

TOWN COUNCIL MINUTES

Annual Town Meeting
Town Hall Council Chambers
Zoom # 854 2983 2803
May 15, 2023, Monday

Present: Arthur Mathews, President
Michael Molisse, Vice President
John Abbott, Councilor
Lisa Belmarsh, Councilor
Pascale Burga, Councilor
Kenneth DiFazio, Councilor
Fred Happel, Councilor
Christopher Heffernan, Councilor
Maureen Kiely, Councilor
Gary MacDougall, Councilor
Greg Shanahan, Councilor

Also Present: Kathleen Deree, Town Clerk
Richard McLeod, Town Solicitor
Brian Connolly, Town Auditor
Robert Hedlund, Mayor
Ted Langill, Chief of Staff
James Malary, Director of Municipal Finance
Ron Mariano, MA Speaker of the House

Recording Secretary: Mary Barker

President Mathews called the meeting to order at 7:37 PM. After the Pledge of Allegiance, Town Clerk Kathleen Deree called the roll, with all present.

Vice President Molisse motioned to take Item 9 out of order. Councilor Kiely seconded the motion. Unanimously voted.

REPORTS OF COMMITTEES

Budget/Management Committee-Chair Michael Molisse

Vice President Molisse reported that the Budget/Management Committee met on May 8, 2023 to deliberate the following:

23 078- Appointment to Board of Library Trustees- Mary Mahoney

This measure was referred to the committee on April 24, 2023. The committee met on May 8, 2023 and voted to forward to the full town council with a recommendation for favorable action.

On behalf of the Budget/Management Committee, Vice President Molisse motioned to approve the measure; that the Town of Weymouth, in accordance with 2-10 of the town Charter, appoint Mary Mahoney of 109 Candia Street to the Board of Library Trustees for a 3-year term to expire on June 30, 2026. This is to fill the vacancy created by the resignation of Matthew Tallon.

Councilor Kiely seconded the motion. Unanimously voted.

23 079- Appointment to Scholarship Fund Committee- Cynthia Page

This measure was referred to the committee on April 24, 2023. The committee met on May 8, 2023 and voted to forward to the full town council with a recommendation for favorable action.

On behalf of the Budget/Management Committee, Vice President Molisse motioned to approve the measure; that the Town of Weymouth, in accordance with 2-10 of the town Charter, appoint Cynthia Page of 34 Grampian Way to the Scholarship Fund Committee for a 3-year term to expire on June 30, 2026. This is to fill the vacancy created by the resignation of Donna Shea.

Councilor Kiely seconded the motion. Unanimously voted.

23 080- Appointment to Fourth of July Committee- Lisa Webb

This measure was referred to the committee on April 24, 2023. The committee met on May 8, 2023 and voted to forward to the full town council with a recommendation for favorable action.

On behalf of the Budget/Management Committee, Vice President Molisse motioned to approve the measure; that the Town of Weymouth, in accordance with 2-10 of the town Charter, appoint Lisa Webb of 23 Church Street to the Fourth of July Committee for a 3-year term to expire on June 30, 2026. This is to fill the vacancy created by the resignation of Peter Webb, Jr.

Councilor Kiely seconded the motion. Unanimously voted.

OLD BUSINESS

23 083-MWRA Water Application – Mayor Hedlund

Mayor Hedlund presented the request; that the Town of Weymouth apply for admission to the Massachusetts Water Resources Authority (MWRA) Water System and that the Mayor take all necessary steps for the Town to secure a permanent connection to the MWRA system.

Once engineering and design is complete and the regulatory permits are secured, any construction funding request will be submitted to Town Council, pending the approval of Weymouth's application by the MWRA. Mayor Hedlund introduced his support team, and a slideshow supporting the plan was presented.

Choosing Weymouth's Future



Joining Mayor Hedlund Tonight

Joining Mayor Hedlund here to discuss Weymouth's MWRA application...

Ron Mariano, House Speaker and Weymouth Representative

Fred Laskoy, MWRA Executive Director

Becky Weidman, MWRA Director of Environmental and Regulatory Affairs

Scott Dowd, Weymouth Conservation Commission and Professional Conservation Biologist

Ryan Allgrove, PE and Principal, Environmental Partners

Weymouth Staff

Ted Langill, Chief of Staff

Bob Laongo, Planning Department

Kenan Connell, DPW Director

Dave Tower, DPW Business Manager

Emydon Marot, DPW Facilities Engineer



A Decision About More Than Just Water

Joining the MWRA is about more than just finding additional water...

This is a decision about **Choosing Weymouth's Future!**

This is about **Housing, Economic Development and Fiscal Stability.**

This is about **Sustaining and Continuing our Progress.**

This is about **Funding our Schools, Public Safety and other Core Services.**

This is about **Quality of Life and Access to Quality Amenities.**

This is about **Environmental Protection and Preservation.**

This is about **Leaving a Better Weymouth for Future Generations.**



Progress from Economic Development

Cities and Towns are limited on the ways we can grow revenue to support and advance town services and make the progress that our community deserves.

The tax levy is our biggest revenue generator and thus provides the best opportunity for growth and stability.

How a community's Tax Levy may be increased...

- > **Automatic 2.5% increase (Prop. 2 1/2):** Each year, a community's levy limit automatically increases by 2.5% percent (and no more) over the previous year's levy limit.
- > **New Growth:** A community is able to increase its levy limit each year that reflects new value in the tax base from new and redevelopment and other value growth not from revaluation.
- > **Overrides:** A community can permanently increase its levy limit by successfully voting an override. The amount of the override becomes a permanent part of the levy limit base.



Progress from Economic Development

Under Mayor Hedlund, and after careful deliberation with our Planning Department and Town Council, Weymouth made the decision to create measured redevelopment opportunity, including through zoning, that would create new growth in our tax base as well as stimulate our local economy and other additional local receipts revenue, such as building permit fees.

We amended zoning with a focus on revitalizing our blighted and stagnant commercial corridors and village centers. The goal was to do so in a balanced way that minimized negative or burdensome impacts on our community while raising the standard of living for our residents.

When our new overlay opportunities became "too popular" with potential developers, we worked with Town Council to amend to better control growth.



