

**TOWN COUNCIL MINUTES**  
**Town Hall Council Chambers**  
**October 16, 2017, Monday**

Present: Michael Smart, Vice President  
Robert Conlon, Councilor  
Kenneth DiFazio, Councilor  
Jane Hackett, Councilor  
Ed Harrington, Councilor  
Rebecca Haugh, Councilor  
Thomas J. Lacey, Councilor  
Arthur Mathews, Councilor  
Brian McDonald, Councilor  
Michael Molisse, Councilor

Absent: Patrick O'Connor, President

Also Present: Ted Langill, Chief of Staff  
Kathleen Deree, Town Clerk  
Richard Swanson, Town Auditor  
Owen McDonald, Traffic Engineer  
Rob McLean, Library Director  
Nick Bulens, Administrative Coordinator

Recording Secretary: Mary Barker

Vice President Smart called the meeting to order at 7:30 PM. After the Pledge of Allegiance, Town Clerk Kathy Deree called the roll, with one member absent. President Mathews reported that Council President O'Connor was absent due to a prior work engagement.

**ANNOUNCEMENTS**

Councilor Harrington announced the Weymouth Housing Repair and Rehabilitation program for eligible low-to- moderate income homeowners to apply for zero percent loans for various home repairs. Loan payment is deferred until the sale of the property. Residents can contact Jane Kudcey in the Planning Department for more information.

Councilor Haugh announced the NWCA will host a Candidates' Night on October 25, 2017 at 7 PM at the Abigail Adams auditorium. Town Council and School Committee candidates will be present.

Councilor Harrington announced that Pond Plain Improvement will host a Candidates' Night on October 17, 2017 at 7PM. District, at-large and school committee candidates will be present.

## **PUBLIC HEARINGS**

### **17 036-Waterways Ordinance Revision-Chapter 12-100**

A MOTION was made by Councilor Mathews to re-open the public hearing on measure 17 036 and was seconded by Councilor Lacey. This was published on May 26, 2017. This was continued on June 3, June 19, and September 18, 2017. UNANIMOUSLY VOTED.

Councilor DiFazio reported that the public hearing has been continued three times thus far. Significant comments were brought forward that required major alterations to the proposal, but the committee has not received an updated draft. He requested the hearing be further continued to December 4, 2017 to allow the administration time to provide a revised final draft.

Vice President Smart asked if there were any comments from the public, to which there was no response.

A MOTION was made by Councilor Mathews to continue the public hearing on measure 17 036 to December 4, 2017, and was seconded by Councilor Lacey. UNANIMOUSLY VOTED.

### **17 096-Safety Zone (20 Miles per Hour Speed Limit) on a Portion of Wessagusset Road**

A MOTION was made by Councilor Mathews to open the public hearing on measure 17 096 and was seconded by Councilor Lacey. This was published on October 6, 2017. UNANIMOUSLY VOTED.

Owen MacDonald, Traffic Engineer, was invited to the table to update the Council. He provided copies of the administration's report. This measure was brought to Councilor McDonald by the area residents. The area of concern is from the old beach up the hill. Mr. MacDonald provided a power point presentation that included Google maps and photographs. These are narrow streets and sidewalks in a busy area in the summer. A crosswalk connects to the municipal parking area. The limits, as determined by MassDOT criteria:

- The street should be adjacent to a land use that is likely to attract vulnerable road users.
- The Safety Zone should contain one or more areas that have potential conflicts between motor vehicles and vulnerable road users that warrant a reduction in speeds such as crosswalks, driveways, or side streets
- The minimum length of the Safety Zone should be at least ¼ of a mile and it should not extend more than 500' beyond a side street unless an applicable land use continues along the adjacent block

Councilor Haugh noted the WeyRec programs use the Wessagusset School for summer programs and walk from there to access the beach and sailing programs at the beach.

Councilor McDonald reported that he was approached by residents concerned with traffic with the increase in activity at the beach.

Councilor DiFazio asked if signage will indicate the end of the zone. Vice President Smart asked for Mr. MacDonald to indicate on the presentation where the signage will be located.

