

TOWN COUNCIL MINUTES
Town Hall Council Chambers
November 14, 2016, Monday

Present: Patrick O'Connor, President
Michael Smart, Vice President
Robert Conlon, Councilor
Kenneth DiFazio, Councilor
Jane Hackett, Councilor
Ed Harrington, Councilor
Rebecca Haugh, Councilor
Arthur Mathews, Councilor
Brian McDonald, Councilor
Michael Molisse, Councilor

Absent: Thomas J. Lacey, Councilor

Also Present: Joseph Callanan, Town Solicitor
Kathy Deree, Town Clerk
Richard Swanson, Town Auditor
Robert Hedlund, Mayor
Brian Connolly, Chief Financial Officer
Nicholas Bulens, Administrative Services Coordinator
Robert Luongo, Planning Director
Paul Haley, Chair/ Board of Assessors
John MacLeod, Director of Asset Management
Steve Reilly, Recreation Director

Recording Secretary: Mary Barker

President O'Connor 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 O'Connor reported that Councilor Lacey was not present due to a work commitment.

ANNOUNCEMENTS

Vice President Smart congratulated President Patrick O'Connor on his re-election to the State Senate. President O'Connor received an ovation.

MINUTES

Budget/Management Committee Meeting Minutes of October 17, 2016

A MOTION was made by Vice President O'Connor to approve the minutes of the October 17, 2016 Budget/Management Committee meeting and was seconded by Councilor Smart. UNANIMOUSLY VOTED.

Town Council Meeting Minutes of October 17, 2016

A MOTION was made by Vice President O'Connor to Approve the minutes of the October 17, 2016 Town Council meeting and was seconded by Councilor Smart. UNANIMOUSLY VOTED.

Special Town Council Meeting Minutes of October 31, 2016

A MOTION was made by Vice President O'Connor to Approve the minutes of the October 31, 2016 Special Town Council meeting and was seconded by Councilor Smart. UNANIMOUSLY VOTED.

RESIDENT AND COMMUNITY COMMENT

Suggestions on Improving Special Education – Francesco Hladysz of 35 Meredith Way

Mr. Hladysz was invited to appear and presented a proposal to extend the transitional period for post-graduate students in the Special Education programs of the Weymouth Public Schools.

President O'Connor thanked Mr. Hladysz for his presentation. He reported that he will forward the remarks to the Mayor and administration for advice and comment.

PUBLIC HEARINGS

16 139-CPA Funding Request for Town Wide Housing Production Plan

A MOTION was made by Vice President Smart to open the public hearing on 16 139 and was seconded by Councilor Mathews. This was published on November 4, 2016. UNANIMOUSLY VOTED.

Robert Luongo and Jane Kudcey, Housing Coordinator, presented the request for funding to create a housing production plan at an estimated cost of \$35,000. Funding will come from three sources: \$4,418 from HOME grants, \$7,000 from CDBG and \$23,582 from CPA. The Community Preservation Committee has voted to recommend the project to the Mayor.

The plan will engage developers, local officials and residents and would require approval of TC and Planning Board to adopt.

Ms. Kudcey reviewed the goal of the housing production plan to contract with consultants to analyze current and future housing needs, using demographics, census, and studies already in place to determine what gaps might exist and what the future needs will be. The study will analyze constraints (schools, and infrastructure). Once they understand the needs, it will be used to produce a range of goals for affordable housing and the mechanism to tracking progress.

Mr. Luongo suggested it will attempt to answer questions such as:

- Is there enough starter housing, workforce and empty nest options?

- Are the needs of elderly and frail elderly being met?
- What are the options for residents with physical or emotional disabilities?
- Is there enough options for rental and ownership?

They will look at demographics and solicit public input. As for affordable housing, Mr. Luongo confirmed that he will determine if they have met requirements under the land area; or is it in jeopardy- DHCD may be changing the rules (1.5% is the set aside), but the Mayor asked for a meeting to review it. The town has lost some affordable housing units over the last year in Queen Anne's Gate, Queen Anne's Gate 2, Weymouth Commons and others with expiring leases that could revert to market rates- Colonel Lovell's and Colonial Village. It is not a focus on affordable housing but it is a start and will offer some protection towards meeting goals on a 5-year benchmark. It was noted that this is something that is not addressed in the Town's Master Plan.

Councilor Molisse reported that a healthy discussion was held during the Budget/Management Committee's meeting. Mr. Luongo reported that Abington and Quincy have just completed a similar study.

The following are the comments from the public:

Linda McDonald 58 Laurel Street- suggested this stems from a previous request for a moratorium. She noted her main concern is the perceived negativity surrounding 40B. She asked if the Mayor is looking to build apartments in the Landing and asked if any will be affordable.