New Growth Revenue

The result of creating measured redevelopment opportunity has resulted in increased revenue growth that has contributed to much progress in Weymouth and kept Weymouth from the fiscal difficulties of neighboring towns.

Revenue Benefits:

Averaging \$1.97 million a year in New Growth revenue (FY18-FY23)

- Previous average was ~ \$760,000/year

- Original Southfield New Growth (2016) = \$2.1 million

Averaging \$2.4 million a year in Building Permit Revenue (FY17-FY23 to date)

- Previous average was ~\$803,000

Economic Development has spurred other revenue, including the meals tax.



New Growth - Limited Impact

Recent redevelopment projects (and associated new housing) has created needed new revenue, but it has not had a significant impact to the usual areas of concern – schools, traffic and water use.

School Enrollment has actually **declined** significantly over recent years.

2015-2016 6,541 students in WPS
2019-2020 5,763 students in WPS
2022-2023 5,599 students in WPS

Motor Vehicle Excise (MVE) Bills – each bill represents a vehicle housed in Weymouth.

The number of MVE bills has fluctuated but remained fairly level overall since 2017 (just a 3.5% variance) with 2022 having the second lowest during that time. It is certainly likely that more traffic comes to and through Weymouth for a variety of reasons (which also helps feed our local economy), but redevelopment has not meaningfully increased vehicles housed in town.

Water Use – Water use at the 725 units newly built and online are only averaging 47,875 gallons per day over the last 12 months. This is under 1% of our total registered and permitted limit. A large reason for this negligible water use is the fact that these projects average just 1.33 bedrooms per unit and projects require water efficiencies.



Results = Unprecedented Progress

The new revenue generated from our measured growth has helped fund and sustain major improvements and progress across Weymouth, including but not limited to...

- ✓ Significant increases in School Budget and Capital Needs
- ✓ Hiring Additional Police Officers
- ✓ Hiring Additional Firefighters and Opening Station 2
- ✓ A New Town Library
- ✓ A New Chapman Middle School
- ✓ Lily Field, Laurel Field, Weston Park and Field
- ✓ Many New/Improved Playgrounds and Neighborhood Parks
- ✓ "Fix-It-Yourself" Road and Sidewalk Improvements
- ✓ New Town Hockey Rink and Public Ball Courts
- ✓ Openy Overlook Park, Heritage Park, Beak Park, King Oak Hill Park, Upgraded Trails System
- ✓ Significantly Grow Town's Substation Plant
- ✓ Funded Street Lights and Roadside LED Conversion
- ✓ Major Senior Center Improvements and Expanded Programs
- ✓ Refurbished Veterans Memorial Mall and added Memorials
- ✓ Herring Run and Todd's Beach (Daylighting) Improvements
- ✓ New 8-Year Whitman Pond (Daylighting) Management Plan
- ✓ Columbus Square Improvements (parking and pedestrian)

The transformative progress seen in Weymouth over the last 8 years has improved Weymouth's standard of living by increasing the level of services and amenities available, while maintaining THE LOWEST AVERAGE SINGLE FAMILY TAX BILL of adjacent communities and the second lowest in the entire region—while average single family home values grow by 87.2%.



Economic Development = Future Progress

The revitalization of our commercial corridors and village centers, and accompanying revenue growth, can only last so long. That is why, in order to continue the progress we have made and to keep Weymouth on a sound and lasting fiscal foundation, the next phase of our Economic Plan, is the full and responsible development of the former South Weymouth Naval Air Station (SWNAS).

This can ONLY be accomplished with a New, Permanent Water Source!

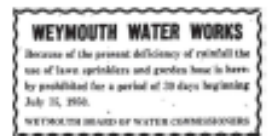
In addition to the fiscal and economic benefits to the town, we owe it to the many residents at Southfield to **realize the potential of the base and keep the promises made**. They are as much a part of Weymouth as every other village center and neighborhood.

We also believe that finding a new, permanent water source would bring many additional and important benefits to Weymouth...and beyond.



Weymouth Water Limits Not New

> Water concerns in Weymouth go back to the 1950's and 60's when the lack of rainfall caused record low levels in Great Pond and the need to use Whitmans Pond.



Weymouth Water Limits Not New

> With fixed amounts of available water from Great Pond and Ground Water sources, Weymouth water levels continue to be at the mercy of Mother Nature and recurrent drought conditions that impose limits on water use for the town and residents.

The Patriot Ledger

Weymouth eyes mandatory water restrictions as drought continues

Weymouth announces mandatory water restrictions

Continuing drought forces tighter water restrictions in south shore towns

NEEDS TO BE - The continuing drought has forced many communities to tighten water use as water levels drop.



Weymouth Water Limits – The Unknown

> More recently it was the worldwide COVID pandemic that brought another sobering reality as to how the unknown can bring us closer to our limits.





Weymouth Water Supply and Demand

We need to identify some options to secure Weymouth's water supply and demand.

Weymouth's authorized withdrawal comes from two sources: Right-of-Way (ROW) and Permitted (Water D. 96B-02).

Weymouth is authorized to withdraw a total of 5.00 mgd: 4.52 mgd coming from Surface (ROW) Water and 0.48 mgd coming from Ground (Per) Water.

Weymouth has been allowed to report use in terms of "finished" water, while most communities report use in terms of "raw" water.

Weymouth's current Average Day Demand is around 4.25 mgd (finished water), some have suggested reporting "raw" water would be a more accurate way of determining how close the town is to its authorized withdrawal limits. The fact is, any discussion or agreement to start reporting in terms of "raw" water would come with a condition to increase our registered limit to 4.88 mgd, for an authorized withdrawal total of 5.37 mgd, so as to not judge new usage against outdated usage limits.

Weymouth's Water Supply Safe Yield is 4.27 mgd and the Projected Average Day Demand at Full Build-out of DWRA is 7.35 mgd.



Past, Current and Future Water Needs

- A permanent water supply beyond the town's existing surface and ground water sources has been an ongoing need for decades – including in 2002, when Mayor Madden entered into a water agreement that provided 150,000 gallons-per-day (gpd) for the Phase I development at the former South Weymouth Naval Air Station.
- While current water use at Southfield (~ 116,000 gpd with 1,274 residences) is still less than what Mayor Madden's 2002 agreement allowed, the water needed for full build out under the new proposal is projected to be between 1.8 and 2.4 million gpd – well beyond Weymouth's current capacity.
- The MWRA has always been the most discussed option for an additional water source to mitigate future water supply shortfalls. Mayor Hedlund is the first Administration to so aggressively pursue this option. As Speaker Mariano stated in a meeting where Mayor Hedlund briefed him on the subject of joining the MWRA, "this is a forward-thinking, transformative decision that will benefit generations to come."



