

TOWN COUNCIL MINUTES
Budget/Management Committee
Town Hall Council Chambers
February 6, 2012-Monday

Present: Kenneth DiFazio, Chairman
Patrick O'Connor, Vice Chairman
Arthur Mathews, Council President
Michael Molisse, Councilor
Michael Smart, Councilor

Also Present: William McKinney, Chief Financial Officer
Richard Swanson, Town Auditor
James Clarke, Director, Planning & Development
Michael Gallagher, Director Admin. & Comm. Svcs.
Jeff Bina, Director, DPW
Rob McLean, Director of Libraries
Walter Flynn, Chair, Community Preservation Committee

Recording Secretary: Mary Barker

Chairman DiFazio called the Budget/Management Meeting to order at 6:15 PM.

11 134-Free Cash-SEIU Raises

This matter was referred to the Budget/Management Committee on December 19, 2011. Michael Gallagher reported that the Mayor is seeking to transfer \$12,600 from Free Cash for the FY12 costs associated with the Collective Bargaining Agreement Memorandum of Agreement between the Town and SEIU Local 888. This represents a 2.5% increase for FY12. The agreement also calls for a 1% increase for FY13.

Chairman DiFazio asked if the sole change in the contract is to increase salaries. Mr. Gallagher responded that there are other provisions within the contract but this is the financial impact for FY12. The contract is signed; it's a matter of funding the financial aspects. Mr. Gallagher provided historical background; the contract signed is for FY12-13. FY08 the unit settled for 3%; the next agreement for FY09-FY11 was for 0-0-3%.

Auditor Swanson reported that he reviewed the request, the Memorandum of Agreement and MUNIS; the \$253,090 in Free Cash at the present time is more than adequate to cover the measure. Chairman DiFazio noted that the public hearing required for this measure was held at the last Town Council meeting.

A MOTION was made by Vice Chairman O'Connor to forward item 11 134 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

12 001-CPC-Fogg Library Phase II Interior Renovations

James Clarke, Walter Flynn and Rob McLean addressed the committee to request funding to begin Phase II of the renovations of the Fogg Library, most of which will involve the interior of the building. \$1.7M was already funded from the Community Preservation Commission for the exterior renovations which are now complete. Remaining funds from the Phase I work will be combined with funds from the CPC Unrestricted account for a total of \$250,000. Mr. Clarke, Mr. McLean and Building Inspector Jeff Richards prepared an estimate \$850,000 for the interior work which includes HVAC, electrical upgrades, plaster abatement, paint, window refurbishing and repair, furnishings, HP accessibility, additional parking and landscaping. \$400,000 will also be requested from the Host Community Agreement funds and they will be applying to the state for historical preservation grant funding. If the estimates fall short after an architect has reviewed or if grant funding does not come through they may need to come back to the CPC for additional funding. If successful, an architect will be hired to prepare plans in April, with the intent to begin work in the fall and complete within 9-10 months.

Rob McLean reviewed the plans for the building. It relies on work by the Reuse Advisory Committee and their recommendation to the Mayor. It incorporates ideas for a new Fogg Library as a destination in Columbian Square. The top floor of the building will house special collections including commitments already received from Joe Merten and the Back River Society for Mary Twomey's papers, and others as an archive to Weymouth's natural and human history for use by naturalists and genealogists. It is limited by its space. The main floor will be restored as a lending library. The building is on the National Register of Historical Places and protected. It will have wireless access, a reading and children's nook, dvd, music and popular collections. It will not be used for research or reference collections, which are still housed at the Tufts Library on Broad Street. It will be made more inviting than it was in 1898 with comfortable furniture but respectful of the historic nature of the building. The most exciting part of the renovation will be the basement level, which will be transformed into a reading room Monday through Thursday, with a meeting room free of charge for use by civic and nonprofit neighborhood groups. It may incorporate a small food/beverage area that will not take away from established area businesses, but in conjunction with them to provide an additional incentive to bringing in people and book clubs. ADA renovations will open the building to all South Weymouth residents.

Councilor Smart asked if the renovations include funding for an elevator. Mr. Clarke responded that \$100,000 is budgeted for handicapped access, and preliminary studies indicate an elevator can be installed inside, hidden, and preserve the historic integrity of the outside of the building.

Chairman DiFazio reviewed the chart of financing; there is \$159,865 and \$430 remaining from previous work (external renovations), both from CPC funding and with the additional \$89,704.07 being requested-this will complete the interior renovations. Chairman DiFazio asked if any other funds are anticipated to complete the Fogg Library. Councilor Mathews responded that a measure is pending at the Town Council meeting later in the evening requesting \$400,000 from the Host Community Agreement to

supplement the renovations. Jim Clarke reported that the estimated cost of the renovations is \$850,000; \$250,000 from CPC, \$400,000 from Southfield mitigation funds, and \$200,000 from potential state historical and cultural grants. Application for state funding will be in 60-90 days; results may not be known until late spring, early summer. If this measure is successful, an architect will be hired immediately to get more detailed costs. \$1.7M was budgeted for the exterior renovations; there is about \$160,000 remaining.