Vice Chairman Smart asked if there were any comments from the public, to which there was no response.

A MOTION was made by Councilor Mathews to close the public hearing on measure 17 096 and was seconded by Councilor Lacey. UNANIMOUSLY VOTED.

**17 98-Borrowing Authorization for the Construction of a New Library**

A MOTION was made by Councilor Mathews to open the public hearing on measure 17 098 and was seconded by Councilor Lacey. This was published on October 6, 2017. UNANIMOUSLY VOTED.

Chief of Staff Langill and Library Director Rob McLean presented the measure in PowerPoint:



# TUFTS LIBRARY CONSTRUCTION

## *Borrowing Authorization*

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**Budget Management Committee Meeting**  
Town Hall, Council Chambers • Thursday, October 11, 2017, 6:00 PM

Prepared By:  
Mayor's Office  
Weymouth Public Libraries

10/12/2017

Measure 17-098

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## Agenda

- Project Milestones
- Grant Program (MPLCP) Overview
- Award Determination
- Borrowing Authorization (Measure 17-098)
- Next Steps



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## Project Milestones

Feb. 2016	Mayor Hedlund appoints Library Construction Committee to prepare MPLCP application.
Mar. 2016	Town hires Heritage Planning & Design to prepare building program for new library (MPLCP prerequisite).
Jun. 2016	Building program submitted to and approved by state. Town Council appropriates \$100K for development of schematic design (MPLCP prerequisite).
Aug. 2016	Town hires architect to prepare schematic design based on the library's approved building program.
Jan. 2017	Town Council votes to accept schematic design and authorizes Council President to sign MPLCP application and provide letter of support.
Jul. 2017	MA Board of Library Commissioners (MBLC) awards Weymouth a \$12+ million Provisional Construction Grant.

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## Grant Program (MPLCP) Overview

- MA Public Library Construction Program (MPLCP) assists libraries with financing major capital improvement projects
- Administered by the MBLC
- Grants rounds open on an irregular basis, typically every five to six years
- Average MPLCP grant is 45-50% of *eligible* costs, with low-cost projects being reimbursed at higher percentage



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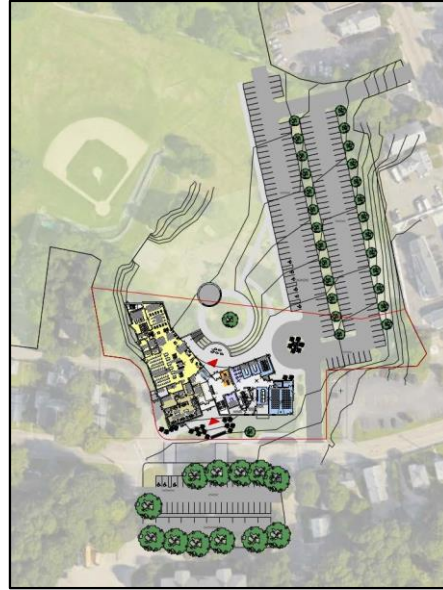


## Grant Program (MPLCP) Overview

### Weymouth's MPLCP Award:

\$12,085,184

- Award is provisional until local funds are secured and a grant contract is signed
- Grant funds are released in five equal yearly payments (20%) with milestones to be met for each
- Payment #1 (\$2,417,036), **as early as January of 2018**
- Payment #2 (\$2,417,036), **as early as July of 2018**