Why the MWRA?

Weymouth's long-time engineering consultants, Environmental Partners, concluded that "The MWRA regional water supply is the only viable choice for long term supply...with the ultimate ability to provide redundancy..."

The MWRA conducted a 2022 study to evaluate water and wastewater expansion to South Shore Communities, including Weymouth and Southfield. The study noted that the MWRA has approximately 100 million gallons/day (mgd) of additional water supply for expansion, with enough current capacity to meet anticipated needs for Weymouth and Southfield. There are alternatives that could result in enough additional capacity to meet the expansion demands of all study communities.

Bottom line ... MWRA water is available a few miles away (Quincy/Blue Hills) – we just need to build the infrastructure to get it to Weymouth.



Benefits of Joining the MWRA?

- ✓ Abundant and readily available water with the ability to supply water on a continuous basis, even during periods of extended or 100-year drought.
- ✓ Excellent water quality with well protected watersheds - continuously and easily meets all EPA and DEP drinking water maximum contaminant levels (MCLs).
- ✓ Sophisticated real-time continuous monitoring, Operations control centers, staffed 24/7, manage all aspects of the system. Access to MWRA staff in any emergency day or night.
- ✓ MWRA provides routine compliance reporting to DEP on behalf of each community.
- ✓ MWRA provides monthly water quality reports, printed and online, and maintains a water quality hotline for consumer questions.
- ✓ Local Water System Assistance Program - provides a total of \$725 million in 10-year, zero-interest loans to eligible member communities for local water system improvement projects in an effort to improve local water systems and maintain high quality water.
- ✓ MWRA provides several opportunities each year for community staff training at no cost.
- ✓ Management of Compliance with any new DEP and EPA Requirements.
- ✓ MWRA Water Conservation/Demand Management Program to encourage water conservation.
- ✓ MWRA maintains contracts with leak detection firms that communities can access with repayment at cost.



The Time Has Never Been Better To Join

- ✓ Plenty of MWRA supply and capacity.
- ✓ MWRA Board has waived the entry fee over the next 5 years for the first 20 mgd.
 - At 5 mgd, that would be a savings to Weymouth rate payers of \$25,247,920
- ✓ Strong relationship with MWRA officials and staff.
- ✓ Legislative support from Weymouth Representative, House Speaker Ron Mariano.
- ✓ Available financial assistance, including state and federal grant funding.
- ✓ Retiring debt service gives us ability to fund system improvements with less impact.
- ✓ Competent partners in the new Master Developers, with realistic/flexible development plan.
- ✓ Regional support from other South Shore communities looking at the MWRA – could be an opportunity for Weymouth to sell/wholesale water to another community.
- ✓ Positive environmental impacts of joining the MWRA (less stress on area's natural resources) bringing support from environmental advocates and groups.



Addressing Unaccounted for Water (UAW)

The issue of UAW has become a hot topic, leading to some misunderstandings.

Weymouth MUST address UAW as part of MWRA application.

We have been working to try to reduce UAW.

- Fixing UAW does NOT necessarily equate to more available water.
- Currently only 3.9% of UAW is known or suspected of coming from leaks (just 3-4 dips worth of water).
- We are in the middle of conducting a Water Audit, which should help identify causes of UAW.
- We continue to install New Meters around town in hopes of identifying all water use.
- Our I/I program helps identify leaks which are then immediately fixed.
- A consultant is hired during the year strictly to identify leaks in the field.
- Internal triggers exist that point to leaks (i.e. tank levels) – we find and fix.
- Planning to increase funding for infrastructure improvements as current debt service "falls off" (Treatment Plant).
 - Recently approved \$3 million water main replacement project at numerous break points on Washington St.
- Constant balance between increasing rates and addressing infrastructure needs – like roads, we inherited decades of deferred infrastructure maintenance.
- Mayor considering a measure to allow inspections of private wells – possible source of UAW.



Addressing Unaccounted for Water (UAW)

Additional Recent Work and Investments to Improve Water/Sewer Infrastructure

Scope of the Recent Water Main Replacement Project in addition to \$1 million Washington St. Project:

- ✓ Over \$400,000 in November 15, prior to this year year project.
- ✓ Barbara Road and Nelson Road over \$400,000 below \$1 million in road reconstruction
- ✓ Route 28 related work to allow bridge construction and roadwork, was part of joint agreement with Mass DOT
- ✓ Stanley Road and King Court Road: \$220,000.
- ✓ Collaborative system project to incorporating several improvements to the water system with new hydrants and intersection gates and valves.
- ✓ \$1 million to CSDE funding was made a few years ago to replace water on South Road, Elmore Road and Parkside Road.

Scope of the Recent Sewer Infrastructure Improvements:

- ✓ \$2.54 million for ongoing Infiltration/Inflow (I/I) work - reconstruction of Sewer System.
- ✓ \$1.5 million for other Sewer Infrastructure Improvements.
- ✓ \$1 million in Sewer Repairs and Replacements on Bridge Street, East Street, and Wheel Street.
- ✓ \$100,000 to Engineering for \$4.4 million Lower Central Intake/Sewer System Improvements Project.



Environmental and Related Benefits of MWRA

Provided by North Dwell

- Weymouth Conservation Commission since 2005
- Holds a Masters of Science Degree in Aquatics
- Professional Conservation Biologist/Aquarist, including 33 years at the New England Aquarium
- Co-Founder and Executive Director of Project Place, an NGO whose mission is to increase the environmental, animal welfare, and social sustainability of aquarium facilities

Environmental, quality of life, and human benefits from utilizing our drinking water source from our ponds in the MWRA.

