

CITY OF WOBURN
WOBURN CITY COUNCIL
ORDINANCES CHARTER & RULES COMMITTEE
COMMITTEE ROOM
WOBURN CITY HALL
MONDAY, JANUARY 13, 2025 – 6:09 P.M.

Voting members present: Chair Joseph Demers, Councilor Robert Toro, Councilor Robert Ferullo, Councilor Lou DiMambro, and Councilor Mercer-Bruen.

Non-voting members present: Councilor Charles Viola and Councilor William Pappalardo.
Absent: President Jeffrey Dillon and Councilor Joanne Campbell

Also present: Mayor Michael Concannon, Human Resources Director Shawna Healey and Dept. of Public Works Supt. John Duran.

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Reading and approval of previous meeting minutes: Motion made by Councilor Ferullo and seconded by Councilor Mercer-Bruen to waive the reading of and approve the minutes of the meeting of September 23, 2024; approved, 5-0.

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Order amending WMC § 2-180 Base Salaries for the Public Works Facilities Manager:
Mayor Concannon said the order would create a base salary of \$115,000 for a facilities manager in the Dept. of Public Works. He said there is \$80,000 in the budget for this position. He said he would like to talk about this position in terms of an increase rather than creating a new position for the building feasibility director, which is also in committee. He said he talked to Supt. Duran and HRD Healey and they both agree the position has not been filled because the salary is incredibly low. He said he believes there are two ways to go. He said one way is to pay the position adequately, with an increase of the salary from \$80,000 to \$115,000. He said the amended salary is still on the low end for a position like this. He acknowledged several other department heads in the Committee Room – Police Chief Robert Rufo, Fire Chief Donald Kenton, Recreation Director Rory Lindstrom and Senior Center Director Marie Lingblom – and said they have communicated to him that filling this position would be beneficial to the city. He said they and HRD Healey are available to answer any specific questions about the position and what the duties of it would entail. Motion made by Councilor Ferullo and seconded by Councilor Mercer-Bruen to suspend the City Council’s rules to allow any member of the City Council not on the committee to address the order; approved, 5-0. Councilor Mercer-Bruen said she will support the order, but she has some additional thoughts. She said she has questions about what his person will do, but the order has her full support. Councilor Toro asked if the facilities

manager will sit below Supt. Duran and Deputy DPW Supt. Renny Carroll in the public works chain of command. Mayor Concannon answered affirmatively. Councilor Toro asked if the job would largely consist of overseeing city buildings. Mayor Concannon answered affirmatively. Councilor Toro asked who is doing that now. Supt. Duran said it is a combination of him, Deputy Supt. Carroll and DPW staff. He asked the committee how many buildings they are talking about, not including schools. He said there are 50 buildings under the jurisdictions of municipal authorities. He said the DPW has to deal with it. He said the buildings are all around the city. He said the facilities manager position will pay for itself within a month. Motion made by Councilor Mercer-Bruen to receive and make part of the permanent record a memorandum from Supt. Duran dated January 13, 2025; and entitled "2025 Public Building Maintenance Locations;" approved, 5-0. Councilor Toro said he thinks the city needs someone to manage these buildings. He said he supported this position before and he will support it now. Councilor DiMambro said he is a staunch believer in preventative maintenance. He said the city can't expect department heads like the police and fire chiefs to do everything they do while changing air filters and fixing toilets that leak. He said their role is public safety. He said he can't understand how someone would be against something like this. He said he thinks having someone who can bird dog issues before they arise will cost much less than fixing them on the back end. Councilor Pappalardo asked if the net increase in the salary for the position is \$35,000. Mayor Concannon answered affirmatively. Councilor Pappalardo said he is in support. Councilor Viola asked who the appointing authority will be. Mayor Concannon said the DPW superintendent is the appointing authority. Councilor Viola said he thinks municipal buildings do need to be watched more. He said he is in support of this order. Councilor Mercer-Bruen thanked Supt. Duran for the list of 50 buildings that need to be maintained because she knows she will get inquiries from her constituents about this. Supt. Duran clarified there are 50 locations rather than buildings on the list. He said for instance the water treatment plant consists of three buildings. Councilor Mercer-Bruen said she just wants to be clear. She said it is a lot of work. Councilor Toro asked HRD Healey if she is comfortable the city will be able to attract candidates with a salary rate of \$115,000. HRD Healey said she believes they will be able to get a qualified candidate. Chair Demers said he would like to echo Councilor Mercer-Bruen's comments about the provision of data to support the facilities manager position so members of the council can justify it to the taxpayers. Motion made by Councilor Mercer-Bruen and seconded by Councilor Ferullo that the order "ought to pass;" approved, 5-0.

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MOTION made by Councilor Ferullo and seconded by Councilor DiMambro to adjourn; in favor, 5-0. Chair Demers adjourned the meeting at 6:21 p.m.

A TRUE RECORD ATTEST

Gordon Vincent

Clerk of Committees

