

**TOWN COUNCIL MINUTES  
BUDGET/MANAGEMENT COMMITTEE  
Town Hall Council Chambers  
August 1, 2011 - Monday**

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

Also Present: Susan M. Kay, Mayor  
William McKinney, Chief Financial Officer  
Jeff Richards, Director of Building  
Richard Swanson, Town Auditor  
Michael Gallagher-Director of Administrative & Comm. Svcs  
Jody Lehrer, CDBG Coordinator  
Sean Guilfoyle, Chairman, Weymouth School Committee  
Tom Slattery, Weymouth School Department

Recording Secretary: Mary Barker

Chairman Kenneth DiFazio called the Budget/Management Committee meeting to order at 6:45PM.

**11 101- Abigail Adams Roof Replacement Bonding**

An overview of this request was provided by Mayor Susan Kay, Building Director, Jeff Richards, and Tom Slattery, Director of Buildings & Grounds for the School Department. \$900,000 for the replacement of five roofs on the Abigail Adams School was initially appropriated in the fall of 2007, with the intent for the work to be completed in the summer of 2008. \$400,000 for masonry restoration at the Maria Weston Chapman School was also appropriated then. When the restoration work at Chapman began, asbestos was discovered in the paint used on the outside of the building. The money for the Adams roof project was diverted to cover the costs of asbestos abatement at Chapman School. \$125,000 was subsequently budgeted by the School Department for design on the auditorium roof of the Adams and the work was completed. Two summers ago the School Department budgeted and completed the main building roof in the amount of \$325,000. The gymnasium, cafeteria and classroom sections which are a combined 35,000 square feet, are the remaining phases of the project due for completion.

Mayor Kay noted that with the recent change in MSBA (Massachusetts School Building Authority) regulations, the town is required to appropriate the entire cost of the project, even though part of the cost will be reimbursed at a later date. In the past, the town would only have been required to appropriate its share of the project after reimbursement. About half of the money (\$435,000) was appropriated in January; the remainder (\$414,000) is required to bring to bonding. The first half appropriation was a result of a consolidation of all completed and closed-out school projects.

Chairman DiFazio asked if the total appropriation must be bonded, or just authorized in order to receive the MSBA reimbursement. Mayor Kay responded that the MSBA requires that the total funding is in the town coffers. Chairman DiFazio asked if this project will be a separate bond; Mayor Kay responded that the total of the projects that the town is looking to bond will be combined in a single bond request.

Chairman DiFazio asked for confirmation that the project will not disrupt the school; Mr. Richards responded that they will be ready for construction to begin once the Council votes it affirmatively.

Vice President O'Connor asked about the costs to bond. Mr. McKinney responded that since the town will not actually have to bond this money and only the authority to borrow is required, there will not be any associated costs. DOR allows 1% of the total budget for use to borrow internally since it will be paid back within the year. MSBA will reimburse fifteen days after submission. The Town will not be required then to go out to borrow.

Vice Chairman O'Connor asked how the reimbursement comes back to the Town from the state; does it go to free cash? Mayor Kay responded that it will go to the general fund.

Auditor Swanson reported that he reviewed this measure and there are adequate funds to support.

A MOTION was made by Vice Chairman O'Connor to send item 11 101 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Molisse. The language of the measure will be required to be read into the record in order to vote it at the Council level.  
UNANIMOUSLY VOTED.

### **11 102 – Bond Authorization for Various Projects**

Chairman DiFazio reported that this measure is comprised of five separate projects. Jeff Richards reported on these project requests:

1. **Teen Center Roof and Masonry Repairs-** This project came before the town in 2009. There are numerous leaks in the roof and in FY10 a request for repair came before the Mayor. During the winter of 2010, the roof snow load was so great it crushed joists below it and cracked the seam of the roof. Since then, rocks were removed lightening the load and tires were placed on the roof to relieve pressure on the joists. The weight room, below the section in jeopardy, was closed down. A study was completed and determined the cost to repair to be \$250,000; to repair masonry below, repair the joists, and redo the roof. If the repairs are not made, the town will need to consider an alternative, such as closure. Mayor Kay noted that the windows are ready to fall out. The windows have arrived and will be installed, but can't be installed until the joists are repaired. (During this discussion, Councilor Mathews arrived.)

Chairman DiFazio asked what the building is used for besides the Teen Center. Mayor Kay responded that the Parks and Recreation Department offices are there. The building is open all year. Chairman DiFazio asked if there are other maintenance issues that this building will require. Mr. Richards responded that there are flooring issues which can be handled in the budget process. The foundation and other areas are intact; it was noted that the building was constructed in the 1930's. Mayor Kay reported that all town-owned buildings will be reviewed for future use and efficiency. Chairman DiFazio responded that since it is an older building with updating issues and considering that it is basically used for a teen center serving 150 kids per week, it appears to be a lot of money to spend. Mr. Richards responded that an elevator was installed in the 1980's and it can therefore be a viable building, if all of the available square footage can be utilized. Alternative uses have been studied but the most minimal repair to secure the roof would run \$75,000 to \$100,000 and would likely involve moving anyone out of it. Chairman DiFazio responded that a potential alternative would be to close the building and offer it for sale.