Advantages

- ✓ Increase in berry production.
- ✓ The pond will again be safe for swimming and increased aesthetic and recreational value.
- ✓ Conserve to location specific vegetation.
- ✓ Wet Coves will remain in advanced stage of re-vegetation.
- 3. Our wetlands, our rivers, streams, ponds, creeks, and wetland ponds will improve and recover from our water table being lowered in wetland levels and tidal wetland cycles.
- 3. Great Pond and surrounding wetland forest will be re-designated as open space/recreational areas for the surrounding locality, fishing etc.
- 3. Weymouth will demonstrate a regional and statewide model of a comprehensive ecological resource management plan that benefits the environment and the economy of the entire town.
- 3. The Call of Water Initiative (conservation and recreation) will benefit from the increase in berry production and there will be subsequent benefit to residents and local businesses.



MWRA Application Process

The MWRA "application" is really a compilation of many steps, including:-

- 1. Information on water demand from MWRA (typical peak, emergency peak, and average use)
- 2. Determining comprehensive water supply planning and effective demand management resources. The MWRA requires water conservation, leak source protection/maintenance, feasibility of local sources, the adoption of a Water Management Plan
- 3. Acceptance of responsibility majority vote of Town Council. A joint application would need approval from the MA as well.
- 4. Negotiate intermunicipal agreement(s) with Quincy and/or Boston to allow pipeline construction to their communities.
- 5. NEPA sign-off after reviewing a Draft and Final Environmental Impact Report (DEIR and FEIS)
 - Water Resources Commission review and approval of Interlocal Treaties
- 6. Approval of the Legislature and Governor
- 7. Submission of required documents to Advisory Board and to MWRA Board of Directors.
- 8. Address Unaccounted for Water over MWRA's acceptable level of 10%, including Town's plan to reduce UAW (which is now 24%)



MWRA Application Process

The Town, S&B and Master Developers have entered into an agreement with Environmental Partners (EP) to provide engineering services related to Weymouth's application to the MWRA. The \$206,500 expense was split three ways. By being a partner, we are able to help control the project to protect and benefit Weymouth and its residents and taxpayers.

The scope of services includes:

- 1. Programmatic Planning & Advancement of Application Materials:** Identify requirements of governmental authorities having jurisdiction to approve the purchase of the Project required by MWRA services (to include all critical mapping and to perform mapping with the various regulatory authorities). Complete comprehensive water and infrastructure materials in support of the Massachusetts Drinking Water Program (MDWP) permit. Address concerns related to proposed freshwater transfer. Complete additional required documents including documentation of effective demand control with detailed description of water conservation and accessibility program evaluation, description of municipal resources designed to protect local sources of supply, documentation on safe yield protection rules and maintenance thereof.
 - 2. Permitting and MWRA Application:** Upon advancement of the pipeline design (subject matter), EP will prepare permitting documents to support the following permit applications and work with the permitting authorities to obtain appropriate MWRA Environmental Modification Form (EMF), Draft Environmental Impact Report (DEIR) and Final (FEIS) (per advancement of the application). EP shall complete the following permitting for the installation of MWRA water into the Weymouth Distribution System including building MW1 (Distribution Mainlines) for the new Infrastructure Pipeline and pump station(s) or change in operations MW2 (approved to Conduct Flow Study) and MW3 (Approval of Flow Study Report) utilizing the transmission developed for Task 1.
- Notes/Clarification (under design stage 00000007):** Having complete the pipeline and design of related water permitting related to design and construction MWRA Stage related to construction. Tasks permit up to required by DEP Supplemental FEIS (SFEIS) as a series of project change. Additional DEP drinking water permits related to water treatment if necessary. Address with additional documentation required for application.



MWRA Timeline

- September 2011 - Begin discussions with MWRA on process and terms/requirements to consider
 - November/December 2011 - Environmental Partners Water and Wastewater Analysis and Report
 - March 2012 - MWRA Separation Study - all layout of Three Spreader Stations
 - March 2012 - Joint report to ACO/WA Weymouth Water and Wastewater as a Detention Lining Factor for Development - A Case Study of Five Green Storm Infrastructure, including MassDevelopment, South Shore, Chamber of Commerce, Management Area Planning Council (MAPC), and Haverhill
 - May 2012 - Presented MWRA Options, Process, Road and Road/Drain Storm Handling
 - February 2013 - Participated in South Shore MWRA System Expansion Forum with MWRA and officials from several South Shore towns
 - March 2013 - Finalized contract with Environmental Partners for MWRA Application Services
 - March 2013 - MWRA Application Preparation
 - By December 2013 - Make decision on MWRA pipeline route
 - September 2013 - Design and Permitting of Pipeline
 - January 2014 - December 2014 - MWRA submittal and MWRA Approval Process
 - January 2017 - December 2017 - Construction of Pipeline
 - September 2018 - MWRA Water Flowing to Weymouth/Southwell
- We have been building different stages simultaneously in hopes of realizing a shorter timeline.



Options for Route of Pipeline



Town will need agreements with Quincy and/or Boston as part of application process.



Working to Minimize Cost of Joining the MWRA

- Identify sources of state and Federal funding.
- Ensure Weymouth's application is submitted timely in order to receive waiver of entry fee (first 20mgd) - up to \$25 million savings.
- Leaning toward partial MWRA hook-up to limit initial cost and rate increases.
 - Partial hook-up could lessen length/cost of pipeline.
 - Could reduce future rate increases when MWRA increase is higher than Town's.
 - Three distinct water zones could prevent cost of blending of water.
 - With both sources, we create built-in redundancy and create available water that could be sold/wheeled to other communities in need of water.



Summary of Benefits of Joining the MWRA

- We will never again have to worry about where every drop of water comes from.
- Excellent water quality with no PFAS concerns - MWRA responsible for adapting to new Regs.
- MWRA support for conservation and demand management.
- Developing Southfield will help meet growing housing needs and bring Weymouth new commercial amenities and expand our tax base for future stability.
 - Because Weymouth has been designated a HOUSING CHOICE COMMUNITY, meaning we are helping to produce needed housing to meet the shortage of housing in the state, we get added points to overall state grant programs which allows us to get more grant money to fund projects and studies.
- Development of Southfield will create new, recurring revenue for many years - allowing for continued budget support and progress across our town.
- Many positive environmental impacts that will protect and preserve our natural resources for generations to come - including our Herring Run, Whitman's Pond and the South Cove.



MWRA by the Numbers Summary

There is a lot of information to absorb, so here is a summary of stats and information...

