

**TOWN COUNCIL MINUTES**  
**BUDGET/MANAGEMENT COMMITTEE**  
**Via Zoom # 828 6521 9680**  
**June 21, 2021, Monday**

Present: Michael Molisse, Chairman  
Jane Hackett, Vice Chairman  
Pascale Burga, Councilor  
Christopher Heffernan, Councilor  
Maureen Kiely, Councilor

Also Present: Ted Langill, Chief of Staff  
Joseph Callanan, Town Solicitor  
Lee Hultin, Asst. Town Clerk  
Richard Swanson, Town Auditor  
Robert Luongo, Director of Planning  
James Malary, Director of Municipal Finance  
Chip Fontaine, DPW  
Trish O’Kane, Principal Assessor  
Kenan Connell, DPW Director  
David Tower, DPW Business Manager  
Keith Stark, Fire Chief  
Richard Fuller, Police Chief  
Erica Lussier, Melanson

Recording Secretary: Mary Barker

Chair Molisse called the meeting to order at 6:00 PM and the roll was called.

**21 083- FY2020 Audited Financial Statements & Management Letter**

This measure was referred to the Budget/Management Committee on May 17, 2021. Auditor Richard Swanson presented the audit report and management letter with Erica Lussier of Melanson, the town’s outside auditor. During the presentation, Councilor Kiely arrived, at 6:05 PM.

He then gave an overview of the Management Letter, which has one recommendation, and one comment.

Erica Lussier was invited to further review. She introduced Scott McIntyre, who is a principal with Melanson and who will have oversight of the town’s audit going forward. Frank Biron, the former contact is retiring soon and Mr. McIntyre will assume duties for Weymouth’s audit.

Ms. Lussier reported that the independent audit has provided an opinion on the report, which includes the retirement system which was audited by others. Weymouth once

again has a clean audit. She provided a narrative form of the highlight, referring back to the written report that was provided to the Council. Included in it:

- Entity-wide – consolidates enterprise and business funds
  - o Assets – capital assets
  - o Noncurrent liabilities (town’s net pension liability decreased)
  - o OPEB liability (change in interest rate)
  - o Fund based financial sheet
- General Fund 5% decrease
  - o Property tax receivables
  - o Unassigned fund balance (general stabilization 9%)
  - o General Fund budget vs. actual – revenues offset by department turnbacks
  - o Use of free cash
- Use of Free Cash
- Chapman Fund
- Public Library construction
- Capital article fund
- Non-major fund
- Proprietary funds (Enterprise)- consistent with last year, except free cash
- Water retained earnings certified increased from prior year/ sewer decreased because it was used for pump station, but these funds were not recouped.
- Fiduciary funds – entity wide (including OPEB)
- Private purpose fund
- Agency Funds – Changes to GASB standards and additions to Chart of Accounts

The management letter includes two comments; one is informational. The comments from the previous year were satisfactorily resolved. The audit noted that the town needs to better track compensated absences. MUNIS does not calculate the limitations correctly. She recommended working with the system to produce a report. The other concerns are the newest GASB guidelines with fiduciary and agency funds, and one that changes how capital and operating leases are reported.

A motion was made by Vice Chair Hackett to forward measure 21 083 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Heffernan.

A roll call vote was taken: Councilor Burga- Yes, Councilor Heffernan-Yes, Councilor Kiely- Yes, Vice Chair Hackett- Yes, Chair Molisse- Yes. UNANIMOUSLY VOTED.

### **21 091-Proposed Amendment to Previous CPA Funding Request-Acquisition of Land for Affordable Housing and Open Space**

This measure was referred to the Budget/Management Committee on June 7, 2021. Solicitor Callanan presented the request; that the Town of Weymouth, through Town Council with the approval of the Mayor, hereby amends a previously approved order 20 021, in the following manner by striking out the text of the entire order and inserting in place thereof the following new text:

That the Town of Weymouth appropriate the sum of \$96,642,75 for the acquisition of land for affordable housing through the foreclosure of tax liens as described in the request put forward by the Town Solicitor, from the Fund Balance Reserved for Community Housing Account.