Mayor Hedlund responded that during his tenure in Senate the issue of 40b was very controversial-it usurps local control. This is a tool that returns control to the local communities. He doesn't believe 40b works; it hasn't produced affordable housing. Weymouth recently was placed in the top 10 for Section 8 placement. In dense development it has been doing more than its fair share to provide affordable housing. As far as Weymouth Landing, no plan has been filed yet, but it appears from discussions that the proposal will be market-rate smaller units. Mr. Luongo noted that one of the initiatives that could come from a housing production plan is suggesting zoning changes. He did not want to get into specifics – that is what the study is for. Ms. Kudcey reviewed DHCD affordable guidelines.

Robert Montgomery- Thomas, 848 Washington Street, asked about sunset clauses and if they were for a limited period? Mr. Luongo responded that units built twenty years ago were offered favorable interest rates in exchange for set asides for affordable housing. As these mortgages are paid off, owners are free to turn them to market rates. He noted Tammy Brook's restriction was to be lifted with payment of the note, but they obtained funding from Mass Housing and the CPA to refinance, and these units now have another twenty years as affordable housing. Expiring uses have resulted in the loss of other units from inventory. Mr. Thomas asked if any developers have been offered TIF's. Mr. Luongo responded that the town would need to apply to District Improvement Program;

this could be a recommendation from the study. None of the developers currently have taken advantage of it.

A MOTION was made by Vice President O'Connor to close the public hearing on measure 16 139 and was seconded by Councilor Smart. UNANIMOUSLY VOTED.

16 140-Fiscal Year 2017 Tax Classification

A MOTION was made by Vice President O'Connor to open the public hearing on measure 16 140 and was seconded by Councilor Smart. This was published on November 4, 2016. UNANIMOUSLY VOTED.

Paul Haley, Chair and Brenda O'Toole, Principal Assessor were invited to the table to review the recommendation made by the Board of Assessors. They provided an overview of the process. The assessors are tasked with determining the fair market value for all properties in town. They are required to visit a third each year, and conduct a full revaluation every five years. Single-family residential property has increased in value by approximately 4% this year; condominiums by 7%, commercial/industrial property between 3.5-4%, and there has been some new growth. Without a shift, the average homeowner would see an increase of about \$540-\$600. As in the past, the Board of Assessor's recommend the commercial/industrial owners bear more of the tax burden.

The recommendation of the board is a shift of 1.45 for commercial, industrial and personal property tax with no residential exemption for FY2017.

Councilor McDonald suggested it's important to understand how reasonable the Weymouth tax rate is. Mr. Haley responded that there are very few with tax rates as low as Weymouth. It was noted that the majority of neighboring communities do not apply a shift.

Councilor DiFazio asked why they would elect such a steep reduction in commercial and not affect the residential? Mr. Haley responded that they could have gone without any shift recommendation at all.

The following were the comments from the public:

Robert Montgomery Thomas, 848 Washington Street- noted that the average tax bill is increasing and if it is based mostly on new growth; where is the list of new growth? If some is residential and the balance is commercial, what new entities have chosen to do business here? He is in favor of the low taxes but no real information is being provided. He asked if it is all related to Southfield development? President O'Connor responded that the subject was reviewed in depth at the Budget/Management Committee meeting, and the information is available from the Assessor's office. It is not online at this time, but it can be requested through the Mayor. Mr. Thomas responded that subjects come before meetings and are presented, but the public is not allowed to participate.

Nancy Lloyd, 152 Chard Street-asked why are the other options that were suggested not on the table? Who makes the decision and what would have to be done to change that? Mr. Haley responded that the Board of Assessors held a public hearing that was advertised.

Linda McDonald, 58 Laurel Street- stated that the tax shift has benefited the residents for years. She poke to make the shift more attractive to businesses in order to attract them to town, she defends the board's position.

Brenda O'Toole, Principal Assessor, responded that a shift helps the residents in the long run by attracting businesses that will pay taxes.

Tricia Pries, 15 Woodbine Road, commented that the tax rates are comparable to other communities. An affordable housing plan presentation was held. Affordable housing and lower taxes is what keeps people in their houses.

Brenda O'Toole noted the rates of surrounding towns for comparison purposes

Robert Montgomery Thomas, 848 Washington Street asked if a TIFP (Tax Incentive Financing Plan) has been proposed by administration so that viable commercial entities will relocate to Weymouth, and there isn't a pizza place every fifty feet. The town needs to attract businesses that will benefit the town instead of honky-tonk stores.

Vice President Smart responded that a large percentage of businesses in the country are small business and advised Mr. Thomas not to diminish them.

Councilor McDonald noted that Weymouth is largely residential, with one exit off the highway and boxed in. It has a power plant in North Weymouth that is underpaying taxes.

Gus Perez, 160Hewitt Road commented that the proposal is basically to incentivize commercial development. President O'Connor responded that it is to create a balance that's appropriate. Mr. Perez asked about the comparisons for commercial rates in surrounding towns. Ms. O'Toole responded with Abington and Rockland rates with no commercial shift. Quincy and Braintree have higher rates, but also have more commercial base. Most of the rate is the levy; the remainder is a result of the shift. Mr. Perez noted that in terms of continued investment, the proposal is reasonable and he urged support.