The MWRA has 600 million gallons a day (mgd) of additional water supply for expansion. It will build most of the former South Weymouth local distribution (DNAGE) and with pre-paid future town needs, Weymouth would need 7.8 mgd, although the town is not looking at a partial MWRA hook-up to receive more.

In 2023, Weymouth's water use was 4.37 mgd of its allowed 4.86 mgd. There is opportunity to market to develop the DNAGE and help ensure Weymouth's continued local health and progress.

The MWRA has approved the plan for the next 8 years for the first 20 mgd requested. This would save the town up to \$25 million.

COVID has had a bigger impact on water use than redevelopment and creation of new housing. Water use at the 750 units newly built and online are only averaging 17,074 gallons per day over the last 12 months. This is under 1% of our total registered and permitted tank. By contrast, water use in Weymouth increased from a 4-year average of 4.14 mgd to 4.86 mgd during the height of COVID in 2020.

While our 24.8% Unaccounted For Water (UFW) is well over MWRA limits, only 3.9% is attributed to leaks (which were fixed). That equates to under 4 days of water use. Weymouth is installing a water audit to help determine cause and to invest in millions of dollars in infrastructure improvements and new metering.

There are four preferred MWRA rate options being considered, ranging from 5.8 million to 6.7 million long with projected rates between \$26 and \$30 million.

It is estimated that an MWRA connection in Weymouth would be operational by January, 2026.



Addressing Misconceptions

"Weymouth's water supply to that extent is at the end of the condition it's all had"
It is not agreed. While we did intend to avoid infrastructure maintenance (see Weymouth's water audit) and many millions are invested in it, we have shown a commitment to investing many millions to improve and modernize the MWRA. Doing this change the goal to improve our local network. Maintenance and replacement of our water/sewer systems is a continuous effort.

"Does that have added for a long term plan of connection but nothing has been put forward?"
Every year the Administration submits a 5-year Capital Improvement Plan to Town Council and it includes prioritized improvements to the water and sewer systems. The FY24-FY29 plan lists 14 projects at a cost of \$25 million. We had long-term programs beyond the CIP to respond to unforeseen or emergency circumstances.

"Could you see UFW for at least a year get below report indicates numbers continue to worsen? And it has been suggested that saving UFW in half would "free up" 100,000 gallons of water."
This is not an issue that should prevent or delay us from applying to the MWRA, for two reasons. First, addressing the Town's UFW over the MWRA 10% threshold is a goal of the MWRA application. Second, saving UFW is not expected to make additional water available to the Town's tank, due to the 2023 Public Water Supply Annual Statistical Report (ASR) reports losses or unaccounted UFW as a result of tank deterioration at 1.8 MGd which is less than 4 days of water use. While more could be identified, it is unlikely to be significant and will certainly not address town-wide water needs.

It must also be noted that the Town is currently installing a water audit, which we expect will identify sources of UFW. We will use the audit to prioritize repair and replacement of any identified infrastructure needs.



Addressing Misconceptions

"Members of administration recently told Conservation Commission that the timeline for hooking to MWRA is 4 years to 2 years for application, 2 years to hook up. MWRA online documentation states 7-18 years for hooking"
Our consultants and Project Team are providing MWRA water would be flowing to Weymouth by 2030. We have always anticipated at least six years because we have studied other communities and we have been working closely with the MWRA since September of 2021 to make sure we have a solid understanding of requirements, regulations and conditions. We will continue to work to identify means to shorten the process.

"Mayor had estimated the town's remaining water supply to its permitted lots is already for 100% of new growth apartment"
This is simply not accurate. First, using 2022 reported water consumption, Weymouth used 4.37 mgd of its 5.0 mgd allowed use, leaving 100,000 gallons a day of available water. That is actually 100,000 gallons a day MORE than the end of 2022. That is because COVID had a much more significant impact on water use than redevelopment - and it's not development that is responsible for expanding the tax base and creating new recurring revenue responsible for much of the progress and improvements in Weymouth.

Second, as reported in this presentation, water use at the 750 units newly built and online are only averaging 17,074 gallons per day over the last 12 months. This is under 1% of our total registered and permitted tank. A large reason for this negligible water use is the fact that these projects average just 1,333 sq ft per unit and projects require water efficiency.

A discussion with the Council followed the presentation: Councilor Shanahan asked if a partial connection shortens the timeline? The response was that partial connections are generally shorter routes; the MEPA and permit process is comparable, but the construction would be quicker. They wouldn't put in a pipeline in for part of the town.

Councilor Burga asked about the need for a wastewater plant and the costs incurred to the town. Mayor Hedlund responded that sewer improvements currently in town account for \$20 million. Mr. Langill responded that the town does not have the capacity to go over their current wastewater MWRA limits. Union Point will have to come up with a solution for that.

Councilor MacDougall noted the legislature dictates that the developer must acquire their own wastewater solution. Will the legislation be changed? Mayor Hedlund responded that the developer will have to bring in water and handle sewer needs. Upgrades are needed in certain areas. Water is separate issue, but partnering on the analysis and application. Rep. Mariano responded that the original legislation goes back 30 years. It always had the developer providing the water and sewer. It was always known that sewer capacity would always be an issue. A lot of changes, including in the legislation will be needed.

Councilor Belmarsh has questions about what happens between now and 2030, the rates and the cost of the total project and its impact the taxpayer. She asked what is the opportunity to ask questions going forward. The administration mentioned a number of projects that included public input. Will the same be available to this? Mr. Langill responded yes; there will be opportunity, but this measure is solely to vet the application process. Any funding request will have to come before the council. Councilor Belmarsh asked what happens if application goes forward, and the cost is not what they want- what is the loss to the town. Mr. Langill responded the loss would be time, and the cost to the consultant. It will be a long process. The administration will be available for the public works meetings.

Councilor DiFazio suggested community meetings are a good idea. Despite the numerous information, the residents deserve to know whether rates will be going up, down or stay the same. Chief of Staff Langill responded that there were 6 public meetings for Beals Park, and this will be a 2-year application process.

Councilor MacDougall total buildout for this will be about 6-7 years. He didn't see a total cost of buildout for the whole process. Mr. Langill explained the costs. President Mathews noted the difference in costs was the cost for Weymouth versus the region.