Auditor Swanson reviewed MUNIS and verified the balances in each of the funds.

Councilor Mathews asked if ADA work is eligible for CDBG funding. Mr. Clarke reported that it is potentially eligible but pending a review of HUD's Boston office's issues with projects completed in 2005 and 2006. HUD has been contacted for a clarification of the issues before application. No funds from the General Fund have been used for this project. Mr. McLean noted the first impact to the General Fund will be in 2014 when the library reopens and there will be operating expenses for staff and utilities.

A MOTION was made by Vice Chairman O'Connor to forward item 12 001 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

12 002-CPC-Legion Field Memorial Wall Phase III Concrete Repairs

Mr. Clarke and Mr. Flynn presented the request for \$200,000 from the CPC Unrestricted Fund, and approved by the Community Preservation Commission for the Legion Field Memorial Wall Phase III, Concrete Repairs. He provided a handout to the committee. Costs were derived from the feasibility study completed for the Memorial Wall repairs and broken into three phases. The first phase, Piers, is on hold; \$271,000. Phase II included iron fence work, which is underway by DeAngeles Ironworks from Easton, MA, and has taken longer than planned. The concrete work will be completed, then the fencing returned. Security fencing is already in place, which is more efficient and will bring in a lower bid price for the concrete repairs. \$120,000 left from Phase II will supplement the cost of Phase III. All work will be completed by early summer.

Chairman DiFazio noted that the cost of Phase III is \$320,000 estimated; the request includes balance from the Phase II work. Mr. Clarke noted galvanizing and painting of the fence will be done in spring. All funding has come from CPC funds with \$10,000 from a supplemental budget. Total cost including change orders and architect's fees is almost \$700,000.

A MOTION was made by Vice Chairman O'Connor to forward item 12 002 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

12 003-CPC-King Oak Hill Property Debt Service

Mr. Clarke and Flynn presented the request to the committee to transfer \$24,392.57 from FY12 General Reserve line item to FY12 Debt Service line item for the interest (only)

payment on the debt service for this year. Payments in subsequent years will be made on principal and interest. Chairman DiFazio noted this is the first time there is debt service on any item in the CPC. Mr. McKinney reported that this is the first annual interest payment on the ten year bond.

Auditor Swanson reported that he reviewed the CPC fund in MUNIS and verified that funding is adequate to cover the measure. He asked what the funding source will be for the future interest payments. Mr. Clarke responded that funding will come from the CPC and future principal and interest payments will be budgeted as a debt service line in the CPC budget each year, and the present intent is to pay from the Open Space and Historic Preservation categories of the CPC. The total cost of the bond over the ten years will be \$2,449,500 and expected to be paid in its entirety from the CPC.

A MOTION was made by Vice Chairman O'Connor to forward item 12 003 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

12 004-Free Cash-Drain and Roadway Wall Repairs

Jeff Bina presented the request to transfer from Free Cash the following amounts for various repairs at three locations:

1. Roadway wall at 48 Westminster Road-There is an existing cement and stone wall holding up roadway, and over the years it's showing structural problems with bowing in the wall. The repairs will protect the integrity of the road and the utilities in the road. The DPW proposes to either remove or remove and rebuild the existing wall, or remove and replace it with precast concrete. The estimated cost is from \$15,000-25,000.
2. Hickory Lane, Dacia Drive drain improvement-involves work in the back yards of three or four of the residences. It will improve the quality of life for these residents; currently they have soggy yards with standing water. The DPW proposed to install drainage and catch basins to direct the water from these yards into the town drain system.
3. Hill Street –similar situation with backyard water due to a drain pipe that's separated and needs to be redone to direct water from a backyard to the easement.

Mr. Bina reported that these projects are lower in cost in general than sidewalk and street projects and can be done at this time without diminishing the DPW's operating budget. All of these projects are directly as a result of residents' complaints.

There was a brief discussion of the first item. The roadway was recently paved and the project will maintain the integrity of the road and utilities. The drainage issue on Hickory/Dacia will result in the town taking an easement to correct.

Councilor Mathews noted he would like to see these projects go forward and addressing structural and drainage issues as is possible. Councilor Molisse asked when the projects

begin. Mr. Bina responded they'll be underway by spring, but some could be started now with cooperating weather.