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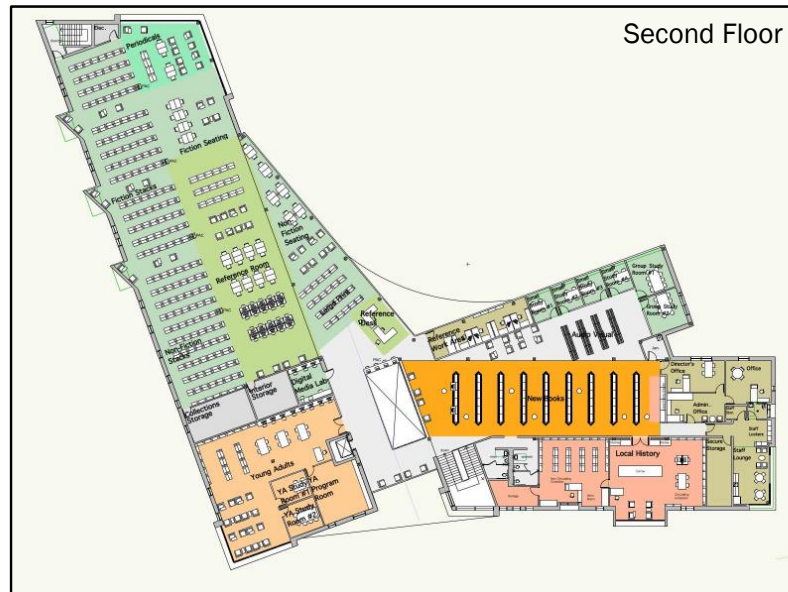
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## Grant Program (MPLCP) Overview

### New Library Design

- Expanded children's services department
- Community meeting rooms for after hours
- Expanded technology infrastructure (PCs, PACs, and Wi-Fi)
- Programming space for different user groups
- Space for tweens and young adults
- Study rooms and a multi-media lab
- Local history center
- Integrated outdoor programming space
- Flexibility!



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## Award Determination

ELIGIBLE COSTS	NON-ELIGIBLE COSTS
<ul style="list-style-type: none"> <li>• Acquisition of real property</li> <li>• Design services</li> <li>• Demolition</li> <li>• Site preparation</li> <li>• Construction</li> </ul>	<ul style="list-style-type: none"> <li>• Moving</li> <li>• Temporary quarters</li> <li>• Furnishings</li> <li>• Computers and other equipment</li> <li>• Parking lots</li> <li>• Landscaping</li> <li>• Walking paths (excepting ramps)</li> </ul>

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## Award Determination

- MPLCP grants are awarded based on a project's eligible costs
- Low-cost projects are funded at higher percentage based on pre-set formula
- Weymouth's \$12,085,184 award is 41% of eligible costs

MPLCP Grant Award Breakdown	
Eligible Costs	\$ 29,163,941
Non-Eligible Costs	\$ 3,897,368
<b>Grand Total Project Cost</b>	<b>\$ 33,061,309</b>
<b>Grand Total Project Cost per SF*</b>	<b>\$ 657.53</b>

\*Based on 50,296 SF

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## Award Determination

### Comparison

- Nine communities received MPLCP funding in latest grant round
- Weymouth's Grand Total Cost per SF is relatively low

Library/ Community	Total SF	Grand Total Project Cost	Cost per SF
Springfield, East Forest Branch	17,000	\$ 9,499,221	\$ 558.78
Sutton	17,170	\$ 11,190,985	\$ 651.78
<b>Weymouth</b>	<b>50,296</b>	<b>\$ 33,061,309</b>	<b>\$ 657.33</b>
Norwell	22,300	\$ 15,353,559	\$ 688.50
Hadley	11,805	\$ 18,269,917	\$ 700.54
Medford	44,912	\$ 34,597,010	\$ 770.33
Dartmouth, North Branch	14,854	\$ 11,817,217	\$ 795.56
Kingston	20,438	\$ 16,373,797	\$ 801.14
Wayland	33,530	\$ 29,167,117	\$ 869.88





## Borrowing Authorization

- Measure 17-098 will authorize borrowing up to the Grand Total Project Cost (\$33,061,309)
- Some projects elements could be carved out in future and financed through other funding sources





## Next Steps

### **Pending borrowing authorization:**

- Execute MPLCP grant contract
- Hire Owner's Project Manager (OMP) for building construction
- Solicit for design services



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Councilor Hackett thanked the library director. She noted she was on the visionary committee a few years ago with Councilor Haugh and she supports the measure, but has financial questions. She asked that they explain the mechanics of \$33 million; they must bond the full amount but not draw down it down fully. She also asked about how a 503C foundation will affect the funding.