President Mathews asked, process-wise, if the Town Council approves this the administration will work with Environmental Partners to secure estimated costs. will this also include SRA and the master developer costs? Before any funding requests are put forward for a permanent solution, he was of the understanding the town council would see any agreements between the parties, including town, MWRA, SRA, master developers, etc. Mayor Hedlund confirmed he thinks that is correct. President Mathews noted in two separate studies of the system, in 2012 and 2022- concerns were brought up with introducing sources of water treated with different chemicals into aging infrastructure. The response was that is also the primary concern of the regional MA DEP. The primary concern with changing water chemistry is the release of lead; however, Weymouth has a fairly successful corrosion control program. They will have to do a pilot study to show there will be no detrimental effects. The other set of concerns is with changing disinfectants. The strategy will be to mimic what Weymouth is already doing. It's not the first time it has been done. There is a track record in other towns and the issues are not insurmountable. MA DEP is involved every step of the way. President Mathews responded that

Weymouth is not a newer community; it has an aging infrastructure.

President Mathews continued; 2 studies were done that talked about wastewater capacity by Weston & Sampson (2022) and an MWRA (October, 2022) studies that discussed the sewer capacity issues. The town was averaging 4.58 million gpd consumed, but what is being put into the wastewater system? In analysis on November 2022, the average wastewater flow was 7.41 million gpd which demonstrates the amount of I/I entering the sewer collection system. These extraneous flows entering from groundwater and rainwater runoff can reduce the useful life of the sanitary network and lead to sanitary sewerage overflows. Weymouth has an ongoing I/I reduction program that includes prioritized rehabilitation and replacement of aging infrastructure and effective sewerage infrastructure, and has a comprehensive metering program. Union Point has come up because there is a current zoning change request before the council. He is concerned with something in the proposed plan that impacts Weymouth. The MEPA certificate issued in 2007 stipulates that the SWNAS development would include its own wastewater treatment plant, onsite. The town is taking 4.5 gpd from its system and putting over 7.1 gpd into the MWRA sewer system. Additionally, in the MWRA Water & Wastewater Evaluation of South Shore Communities done by C. M. Smith, Section 8 refers to wastewater expansion system and concluded that the authority did not have the capacity to accept new customers; specifically, the Weymouth-Braintree pump station Intermediate Pump Station (IPS) and Nut Island Headworks are observed to reach or exceed capacity during major storms. The plan before the council is asking for a change to the MEPA certificate in order to hook Union Point into Weymouth's wastewater system. The town has issues with their wastewater system, and so does the MWRA. It came up during a recent Ordinance Committee meeting. He doesn't want to see anything except a wastewater treatment plan there, and if changes are to be made to the legislation, it is one change he would absolutely support. He asked Rep. Mariano and the Mayor if they would keep in the legislation. He noted that another consideration to the plan would have Abington and Rockland's wastewater added to Weymouth's system. He adamantly opposes accepting flows from any other communities. It would restrict any future redevelopment in Weymouth. The Mayor agreed and credited Mayor Madden's work on the I/I. They know Weymouth's and the MWRA's limitations. President Mathews looks forward to receiving additional information to review. Mayor Hedlund responded that MWRA indicates a separate application from Abington and Rockland will be submitted that will undergo the same review process. Again, President Mathews responded that he would not support any wastewater flows from Abington or Rockland going through Weymouth's system.

ANNOUNCEMENTS

President Mathews announced he will be out for at least the next few meetings due to surgery later this week and recuperation. He will attend by Zoom if he can't travel.

Overview of Legislative Activities for Fiscal Year 2023- Town Council President Arthur Mathews

Pursuant to Section 6-6 of the Town Charter, the Town Council President shall deliver an update on the legislative activities of the Council, for fiscal 2023, which commenced on July 1, 2022.

The Town Council has held a total of 41 meetings thus far for fiscal year 2023. This includes regularly scheduled 17 Town Council Meetings, 1 Special Town Council Meetings, and 23 meetings of the 12 committees under the Council's jurisdiction.

As the legislative branch of government, the Town Council is responsible for approving measures, new appointments and reappointments, town ordinances, and the operating budget for the town, as submitted by Mayor Hedlund. Over the course of this fiscal year, the council approved 14 appointments, including the Town Auditor, Brian Connolly, and 23 reappointments.

The Council, in deliberating the budget, and pursuant to the town charter, cannot increase, but can only reduce the budget.

Serving as President of the Town Council is an extreme privilege. I am honored by my colleagues' trust in me to lead this esteemed body for a second consecutive term.

In addition to the measures the Mayor presents in his proposed FY24 budget tonight, I would also like to take a moment to highlight actions taken by the Town Council in fiscal 2023: The town Council approved the municipal aggregation of electricity to assist residents and businesses with competitive electricity delivery rates, adoption of a classification tax rate shift of 1.46 for commercial, industrial and personal property taxes with no residential exemption, utility petitions for conduit and pole installations, and the acceptance of a land donation for park purposes at Wash / Broad, and acceptance of a gift and creation of a gift account. The Council contracted for an independent audit for FY23 and 24, and authorized the creation of a Special Purpose Stabilization Fund for funds received as a result of the Opioid Settlement. The following financial measures were approved:

CPA funding:

- *\$3.8 million for the restoration and construction of Beals Park, including playground and gazebo*
- *\$495,000 for Village Cemetery crypt, Fogg Library Window repairs and Osprey Overlook Park Improvements*

Water Retained Earnings:

- *\$ 250,000 for Meter Replacement and Water Audit*

Free Cash

- *\$820,000 for fire department overtime*
- *\$330,000 for police department overtime*

Reserve Fund Transfers of 414,375 for:

- *Town Clerk election expenses*
- *Police Department Taser Replacements*
- *Assessor expenses for Valuation / Consulting*
- *Library Overtime*
- *Accounting services following the Town Accountant's retirement*
- *Legal expenses*

- *Unpaid bills*
- *Grant matching funds*
- *Insurance endorsements*

In other actions, the Town Council considered and placed on file a Citizens Petition – Proposed New Building Moratorium, adopted traffic regulations at Wharf and East Streets, and currently considering school zone limits on portions of Pleasant, Commercial and Washington Streets. A proposal for Zoning and Land Use by-laws and Map for SWNAS is currently under review, along with the acceptance of 7 streets as public ways, that will favorably impact the chapter 90 funding.