Auditor Swanson reported that he compared the cost of the request to the Capital Improvement Plan estimate and asked what the driving force is behind the increase. Mr. Richards responded that it wasn't until the roof was studied that the extent of the damage was realized. Councilor Molisse asked Mr. Richards if the conditions of the building are considered a safety hazard. Mr. Richards responded "yes." Councilor Smart noted that when the measure was initially presented the committee also questioned the exorbitant cost. Further explanation of the structural repairs bears out the costs. He also asked if floor repairs are included in the masonry repair figure. Mr. Richards responded "no."

Mayor Kay noted that they should have provided an itemized list to indicate the damage resulting from the winter snow. The seriousness of not being able to work on capital projects over the last several years is becoming evident. With the ability currently to go out to bond, it's time to start tackling some of the capital projects that were neglected over the last several years and/or reevaluate the usefulness of the buildings.

Chairman DiFazio asked if the intent is to vote all items as a single affirmative vote, and the effect the failure to pass any single item would have on the measure as a whole. Mayor Kay noted that if one project were not to be voted, a substitute motion would be required for less than the total bond amount. Mr. McKinney responded that a vote of any less than the total items would have to be addressed with Bond Counsel.

2. **Wessagusset School Roof**- Jeff Richards reported that this was a priority item on the 2006 Capital Improvement Plan. Major repairs have been made including 40-50 during 2009, when it was placed in Priority One status. There have been many leaks with large splits, some in excess of 60 feet, in the roofing. When that occurs, water penetrates the building. A major roof repair is planned in the winter with the finish work to be done in the spring. A study was conducted which indicates that the majority of the work can be done on weekends and during a school vacation week without disruption to classes. Mayor Kay noted that Cazeault Roofing has provided a letter indicating that patchwork has been done continuously over the last seven years, and it cannot continue to be done. Mr. Richards provided photographic evidence of the splits.

Auditor Swanson reported that he has reviewed the measure and the Capital Improvement Plan and asked the driving factor in the increase in cost from the estimate to the current request. Mayor Kay responded that again, it was the harsh winter conditions in 2010 that exacerbated the deterioration of conditions.

Councilor O'Connor asked if this project was one of those submitted to MSBA as a "Green Repair." Mr. Slattery responded that it was not as it did not meet the "Green Repair" criteria.

Councilor Smart asked if there was any other damage as a result of the water penetrating the building. Mr. Richards responded that they keep on top of this by running dehumidifiers in order that the building is dried out as quickly as possible.

3. **Police Station Roof**-Jeff Richards reported that the building and roof are sixteen years old. The roof is a standing seam metal roof, with a plywood base. Friction caused movement loosening rivets, and the roof has separated from the base. With a snow load, the roof actually slides off the building and has to be manually pushed back on. Over time, the rivets that are gone have left holes which allow for water penetration. Leaks resulted in system breakdowns; a \$10,000 repair to the alarm system and the area over the garage was re-shingled. The roof study has not been performed yet to determine the best method of replacement; however preliminary

replacement estimates are being sought. There is no warranty on the roof; the company that installed the original roof has gone out of business. Sheets of roof have been lost over the last three years. The building is operational twenty four hours a day/seven days a week.

Councilor Mathews asked if there was a performance bond for the roof when the building was erected. He recalls that there have been issues with this building since it was built. Mr. Richards responded that there was a construction performance bond. It was noted that options for the replacement are either a shingled or rubber roof.

Auditor Swanson asked for the difference in pricing from the Capital Improvement Plan and the request. Mr. Richards noted the price in the CIP had not been updated. Four roofing contractors have reviewed, and McKinnel, McKinnel & Taylor are performing the study. Vice Chairman O'Connor noted the term of a performance bond is one year; and questioned if there is anything further the town can do to ensure the work. Mr. Richards responded that the town can opt for an extended warranty, and as long as the company remains in business the warranty provides a measure of protection, but he noted that even with a fifteen year warranty, the building is now sixteen years old. Vice Chairman O'Connor noted that the work on the police station was done prior to the town's adoption of the REO (Responsible Employer Ordinance), which offers the town more protection against inadequate workmanship. Councilor Mathews added that there were issues with roof leaks almost from the time the building was erected. Councilor Smart asked the square footage of the roof; Mr. Richards responded that the building is 27,000 square feet. Vice Chairman O'Connor asked if the administration is considering whether the bond payments for these projects will be charged to each of the departments, as was the case with the Fire Department's capital vehicle lease payments. Mayor Kay responded that this will be a stand-alone group in a single bond.