Furthermore, that the Town of Weymouth appropriate the sum of \$100,000 for the acquisition of land for open space through the foreclosure of tax liens as described in the request put forward by the Town Solicitor, from the Unreserved Fund Balance.

Solicitor Callanan reported that the town sought to acquire 13 acres behind Washington Street. The town meets the Safe Harbor threshold with land area. DCHD changed the guidelines so that the town would need 9 more acres to meet it. They tried to acquire by buying the loan, but still have no agreement on a price with the lender and proceeded instead with a tax lien foreclosure. There is still a few more months before the process is complete and then there is another year for appeal. This measure seeks to amend the previous measure, so they can also foreclose on other properties (listed) and increase the number of properties through tax lien foreclosure, and to use them both for affordable housing and open space. The average property will cost between \$5-10,000.

Auditor Swanson reported that he has verified the balance in the Community Housing and Unreserved funds are adequate for the measure.

A motion was made by Councilor Kiely to forward measure 21 091 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Burga.

A roll call vote was taken: Councilor Burga- Yes, Councilor Heffernan-Yes, Councilor Kiely- Yes, Vice Chair Hackett- Yes, Chair Molisse- Yes. UNANIMOUSLY VOTED.

### **21 092-FY21 Dept. of Public Works Budget Transfer Requests**

This measure was referred to the Budget/Management Committee on June 7, 2021. David Tower presented the request; that the Town of Weymouth transfer the following three (3) sums of monies:

\$25,000 from the Department of Public Works Salaries Account to the Grounds Maintenance Overtime Account for the purpose of funding overtime costs needed for spring projects and events

\$100,000 from the Department of Public Works Gasoline Account to Vehicle Maintenance Account for vehicle repair costs

\$25,000 from the Sewer Enterprise Fund Salary Account to the Sewer Collection Overtime Account for the purpose of funding the on-call overtime costs through the remainder of FY21

Mr. Tower reported that the request is part of year-end housekeeping.

Auditor Swanson verified the balances in MUNIS are sufficient to cover this measure.

A motion was made by Councilor Heffernan to forward measure 21 092 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Kiely.

A roll call vote was taken: Councilor Burga- Yes, Councilor Heffernan-Yes, Councilor Kiely- Yes, Vice Chair Hackett- Yes, Chair Molisse- Yes. UNANIMOUSLY VOTED.

### **21 093-Annual Acceptance of Certain Property Tax Exemptions**

This measure was referred to the Budget/Management Committee on June 7, 2021. Trish O’Kane, Principal Assessor, presented the request; that the Town of Weymouth, through Town Council, and with the approval of the Mayor move to accept the provisions of General Laws, chapter 59, section 5, clauses 17E, 22G, 41A, and 41C, subclauses (1,3 and 4), in addition to section 5C1/2. This allows the Town to increase property tax exemptions by increasing the amount of the allowable exemption, increasing maximum asset and income limits, lowering the interest rate on deferred taxes, and lowering the eligible age.

She reported that an annual vote to continue is required in order to accept 51c1/2.

A motion was made by Councilor Kiely to forward measure 21 094 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Heffernan.

A roll call vote was taken: Councilor Burga- Yes, Councilor Heffernan-Yes, Councilor Kiely- Yes, (Vice Chair Hackett left the meeting before this vote), Chair Molisse- Yes. UNANIMOUSLY VOTED.

### **21 094- Accepting Certain Property Tax Exemptions**

This measure was referred to the Budget/Management Committee on, 2021. Trish O’Kane presented the request; that the Town of Weymouth, through the Town Council and with the approval of the Mayor move to accept the provisions of General Laws Chapter 59 §5 (54), and will exempt \$5000 of fair cash value on personal property accounts to be taxes beginning in fiscal year July 1<sup>st</sup>, 2021.

She reported that this is for small assessments. Weymouth hadn’t adopted for small accounts. The law allows up to \$10,000. It costs more to chase them down.

Councilor Burga said this is a fantastic idea.