I would like extend my sincere appreciation to my fellow Councilors, the employees of the Council and Clerk’s Offices, Mayor Robert Hedlund, his Administration, and the School Department for their ongoing efforts.

Additionally, I would like to extend my appreciation to the residents of Weymouth, who by their valuable input during public hearings have brought to light important issues, and have illustrate the true definition of democracy. The Council appreciates your participation in local government.

PUBLIC HEARINGS

Vice President Molisse motioned to open the public hearing on the FY2024 Operating Budget, 23 045 through 23 069 and was seconded by Councilor Kiely. These were advertised on May 5, 2023. Unanimously voted.

STATE of the Town- Mayor Robert Hedlund

Presentation of the Fiscal Year 2024 Budget- Mayor Robert Hedlund / Chief of Staff Ted Langill

Mayor Hedlund reported the state of the town is excellent. This is the eighth responsibly balanced budget under his administration. He outlined key points in a slide presentation with Chief of Staff Langill.

23 045- FY24 Annual Appropriation- General Government

23 046- FY24 Annual Authorization – Revolving Accounts

22 047- FY23 Annual Authorization – Gift Accounts

23 048- FY24 Annual Appropriation – Sewer Enterprise Fund

23 049- Sewer Department – MWRA I/I Phase 12 Allocation

23 050-Sewer Retained Earnings – Sewer Infrastructure Improvements

23 051- FY24 Annual Appropriation – Water Enterprise Fund

23 052- Water Retained Earnings- Water Treatment Plant Upgrades & Improvements

23 053- Water Retained Earnings- Water Treatment Plan Sludge Mitigation

23 054- FY24 Annual Appropriation - CPC

23 055- FY24 Annual Appropriation - Facilities and Fields Enterprise

23 056- Free Cash for Stabilization Fund Contribution

23 057- Free Cash for OPEB Fund Contribution

23 058- Free Cash Transfer for Pond Meadow Park

23 059- Free Cash for Park Maintenance

23 060- FY23 Snow/Ice Removal Deficit

23 061- Free Cash for WPS Technology Needs

23 062- Free Cash for WHS Career and Technical Education

23 063- Free Cash for WPS Utility Vehicles

23 064- Free Cash for WHS Furniture Replacement

23 065- Free Cash for Wessagusset Front Access and Parking Lot Improvements

23 066- Free Cash for Lovell Pedestrian Bridge

23 067- Free Cash for WPD Records Management System

23 068- Free Cash for Nash School Field

23 069- Free Cash for WFD C12 Vehicle

Capital Improvement Plan for Fiscal Year 2024-2028

Councilor Belmarsh reported she looks forward to getting the information requested by the auditor. Chief of Staff Langill responded that ARPA funds were not included in the budget. They were put off until after the budget.

President Mathews asked if there were any questions or comments from the public, to which there was the following:

Robert Montgomery Thomas, no address given – commented that OPEB is underfunded, and if the town has to come up with its share, it will have to come from the taxpayers. He also commented on MWRA, affordable housing required by statute, and the council's rejection of the republican nominees for appointment to the Board of Registrars and offered to throw his hat in the ring.

Matt Tallon, - fully supports any appropriation for the Tide Mill Brook replacement program. Chief of Staff Langill responded that the administration is committed to that project. It may be done in one or 2 phases.

Vice President Molisse motioned to close the public hearing on the measures and was seconded by Councilor Kiely. Unanimously voted.

COMMUNICATIONS AND REPORTS FROM THE MAYOR, TOWN OFFICERS AND TOWN BOARDS

23 084- Legal Department Line Item Transfer

On behalf of Mayor Hedlund, requested that the town of Weymouth transfer the sum of \$20,000 from Town Solicitor Judgment/Claims line item to Town Solicitor Labor Relations Special Counsel line item to cover expenses through June 30, 2023

Vice President Molisse motioned to refer the measure to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted

23 085-Reserve Fund Transfer- Smelt Brook

On behalf of Mayor Hedlund, requested that the Town of Weymouth transfer the sum of \$12,500 from the FY23 Reserve Fund to the Planning and Community Development Other Professional Services line item for the purpose of paying Weymouth' share of additional costs of the Smelt Brook Ecosystem Restoration Feasibility Study (in Pond Meadow Park) being performed by the Army Core of Engineers

Vice President Molisse motioned to refer the measure to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted

23 086- Reserve Fund Transfer- Medicaid Reimbursement

On behalf of Mayor Hedlund, requested that the Town of Weymouth transfer the sum of \$25,000 from FY23 Reserve Fund to the Finance Medicaid Reimbursement line item for the purpose of supplementing the line item to reflect actual expenses.

Vice President Molisse motioned to refer the measure to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted

23 087- Reserve Fund Transfer – HR

On behalf of Mayor Hedlund, requested that the Town of Weymouth transfer the sum of \$6000 from the FY23 Reserve Fund to the HR Temporary Staff item for the purpose of paying costs associated with the town's internship program.

Vice President Molisse motioned to refer the measure to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted

23 089- Reserve Fund Transfer- Asset Management

On behalf of Mayor Hedlund, requested that the Town of Weymouth transfer the sum of \$28,000 from the FY23 Reserve Fund to the Asset Management Misc. Expenditures item for the purpose of paying costs associated with the lease of storage space located at 548 East Street, Weymouth MA 02189

Vice President Molisse motioned to refer the measure to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted

23 090- Free Cash for Riley Field Pickleball Courts

On behalf of Mayor Hedlund, requested that the Town of Weymouth transfer the sum of \$320,000 from Free Cash into an 02 fund account for the purpose of funding costs associated with constructing four pickleball courts at Riley/Central Field, including fencing, lighting, spectator seating and shade structure.

This is #117 on the 2024-2028 Capital Improvement Plan.

Vice President Molisse motioned to refer the measure to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted

23 091- Free Cash Transfer- Medicare Insurance

On behalf of Mayor Hedlund, requested that the Town of Weymouth transfer the sum of \$290,000 from Free Cash for the purpose of paying costs associated with the HR Medicare Line Item.