Mr. Langill responded that this is a very expensive and challenging project. The net impact will be \$21 million on debt schedule. Timing was reviewed. They looked at the debt schedule and saw timing and creativity could make it work. Administration met with the bond council. The need is clear and they are improving fields and roads as well. Impact on operating debt service is important to keep minimal by looking at the schedule and watching the increase each year. The biggest delta is \$2 million and in 6 years the borrowing capacity will be at the same level as this year.

Director McLean reported that a foundation will be created to raise additional capital funds and they are hiring a consultant to conduct a capital campaign feasibility study. Mr. Langill also noted that even with the minimal impact, if efficiencies are found it can affect the grant funding, which would then be prorated. Anything not spent is prorated on other costs. Of the nine projects chosen by the MPLPC, this was their favorite.

Councilor DiFazio asked to see a debt schedule over the life of the bond. Mr. Langill responded that it was presented with the parks measures and little has changed since then, other than timing. He will provide an update.

Councilor Harrington asked if the evolution of the internet has lessened the need to access tangible materials. Has a study been conducted of the viability of the library in general. Director McLean responded that the library is a destination and not just a warehouse for printed materials. It has changed over the last twenty years; their digital collection is larger than their print material. Flexibility is the key for the future of the library and this building is not simply a library but a community building, that will be a gem for the Weymouth Landing neighborhood.

Councilor Mathews reported he appreciated the presentation. He had questions on the debt service schedule from FY18 to thirty years out; not only with the CIP, which is only five years out.

Councilor Molisse noted that the whole town can benefit from this plan. He asked how staffing levels will accommodate the new building. Director McLean responded that both floors of the new building were designed to provide maximum sight lines to every area but the design will force them to hire additional staff to ensure the library has sufficient coverage. Mr. Langill responded that the administration is committed to creating a building that will be used.

Councilor Conlon noted that it's a beautiful building that will attract more patrons.

Councilor Haugh asked for further information on the bonding. Mr. Langill responded that they will set aside to offset the total borrowing. For this project, FY18- tax supported debt service is about \$4.6 million. At peak with all projects will bring it to \$6.7 over some years. Within 6 years it will be back to \$4 million. There are just a few years that the impact is higher. They can create a debt service reserve fund with funding from free cash.

Councilor Lacey reported he appreciated the information. It's a complex fiscal model. He commended the administration and acknowledged leadership of the director. It's a really well done presentation with extensive detail. The long-term vision supports the stability of the town and district. What the building is, where it is, and what it will be used for; all generations and ages will benefit and Weymouth deserves it.

Councilor Harrington noted that they are all aware the electronic world is changing, but the need for people to gather remains. He suggested they consider calling it the Tufts Library and Cultural Center. It will enhance the demand for property in Weymouth.

Vice President Smart asked whether sustainable materials will be used. He acknowledged Councilor Lacey's work. He noted that including the park and outdoor space also increases the need for increased wireless accessibility.

The comments from the public were as follows:

**Robert Montgomery Thomas, 848 Washington Street** reported the measure as presented was full of holes. The new valuation will increase taxes and add \$30 million in new growth and those with tax exempt status will affect the rates for the rest. New valuation increases taxes. The Housing Production plan is also full of holes. Councilor Lacey asked the President to instruct Mr. Thomas to keep his comments germane to the subject of this public hearing. Mr. Thomas noted that the survey results are missing from this presentation and it would indicate there is no great clamor for a bigger Tufts.

Chief of Staff Langill rebutted Mr. Thomas' comments and noted the effort is made within the confines of Proposition 2 ½ and that in the past Weymouth has missed opportunities by not taking advantage of its borrowing capacity. This is a fiscally responsible move.

**Judith Ann Patt, Tall Oaks Drive**, lifelong resident and employed by the town for 42 years including 10 years she served as the Library Director. She urged support for the measure. She recalled that when she retired 17 years ago there were 5 public access computers; there currently are 6.