4. **Pratt Library HVAC**- Jeff Richards reported that the town received notification last summer that the HVAC system at this branch was down. WETC, which is housed in the the building, put in some minor modifications. A single air conditioning unit was placed in the base level of the building to cool their equipment, but it was not adequate to cool the building. The town decided to leave the building at that time without air conditioning. WETC offered funding this year if the town would agree to replace the heating and HVAC systems. The heating system was installed in 1973 and is in disrepair. The town will fund \$100,000 to replace the heating and HVAC systems, and WETC will include in their lease agreement with the town a supplement of approximately \$140,000 to complete the replacement.

Auditor Swanson noted that the request is substantially higher than the estimate in the CIP and asked for the reasoning. Mr. Richards responded that the CIP item was for condenser replacement, while this request is total replacement of the A/C and boiler.

5. **Fire & DPW Vehicles**-\$300,000- Jeff Richards reported the following town fleet vehicles which require replacement:
  - Fire Chief's vehicle, which is an 11 year old Crown Victoria with excessive rot and suspension problems
  - C-4 1999 vehicle with over 150,000 miles and substantial rot
  - 1997 F250 truck with 150,000 miles used to sand school parking lots
  - 1997 F250 plow with 208,000 miles used to plow school and town lots
  - 1998 Jeep DPW maintenance vehicle
  - 1984 sander/plow; first line vehicle, with pressure treated wood holding the frame together

Councilor Molisse reported he is very happy to see these items before the committee. Mayor Kay noted many of these vehicles are in hazardous condition.

A MOTION was made by Vice Chairman O'Connor to submit item 11 102 to the full Town Council with a recommendation for favorable action; that the sum of \$2,200,000 is appropriated for the cost of the following projects:

- Teen Center Roof and Masonry Repairs \$250,000
- Wessagusset School Roof \$600,000
- Police Station Roof \$950,000
- Pratt Library Heating and HVAC \$100,000
- Fire & DPW Vehicles \$300,000

and that to meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7 of the Massachusetts General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the town therefore. The motion was seconded by Councilor Molisse. VOTE CARRIED, 4/1 (Councilor DiFazio nay).

#### **11 103- Debt Refinancing**

Mr. McKinney reported that because the town is already going out to bond and interest rates are so low, the town has the opportunity to “refund” or refinance bonds it already has that are halfway through the twenty year bond term. He provided a letter from the town’s financial advisor indicating that we can save \$249,000, depending on the interest rate at the time of bonding, by refunding the existing bonds at this time. Ten years ago the interest rate was over 5%; today it is much lower. These bonds were twenty-year bonds; they are not being extended, but refunded for the final ten years. They will be refunded at the same time the town goes out for the ten-year bonds on the capital items in measures 11 101 and 11 102 and the Emery Estate purchase. All of these will be combined into one ten-year bond to take advantage of lower interest rates.

A MOTION was made by Vice Chairman O'Connor to forward item 11 103 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Molisse.  
UNANIMOUSLY VOTED.

#### **11 104- CDBG and Home Funding for 2011-2012**

Jody Lehrer, CDBG Coordinator, was invited to present to the committee. Chairman DiFazio asked her to provide an overview. Ms. Lehrer requested to expend \$743,638 for HOME funds for the development of affordable housing and CDBG funds which are for services for structure and housing improvements in FY12. The new CDBG grant fund from HUD was reduced by 17% from the prior fiscal year. She provided a handout outlining the allocation of funds to the various activities, based on the Mayor’s recommendation with input from the Planning Department. The total to be expended is greater than the grant because there are funds utilized from prior year projects that came in under budget, and some program income funds from CDBG. It isn’t necessary to request the authority to expend the funds from the prior year. They were provided to show the total to be expended which will be \$873,843.59. Auditor Swanson reported he has met with Ms. Lehrer and Mr. Parnaby to review the request and the various programs. Councilor Mathews asked what the \$94,000 in the detail for Housing Rehabilitation was specifically referring to; Ms. Lehrer responded that those are funds that can be applied for aid to homeowners in town for rehabilitation of single family housing.

Auditor Swanson noted the second part of the measure requests the Council accept Weymouth's share of the Home Investment Partnership Grant \$192,808.58. Ms. Lehrer responded that it is for both the HOME and CDBG programs, both of which are administered by the Planning Department.

Vice Chairman O'Connor made a MOTION to forward item 11 104 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

Adjournment

At 7:28 PM, there being no further business, Vice Chairman O'Connor made a MOTION to ADJOURN the meeting and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

Respectfully submitted by Mary Barker as Recording Secretary

Approved by Kenneth DiFazio as Chairman