A motion was made by Councilor Kiely to forward measure 21 094 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Burga.

A roll call vote was taken: Councilor Burga- Yes, Councilor Heffernan-Yes, Councilor Kiely- Yes, Chair Molisse- Yes. UNANIMOUSLY VOTED.

**21 096- Free Cash to Refurbish Fire Engine**

This measure was referred to the Budget/Management Committee on, 2021. Chief Stark presented the request; that the Town of Weymouth transfer the sum of \$300,000 from Free Cash into an 02 fund account for the purpose of funding costs associated with the refurbishment of former Fire Engine 3 (Pierce Impel Pumper). This is item #19 on the 2022-2026 Capital Improvement Plan.

Chief Stark reported that the funds will be used to refurbish the 2014 Pierce electrical systems to extend the lifespan, and is in anticipation of opening Station 2. The apparatus was renumbered to Spare #2.

Chair Molisse asked the status of frontline apparatus. The chief responded that all are in service except a ladder truck, which is going back to WI today. Mobile mechanics will come out for the newer truck.

Auditor Swanson confirmed the balance in free cash, and the listing in CIP.

Councilor Kiely reported she supports the measure.

A motion was made by Councilor Kiely to forward measure 21 096 to the full Town Council with a recommendation for favorable action pending a favorable public hearing, and was seconded by Councilor Heffernan.

A roll call vote was taken: Councilor Burga- Yes, Councilor Heffernan-Yes, Councilor Kiely- Yes, Chair Molisse- Yes. UNANIMOUSLY VOTED.

**21 097- Reserve Fund Transfer – Debt Service**

This measure was referred to the Budget/Management Committee on June 7, 2021. Chief of Staff Langill presented the request; that the Town of Weymouth transfer the sum of \$194,581 from the Fiscal Year 2021 Reserve Fund to Line Item School Interest on Long Term Debt.

Mr. Langill reported this is a timing issue and a result of borrowing activity last summer. It reflects the difference between what was needed versus the actual. Auditor Swanson reported he sent the administration questions he had with this measure and is satisfied with the responses.

A motion was made by Councilor Kiely to forward measure 21 097 to the full Town Council with a recommendation for favorable action pending a favorable public hearing, and was seconded by Councilor Heffernan.

A roll call vote was taken: Councilor Burga- Yes, Councilor Heffernan-Yes, Councilor Kiely- Yes, Chair Molisse- Yes. UNANIMOUSLY VOTED.

**21 098-Appointment to Community Events Committee- Joseph Bronske**

This was referred to the Budget/Management Committee on June 7, 2021. Joseph Bronske of 40 Courtney Road was invited to present his qualifications and interest in the appointment to the Community Events Committee for a term to expire on June 30, 2024 (filling the vacancy created by the resignation of Jason Thayer).

Councilor Burga thanked him for stepping up.

A motion was made by Councilor Kiely to forward measure 21 098 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Burga.

A roll call vote was taken: Councilor Burga- Yes, Councilor Heffernan-Yes, Councilor Kiely- Yes, Chair Molisse- Yes. UNANIMOUSLY VOTED.

**21 099- Appointment to Board of Elder Services-Ashly Eikelberg**

This measure was referred to the Budget/Management Committee on June 7, 2021. Ashly Eikelberg of 19 Blossom Lane was invited to present his qualifications and interest in the appointment to the Board of Elder Services for a term to expire on June 30, 2024 (filling a vacancy created by the resignation of Michelle Campbell). He is an estate planning attorney.

Pascale Burga asked what other committees he is on? He is not currently serving on any other committee.

A motion was made by Councilor Kiely to forward measure 21 099 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Heffernan.

A roll call vote was taken: Councilor Burga- Yes, Councilor Heffernan-Yes, Councilor Kiely- Yes, Chair Molisse- Yes. UNANIMOUSLY VOTED.

