

TOWN COUNCIL MINUTES
Joint Meetings
Budget/Management Committee
Parks & Recreation Committee
Town Hall Council Chambers
December 19, 2011-Monday

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

Present: Michael Molisse, Chairman
Edmund Harrington, Vice Chairman
Robert Conlon, Councilor
Kenneth DiFazio, Councilor
Victor Pap, III, Councilor

Also Present: William McKinney, Chief Financial Officer
Michael Gallagher, Director of Administrative &
Community Services
George Lane, Town Solicitor

Recording Secretary: Mary Barker

Chairman Molisse called the Parks & Recreation Meeting to order at 6:00 PM.
Chairman DiFazio called the Budget/Management Meeting to order at 6:00 PM.

Maintenance of Emery Estate

Chairman Molisse reported that the meeting was called as a result of questions that arose during the November 9, 2011 Special Town Council meeting when the matter of the marketing study for the Emery Estate was considered. There were questions on the maintenance, costs, and current use of the property, and Michael Gallagher was present from the administration to review.

Mr. Gallagher provided the committees with copies of his memos dated December 13 and 19, 2011. The memo of December 13th included MUNIS reports of the expenses incurred for the property and a spreadsheet of the anticipated estimated costs of maintenance and the back up that supports it. A separate tracking program is set up in MUNIS for this building. He provided a separate spreadsheet for the costs that aren't utilities, such as generator maintenance, asbestos remediation work in the basement, lawn, alarm and video surveillance. Cameras have been added. His memo of the 19th followed up on the recurring costs for the property and anticipated costs based on the limited recent experience for the next year's budget. An additional category in the proposal is internet access so the building may be remotely monitored by the police department. The other

significant cost is insurance, which is fairly expensive as the building is considered vacant. The administration has discussed putting a person there on site in order to reduce the insurance costs. It is being maintained in an as-is condition while the marketing study is underway.

Chairman DiFazio asked Mr. Gallagher to provide a monthly report of the expenditures for the property to the Council through the Town Auditor.

Chairman DiFazio asked if there are any other costs outside of the purchase, the marketing study, and the expenditure/budgeting information provided by Mr. Gallagher. Mr. Gallagher responded no. He noted the administration intends to request a transfer from free cash to pay the expenses; as they weren't budgeted in the last year.

Councilor Smart noted Jim Clarke reported that the study should be complete in about 3 months. The only expense that needs to be bid is the grounds maintenance. Mr. Gallagher noted it is currently out to bid, and the bid from the vendor currently maintaining it is significantly lower than any others that have been received so far. Snow removal will be handled internally, as the last piece of property the town will take care of. It will not be a high priority.

Councilor Smart asked how many acres are currently maintained; Mr. Gallagher responded it is roughly 13-14 acres.

Vice Chairman Harrington asked if the use of non-employee personnel to maintain the grounds is a departure from normal procedure. Mr. Gallagher responded that there was a private sector company hired to clean up around Town Hall before the holiday celebration. The DPW was already stretched thin and their staff may not be as knowledgeable on what plants should be cleared. Constituents were very vocal that the property be maintained, which is why the Mayor went that route. Vice Chairman Harrington asked if the company hired is union. Mr. Gallagher responded no. During this discussion, Councilor Lacey arrived.

Councilor Conlon asked if the town considered the use of overtime work from the DPW for the maintenance instead of going to outside vendors and whether it would cost less. Mr. Gallagher responded that it hasn't been considered but could be. The Mayor is currently looking at consolidation of the maintenance of all town fields. Councilor Conlon asked if the cameras are remotely monitored by the police now and whether monitoring would decrease insurance premiums. Mr. Gallagher responded that he is reluctant to offer too much information in a public setting, but reported that the property is currently securely monitored. Mr. Gallagher noted that the cost of the insurance is high since the property is currently vacant and as a result becomes a fire risk. During this discussion, Vice Chairman O'Connor arrived.

Councilor Smart asked what town the current maintenance company is from; Mr. Gallagher responded Abington.

Councilor Pap asked about the heating estimates and what the temperatures are set at. Mr. Gallagher responded that the thermostats have been set back and so far it has been a mild heating season. Councilor Pap asked if the building will need to be air conditioned in summer to preserve the property.

Councilor Harrington asked if there has been any issue about using a vendor from outside of Weymouth and noted his personal preference for using union and American workers. Mr. Gallagher responded that the town has not received any comments, and did note the company's owner has a post office box in Weymouth.

ADJOURNMENT

At 6:24 PM; there being no further business, a MOTION was made by Chairman Molisse to ADJOURN the Parks & Recreation meeting and was seconded by Vice Chairman Harrington. UNANIMOUSLY VOTED.

At 6:24 PM; there being no further business, a MOTION was made by Chairman DiFazio to ADJOURN the Budget/Management meeting and was seconded by Vice Chairman O'Connor. UNANIMOUSLY VOTED.

Respectfully submitted by Mary Barker as Recording Secretary

APPROVED