**Dr. Mark A. Jennings, Head of South Shore Christian Academy**, which is across the street from the library. He reported that the library is a good neighbor, a valued part of their students' education and he encouraged support for the measure.

**Pat O'Leary 999 Commercial Street**, and a current member of the Library Trust encouraged support- she commended the team.

**Jesus Rosa 131 Idlewell Boulevard**, noted that he is a local real estate broker and reported that this is an investment in the future of Weymouth.

**Mary Quinten, 105 Front Street and member of Friends of Weymouth Library**, urged support as this will only enhance the town.

Vice President Smart acknowledged the many members of the Friends of Weymouth Library present to show their support of the measure.

**Sandra Peters, 105 Weybosset Street** reported that she visited many other libraries in other areas of the state as both a professional and private citizen. The interior is nowhere near the caliber of its peers. This is a testament to the town's commitment to education and literacy and she urged support.

**Christa Dunn, 56 Holbrook Road**, the parent of young children spoke in support of the measure.

**Cathy Torrey, 14 Riverbank Road and Board of Library Trustees**, reported that this is an exciting time to live in Weymouth. It's an energized time in town seeing citizens taking a renewed interest. She urged support of this project.

**Yoshi Piccioto, 19 Lane Avenue**, urged support of the measure.

**George Berg, 74 Summer Street**, and a lifelong resident. He spends time studying designing spaces. There will be community space for in and outdoor activity. He urged support as this is a fiscally responsible plan. Weymouth is a world-class town that deserves this kind of space.

**Robert Montgomery Thomas, 848 Washington Street** asked that the Council consider rebuilding the existing building and that the town has other, more pressing needs to address.

**Donna Shea, Board of Library Trustee** and resident supported the proposal.

A MOTION was made by Councilor Mathews to close the public hearing on measure 17 014 and was seconded by Councilor Lacey. UNANIMOUSLY VOTED.

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

### **17 102-CPA Funding Request for 18th Century Flag and First Class Ladies Sampler**

Nick Bulens requested on behalf of the Mayor that the Town of Weymouth raise and appropriate the sum of \$24,000 from the Fund Balance Reserve for Historic Resources for the purpose of funding costs associated with conservation, preservation, and restoration of an 18<sup>th</sup> century flag and First Ladies sampler as described in the request put forward by the Abigail Adams Historical Society.

A MOTION was made by Councilor Mathews to refer measure 17 102 to the Budget/Management Committee and was seconded by Councilor Lacey. UNANIMOUSLY VOTED.

## **REPORTS OF COMMITTEES**

### **Budget/Management Committee, Chairman Michael Molisse**

Councilor Molisse reported that the Budget Management Committee met on October 12, 2017 to deliberate the following measures:

### **17 098-Borrowing Authorization for the Construction of a New Library**

This matter was referred to the Committee on September 18, 2017. The Committee met on October 12, 2017 and voted to forward to the full Town Council with a recommendation for favorable action.

On behalf of the Committee, a motion was made by Councilor Molisse to approve measure 17 098; that the Town of Weymouth appropriate the sum of \$33,061,309.00 to pay for costs associated with the demolition, landscaping, paving, utility and other site improvements incidental or directly related to such construction, renovation and expansion, to fund necessary architectural, engineering or other professional and legal expenses and fees associated with this project, to fund temporary library operational space, storage and moving expenses, to fund furnishings and equipment and to fund the payment of all other costs incidental or related to the Weymouth Public Libraries Tufts Library building, and that to meet this appropriation, the Town Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) of the General Laws, or pursuant to any other enabling authority, and that the Mayor is authorized to contract for and expend any grants, aid, or gifts available for this project; and that the Mayor is authorized to take any other action necessary or convenient to carry out this project. The Motion was seconded by Councilor Mathews.

Councilor Lacey reported he is a strong supporter and fully cognizant of the fiscal costs. There are fundraising opportunities. This is an investment in the town and further, it demonstrates the administration's effort to improve Weymouth.

Councilor Molisse reported that this is a great opportunity for Weymouth. He agrees they should invest in the town, one project at a time and he fully supports this measure.