**21 100- Appointment to Zoning Board of Appeals- Carsten Snow-Eikelberg**

This was referred to the Budget/Management Committee on June 7, 2021. Carsten Snow-Eikelberg of 19 Blossom Lane was invited to present her qualifications and interest in the appointment to the Zoning Board of Appeals for a two-year term that will expire on June 30, 2023 (filling a vacancy created by the resignation of Ed Foley). She provided her background and education in planning.

Councilor Burga asked solicitor Callanan if there is a conflict of interest if a party serves simultaneously on the ZBA and Planning Board. Clarification was provided; Ms. Snow-Eikelberg has resigned from the Planning Board. Solicitor Callanan confirmed it's not a conflict; other towns do, but that is not the intent here.

A motion was made by Councilor Kiely to forward measure 21 100 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Heffernan.

A roll call vote was taken: Councilor Burga- Yes, Councilor Heffernan-Yes, Councilor Kiely- Yes, Chair Molisse- Yes. UNANIMOUSLY VOTED.

**21 101- Appointment to Planning Board- Robert Christian**

This was referred to the Budget/Management Committee on June 7, 2021. Robert Christian of 27 Michele Drive was invited to present his qualifications and interest in the appointment to the Planning Board for a five-year term that will expire on June 30, 2024 (filling a vacancy created by the resignation of Carsten Snow-Eikelberg). He is resigning as an alternate on the BZA. This is a better fit for his skillset and real estate experience.

A motion was made by Councilor Kiely to forward measure 21 101 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Heffernan.

A roll call vote was taken: Councilor Burga- Yes, Councilor Heffernan-Yes, Councilor Kiely- Yes, Chair Molisse- Yes. UNANIMOUSLY VOTED.

**21 102- State Revolving Fund Loan Authorization and Appropriation – Storm Water Management**

This measure was referred to the Budget/Management Committee on June 14, 2021. Chip Fontaine presented the request that:

Ordered: that \$591,000 is appropriated for the purpose of financing the cost of services for compliance with the Town’s General Permit for Discharges from the Municipal Separate Stormwater System including, without limitation, all costs thereof as defined in Section 1 of Chapter 29C of the General Laws; that to meet this appropriation the Treasurer with the approval of the Mayor is authorized to borrow \$591,000 and issue bonds or notes thereof under Chapter 44 of the General Laws and/or Chapter 29C of the General Laws or any other enabling authority; that such bonds or notes shall be general obligations for the City unless the Treasurer with the approval of the Mayor determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section 1 of Chapter 29C; that the Treasurer with the approval of the Mayor is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust established pursuant to Chapter 29C; and in connection therewith to enter into a financing agreement and/or a security agreement with the Trust and otherwise to contract with the Trust and the Department of Environmental Protection with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Mayor is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary to carry out the project. Any premium received upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bond or notes, may be applied to the

payment of costs of issuance of such bonds or notes, may be applied to the payment of costs approved by the order in accordance with M.G.L. C.44, s.20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Mr. Fontaine reported that for several years (since 2003) the town has been under a stormwater management order – with increased levels of compliance and number of tasks involved (outfall testing, training, and others that they are unable to handle in-house) the level of effort required to comply is well above and beyond funding. This loan (low interest, long-term) is to hire a consultant and requires the town to certify entering into the agreement to obtain funding and continue complying with the federal law.

A motion was made by Councilor Kiely to forward measure 21 102 to the full Town Council with a recommendation for favorable action pending a favorable public hearing, and was seconded by Councilor Heffernan.

A roll call vote was taken: Councilor Burga- Yes, Councilor Heffernan-Yes, Councilor Kiely- Yes, Chair Molisse- Yes. UNANIMOUSLY VOTED.

## **ADJOURNMENT**

At 7:02 PM, there being no further business, a motion was made by Councilor Kiely to adjourn and was seconded by Councilor Heffernan. A roll call vote was taken: Councilor Burga- Yes, Councilor Heffernan-Yes, Councilor Kiely- Yes, Chair Molisse- Yes. UNANIMOUSLY VOTED.

Respectfully Submitted by Mary Barker as Recording Secretary

Approved by Michael Molisse as Budget/Management Committee Chairman  
Voted unanimously on 30 August 2021