Auditor Swanson asked why there is such a varied estimate for the first project, and Mr. Bina responded that the rebuild or replacement determines the cost. They won't know until they begin whether the existing wall can be used. There was a brief discussion of the wall and the type of precast wall that could be a replacement. Councilor Smart asked if they could tie in a clean-up of the overgrowth and debris along the stream on the Danbury Road side behind Hickory Lane. Mr. Bina responded that area requires constant attention. Chairman DiFazio asked if the wall on Westminster is on the public road. Mr. Bina responded that it is mostly on the town road.

A MOTION was made by Vice Chairman O'Connor to forward item 11 134 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

Issue-Accounting for Southfield Mitigation Funds

Chairman DiFazio noted this is the subject for the mitigation list, and the allocation for each item on the list. He opened up discussion for opinions on whether to prioritize or remove items from the list. Councilor Mathews noted that the Mayor has asked when the committee will prioritize the list. Two measures from the mitigation list will be before the council later at its meeting for consideration. He recommended rather than prioritizing, to review the \$1.7M in the account and prioritize projects to submit to the Mayor. Chairman DiFazio noted the latest payment is a result of building permits issued at Southfield. He noted that the Council prepared a list in 2005 which were identified as improvements which could be funded from mitigation; each project was given a cost estimate and the list totaled what was expected in mitigation from the Host Community Agreement. At this juncture, the Mayor would like to know what the Council's priorities are for funding projects. Chairman DiFazio noted there is some deliberation; since measures are not initiated from the Council it is difficult. He suggests what the Mayor is recommending is that the Council determine how to spend the funds. Councilor Mathews noted she appeared before the Budget/Management Committee and made her opinion known. It's been under discussion for some time and it is time to take the \$1.7M and determine the manner in which to spend it at this time. He agrees.

Chairman DiFazio noted the Mayor will put forward measures from this list whether or not the committee prioritizes the list. He requested each of the members come up with a number rating for each item on the list, and then they will be compiled to submit to the Mayor. Councilor Mathews responded to prioritize only as far as the \$1.7M at this time. Chairman DiFazio sees the request as duplicitous at this time, but he is willing to submit as far as the \$1.7M at this time. Taking all of the items and prioritizing is a separate matter. Councilor Smart noted there should be some input from the administration as to what is an actual need. Without the daily contact with departments, it is not easy to determine what is a need. This may necessitate a working committee. The list was reviewed last fall. Each item was validated and certain ones were identified as not a need any longer. That is where it left off. Vice Chairman O'Connor noted this could be

included as a part of the upcoming departmental budget review process. Chairman DiFazio noted the Mayor has the list; she can determine whether a measure should be put forward. The Mayor is currently putting forward items based on what she sees as a need.

Vice Chairman O'Connor noted a safety net would also be valuable for items that may need to be done in the future. Chairman DiFazio asked if the Mayor is looking for what the committee's direction is. Councilor Mathews recommended for clarity sake, the committee send a letter to the Mayor, seeking her position as to how she feels the list should be prioritized. Councilor Smart thought the Mayor has already made this position clear. Chairman DiFazio noted she can only request funding from the special purpose stabilization fund which will be for projects on the list. There is no need for concern about this. Vice Chairman O'Connor asked about the status of the projects that were already done with money not from this fund. There was a brief discussion of "place-holders" for items that may be needed at some time during the build out of Southfield. Chairman DiFazio agreed there are items that have been completed and can be removed. He suggested that the Council should then wait until the Mayor finds the appropriate time to address an item from the list. Vice Chairman O'Connor noted that items once funded should be removed from the list. Chairman DiFazio reported that the list should be reviewed a final time with the administration to define the amount of freed funds. Once that number is known, and with the understanding that the funds can only be spent on items from the list, then the Mayor can put forward measures.

Councilor Mathews asked how to handle projects submitted, which do not have an active use. If so, with the required 2/3 vote, it may be difficult to come to an agreement and get anything passed. There needs to be a consensus. Maybe the Mayor should be back in the discussion. There is \$1.7M available; the Mayor should be provided with a prioritized list to spend these funds. Vice Chairman O'Connor noted there will need to be a review and a plan, in addition to a plan from the Mayor. Chairman DiFazio asked the committee to review the list, and asked that the administration have appropriate staff available at the next committee meeting to discuss the need for each of the items on the list.

ADJOURNMENT

At 7:30 PM; there being no further business, a MOTION was made by Vice Chairman O'Connor to ADJOURN the meeting and was seconded by Councilor Smart.
UNANIMOUSLY VOTED.

Respectfully submitted by Mary Barker as Recording Secretary

Approved by Kenneth DiFazio, Chairman of the Budget/Management Committee