because of the human element involved; that she would like quarterly reports.

Mr. Cotton stated that they have removed as much of the human element as possible with automated systems and controls that will generate trend reports which can be read by the building managers and are reviewed quarterly by Johnson Controls.

Councilor Piccirilli stated that this project has been a long time coming; going back to 2008. He noted the tremendous value in the project and spoke in support of using an ESCO in order to get the project done and realize the savings as soon as possible. He further noted that the twenty year contract places the burden on Johnson Controls.

Councilor Falkoff spoke in support of the program.

The Chair thanked all those involved in this project; especially the Budget and Fiscal Oversight Committee and noted that the project will not only achieve

savings; but also a better heating and cooling comfort level for all those in town buildings and schools from employees to students.

The Manager also thanked all those involved in the project and elaborated on the Committee's action items which included establishing an energy stability fund and the need for seed monies in the amount of \$64,000 which he will bring forward on October 23rd.

VOTE ONE: Councilor Piccirilli read and moved: **Recommend that the Town Council move forward on the optimized \$7.35M ESCO Project**, seconded by Councilor Kounelis and adopted by unanimous roll call vote with Councilors John A. Donohue, Susan G. Falkoff, Anthony Palomba, Angeline B. Kounelis, Cecilia Lenk, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

VOTE TWO: Councilor Piccirilli read and moved **Recommend that the Town Council direct the Town Manager to negotiate a contract with Johnson Controls for the ESCO project; including the addition of quarterly reports of energy usage in all buildings under agreement**, seconded by Councilor Kounelis and adopted by unanimous roll call vote with Councilors John A. Donohue, Susan G. Falkoff, Anthony Palomba, Angeline B. Kounelis, Cecilia Lenk, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

VOTE THREE: Councilor Piccirilli read and moved **Recommend that the Town Council review the establishment of an energy stabilization fund in which to place rebates, grants, and funds from departmental energy savings. The emergency stabilization fund will be used to pay the debt service on the energy efficiency projects incurred under the ESCO agreement**, seconded by Councilor Woodland and adopted by unanimous roll call vote with Councilors John A. Donohue, Susan G. Falkoff, Anthony Palomba, Angeline B. Kounelis, Cecilia Lenk, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

3. MOTIONS, ORDERS AND RESOLUTIONS:

- a) [Consideration and action](#) on the Committee on Personnel and Town Organization's recommendation to proceed with a Staffing and Operational Assessment of the Public Works Department.

The Chair noted that the Personnel Committee provided a report at the last meeting and tabled any action on the matter so that Councilors could have additional time to look over the revised Collins Center proposal.

The Manager provided a brief overview of the DPW study and related transfer of funds.

Councilor Donohue moved to adopt the Committee's recommendation to move forward with the revised Collins Center proposal, seconded by Councilor Kounelis and adopted by unanimous voice vote with Councilors John A. Donohue, Susan G. Falkoff, Anthony Palomba, Angeline B. Kounelis, Cecilia Lenk, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

Vice President Corbett moved the \$21,000 transfer to fund the study, seconded by Councilor Lenk and adopted by unanimous roll call vote with Councilors John A. Donohue, Susan G. Falkoff, Anthony Palomba, Angeline B. Kounelis, Cecilia Lenk, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

The Chair asked for a motion to Suspend the Rules for a late agenda item. So moved by Councilor Piccirilli, seconded by Councilor Woodland and adopted by unanimous voice vote with Councilors John A. Donohue, Susan G. Falkoff, Anthony Palomba, Angeline B. Kounelis, Cecilia Lenk, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

The Chair asked for a motion to send a letter of support for fundraising efforts to restore the Soldier's Monument at Saltonstall Park. So moved by Councilor Woodland, seconded by Councilor Falkoff and adopted by unanimous voice vote with Councilors John A. Donohue, Susan G. Falkoff, Anthony Palomba, Angeline B. Kounelis, Cecilia Lenk, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

4. ADJOURNMENT: There being no further business to come before the Town Council, Councilor Donohue moved to adjourn the meeting at 8:15 pm, seconded by Councilor Woodland and adopted by unanimous voice vote.

Addendum

I hereby certify that at a regular meeting of the Town Council for which a quorum was present, the above minutes were adopted by unanimous voice vote on November 13, 2012.

Mark S. Sideris, Council President