Councilor DiFazio supports, but wished it could be cheaper. He asked if they would consider closing north and east branches. He is not in favor of using free cash to supplement. The analysis didn't take into account other bond projects. It's a great project and great for Weymouth.

Councilor Harrington noted that this is an opportunity to spend money to make Weymouth better and increase property values.

Councilor Haugh compared the other towns in this round. Weymouth received the largest grant and is obtaining the largest project, but it is the smallest based on population of any of them. The only comparable town is Medford, which is spending more for a smaller project. There will always be other work to be done and they are being smart to cycle out the bonding. It's a solid plan and she fully supports.

Vice President Smart reported that the re-use or renovation of the building was studied but that there are substantial costs to remove or abate the hazardous material. The library is a community center that isn't just for children or storage of books. Financial aspects of the proposal and bonding were debated in committee. The town has other capital needs that the administration is examining.

UNANIMOUSLY VOTED.

**Ordinance Committee-Chairman Kenneth DiFazio**

Councilor DiFazio reported that the Committee met on October 16, 2017 to deliberate the following measures:

**17 099-Acceptance of MGL Ch.90 §18B-Designated Safety Zone**

This matter was referred to the Committee on March 18, 2017. The Committee met on October 16, 2017 and voted to forward to the full Town Council with a recommendation for favorable action.

On behalf of the Committee, a motion was made by Councilor DiFazio to approve measure 17 099; that the Town of Weymouth through the Town Council and with the approval of the Mayor, move to accept the provisions of GL Chapter 90 §18B, which permits municipalities to, in the interests of public safety and without further authority, establish designated safety zones on, at or near any way in the city or town which is not a state highway, or with the approval of the department, if the roadway is a state highway. Such safety zones shall be posted as having a speed limit of 20 miles per hour.

The motion was seconded by Councilor Lacey.

Councilor Hackett reported that this item was discussed at length in committee. This measure allows the Council to accept the provision and they can then review individual requests. She asked the administration to consider vetting requests as they are brought forward prior to passing on to the town engineer.

UNANIMOUSLY VOTED.

**17 096-Safety Zone (20 Mile per Hour Speed Limit) on a Portion of Wessagusset Road**

This matter was referred to the Committee on August 10, 2017. The Committee met on October 12, 2017 and voted to forward to the full Town Council with a recommendation for favorable action.

On behalf of the Committee, a motion was made by Councilor DiFazio to approve measure 17 096; that the Town of Weymouth through the Town Council, pursuant to GL Chapter 40, §22, and Chapter 90, §18B, and the Town of Weymouth Code of Ordinances, Section 13-104(a), authorize the placement of markings and signs regulating motor vehicle movement as follows:

Safety Zone, Speed Limit 20 Miles per Hour

Street	Location
Wessagusset Road	Between Massasoit Road and a point 245 feet northeast of North Street

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 new headings, Schedule V, Safety Zones.

The motion was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

## **NEW BUSINESS**

### **17 101-Town Clerk-Call of the Town General Election November 7, 2017-action requested under 2-9(b)**

A motion was made by Councilor Mathews to consider measure 17 101 under 2-9 (b), same night action and was seconded by Councilor Hackett. UNANIMOUSLY VOTED.

Councilor Mathews read into the record:

*In the name of the Commonwealth, the Town of Weymouth is hereby required to notify and warn the inhabitants of said town who are qualified to vote in the General Election to vote on Tuesday, November 7, 2017.*

A Motion was made by Councilor Mathews to approve measure 17 101 and was seconded by Councilor Hackett. UNANIMOUSLY VOTED.

## **ADJOURNMENT**

The next regular meeting of the Town Council Meeting has been scheduled for Monday, November 13, 2017. At 10:05 PM; there being no further business, a MOTION was made by Vice President Smart to adjourn the meeting and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

## **ATTACHMENTS:**

Respectfully Submitted by Mary Barker as Recording Secretary.

Approved by Patrick O'Connor as President of the Town Council