Vice President Molisse motioned to refer the measure to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted

23 092- Traffic Regulations: Lane Beach Vicinity

On behalf of Mayor Hedlund, requested that the Town of Weymouth, through Town Council, pursuant to G.L. Chapter 40, § 22, and the Town of Weymouth Code of Ordinances, Section 13-103(b) and Section 104(a), authorize the placement of signs regulating motor vehicle movement as follows:

Parking Restricted			
Street	Side	Location	Regulation Type
River Street	Both	Between Neck Street and Back River Road	No Parking Any Time
Neck Street	Both	Between River Street and Bradmere Way	No Parking Any Time
Regatta Road	Both	Between Neck Street and Bradmere Way	No Parking Any Time
Beach Road	Both	Between River Street and a point 145 feet south of River Street	No Parking Any Time
Fort Point Road	Both	Between River Street and Sawtelle Road	No Parking Any Time

And cause the above restriction to be listed in the Town of Weymouth Code of Ordinances, Chapter 13, Regulations Affecting Motor Vehicles, Attachment 1- Appendix A under Schedule III, Parking Restricted.

Vice President Molisse motioned to refer the measure to the Ordinance Committee and was seconded by Councilor Kiely. Unanimously voted

23 093- Appointment to Board of Assessors- Denice Alexander

On behalf of Mayor Hedlund, requested that the Town of Weymouth, in accordance with section 2-10 of the Town Charter, appoint Denice Alexander of 95 Parkview Street, Weymouth for appointment to the Board of assessors for a 3-year term due to expire on June 30, 2026.

This fills the vacancy created by the death of Robert Brinkman

Vice President Molisse motioned to refer the measure to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted

23 094-Appointment to Board of Assessors Alternate-Stephen Whalen

On behalf of Mayor Hedlund, requested that the Town of Weymouth, in accordance with section 2-10 of the Town Charter, appoint Stephen Whalen of 25 Lincoln Street, Weymouth for appointment to the Board of Assessors Alternate Seat, for a 3-year term due to expire on June 30, 2026.

This fills the vacancy created by Denice Alexander's appointment as a full-time member.

Vice President Molisse motioned to refer the measure to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted

23 095-Appointment to Planning Board- Anthony DiFeo, Jr.

On behalf of Mayor Hedlund, requested that the Town of Weymouth, in accordance with section 2-10 of the Town Charter, appoint Anthony DiFeo, Jr. of 41 Thomas Road, Weymouth to the Planning Board, for a 5-year term due to expire on June 30, 2028

This fills the vacancy created by the resignation of Rob Christian.

Vice President Molisse motioned to refer the measure to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted

23 096-Appointment to Weymouth Housing Authority- Janet Fogarty

On behalf of Mayor Hedlund, requested that the Town of Weymouth, in accordance with section 2-10 of the Town Charter, appoint Janet Fogarty of 97 Regatta Road, Weymouth to the Weymouth Housing Authority, for a 5-year term due to expire on June 30, 2028

This fills the vacancy created by the resignation of Helen Maloney.

Vice President Molisse motioned to refer the measure to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted

23 097-Appointment to Zoning Board of Appeals Alternate- David Kabasin

On behalf of Mayor Hedlund, requested that the Town of Weymouth, in accordance with section 2-10 of the Town Charter, appoint David Kabasin of 28 Moulton Avenue, Weymouth to the Board of Zoning Appeals Alternate, for a 2-year term due to expire on June 30, 2025

This fills the vacancy created by the resignation of former alternate Paul Koch.

Vice President Molisse motioned to refer the measure to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted

23 098-Appointment to Zoning Board of Appeals Alternate- Charles Young

On behalf of Mayor Hedlund, requested that the Town of Weymouth, in accordance with section 2-10 of the Town Charter, appoint Charles Young of 39 Apple Tree Lane, Weymouth to the Zoning Board of Appeals Alternate, for a 2-year term due to expire on June 30, 2025.

This fills the vacancy created by the resignation of former Alternate Rob Christian.

Vice President Molisse motioned to refer the measure to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted

23 099-Appointment to Commission on Disabilities- Gregory LaBella

On behalf of Mayor Hedlund, requested that the Town of Weymouth, in accordance with section 2-10 of the Town Charter, appoint Gregory LaBella of 105 River Street, Weymouth to the Commission on Disabilities, for a 3-year term due to expire on June 30, 2026

This replaces John MacLeod as the Appointed Official of the Town.

Vice President Molisse motioned to refer the measure to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted

23 100-Appointment to Historical- Steven McCloskey

On behalf of Mayor Hedlund, requested that the Town of Weymouth, in accordance with section 2-10 of the Town Charter, appoint Steven McCloskey of 10 Millstone Lane, Weymouth to the Historical Commission for a 3-year term due to expire on June 30, 2026

This is to fill the vacancy created by the resignation of Michael Murphy.

Vice President Molisse motioned to refer the measure to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted

23 101-Appointment to Commission on Disabilities- Charlotte Nichols

On behalf of Mayor Hedlund, requested that the Town of Weymouth, in accordance with section 2-10 of the Town Charter, appoint Charlotte Nichols of 24 Central Street, Weymouth, to the Commission on Disabilities, for a 3-year term due to expire on June 30, 2026

This is to fill the vacancy created by the resignation of Ronald Rizzo.

Vice President Molisse motioned to refer the measure to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted

23 102- Reappointment to Board of Registrars- Janelle Quinn

On behalf of Mayor Hedlund, requested that the Town of Weymouth, in accordance with 2-10 of the Town Charter reappoint Janelle Quinn of 29 Tamarack Trail, Weymouth to the Board of Registrars for a 3-year term due to expire on June 30, 2026

Vice President Molisse motioned to take same night action on the measure, under 2-9b.

Vice President Molisse motioned to withdraw the motion.

Vice President Molisse motioned to adopt the reappointment and was seconded by Councilor Kiely. Unanimously voted.

ADJOURNMENT

The next regularly scheduled meeting of the Town Council is June 5, 2023. At 10:48 PM; there being no further business, Vice President Molisse motioned to adjourn the meeting and was seconded by Councilor Kiely. Unanimously voted.

Respectfully Submitted by Mary Barker as Recording Secretary

Approved by Arthur Mathews as President of the Town Council

Voted unanimously on 26 June 2023