Kevin Spellman, Pond Street, and member of the Board of Assessors noted that the board is charged with promoting the public trust. Residential value has seen an increase but commercial has not. Who benefits the most? Residential. Recurring income will help; not bringing in a large commercial entity. Until it happens they have to react to change in value.

Ms. O'Toole clarified that the tax rate has not been approved yet by DOR and it could change very slightly.

A MOTION was made by Vice President Smart to close the public hearing on measure 16 140 and was seconded by Councilor Mathew. UNANIMOUSLY VOTED.

16 141A-Borrowing Authorization for Field and Park Improvements

16 141B-Special Purpose Stabilization Fund Transfer for Parks and Improvements

A MOTION was made by Vice President Smart to open the public hearing on measure 16 141A & 16 141B and was seconded by Councilor Mathews. These were published on November 4, 2016. UNANIMOUSLY VOTED.

Mayor Hedlund, John Mac Leod, Brian Connolly and Steve Reilly presented the proposal via a power point presentation. This is a revamp of a prior plan that has been revised to be more cost-effective and also passes environmental muster. As part of the plan, work had also been conducted at Lovell Field which was later rejected by the Town's Conservation Commission. The work by Activitas was reviewed. They looked at the maintenance of the fields, scheduling issues with user groups, and reviewed an overall comprehensive plan which will allow implementation with a conservative borrowing approach that will still allow for funding of other projects such as the library. The success of Legion Field has shown some maintenance issues that will be addressed in the plan. This is going to be an economic development boon to the town and the village centers.

Mr. MacLeod noted that there has been a struggle with the maintenance of the parks and this plan will address it as a whole. The administration is committed to improving the parks but also maintaining them going forward. Mr. MacLeod provided an overview of five areas that were problematic.

Overuse of the fields has been the biggest problem. Legion has helped the situation and as more turf fields come on- line it will alleviate the situation. Irrigation, aeration, fertilization, and appropriate seeding of grass fields were studied. Thirteen sites were evaluated with six projects to recommend, and a review of all diamond fields. He spoke to the list of fields/facilities to be addressed.

The Mayor authorized the purchase of software and "Facilities Solutions" was hired to provide an inventory of facilities that includes buildings, parks and athletic facilities; a detailed inventory that will include structures, mechanical elements and site descriptions for both buildings and grounds. Data will provide for implementation of the best practice maintenance schedules and capital planning for future replacement, as needed. Software will provide a technology-based platform for work orders and maintenance scheduling. Reporting features will allow the town to track labor and associated costs, work assignments and completion and will assist in future budgeting based on the data produced. Implementation will be intensive, but the data produced will be excellent. This

is a cost-effective move. Maintenance will be a combination of in-house labor and contracted services.

Mr. Reilly continued the presentation. He noted the presence of Dr. Jennifer Curtis Whipple, School Superintendent and Kevin Mackin, Athletic Director, both in support of the measures.

The initial proposal was rejected and then scaled back. Lovell Field was originally \$11 million in a debt exclusion, and this plan allows for a better end result. Certain aspects will be outsourced. Turf maintenance at the high school has worked well. Irrigation of grass fields are beyond the ability of the town; an outside vendor makes sense. Specialty landscaping will also be outsourced. Funding sources were reviewed--revenue sources will be realized from the use of the fields. They also intend to utilize the meals tax for the purpose it was intended- the maintenance of the public parks and fields.

Mr. Reilly reviewed the original rendering of Lovell Field. There were legitimate concerns regarding its proximity to the Herring Run. Elements that were far more expensive were revised. The new proposal maintains many of the same features, but scaled back away from the buffer zone. Parking is reduced but it has been kept functional. It has lighting, turf, a walking path, a new playground, and alternative infill which is safer to the environment. Diamond sports groups were invited to discuss replication of fields in other locations. Mr. Reilly reviewed Weston Field and Libbey Field. Libbey Field is an appropriate site for a class diamond field facility. He discussed the other fields and how this plan will alleviate the overuse issue. The synthetic fields will provide the opportunity.

Vice President Smart asked about the recurring problems- lack of irrigation, poor maintenance, etc.

Mr. Reilly reviewed the conditions at several other fields and how to address them. Features that were eliminated at Lovell Field have been replicated elsewhere- basketball courts, etc. Mayor Hedlund noted that arrangements for private entity funding may be offered to facilitate some of the funding that could alleviate any overfunding at another site. Negotiations are currently underway.

Vice President Smart asked about turf materials. Mr. Reilly responded that a virgin rubber with no heavy metal elements will be used; not a repurposed rubber like used at other locations.

Chief Financial Officer Connolly discussed the funding. He reviewed the bonding program. The town's debt begins to reduce over the next few years, creating borrowing room. With structuring of the borrowing, it fits within the current debt service with virtually no affect on the town's borrowing. It is a phased approach and will be short-term borrowing the first few years following a construction and expenditure plan. Construction has to follow what is projected. Layering over the revenues with the construction and revenues coming in as it goes forward. The plan that is a result is

conservative on the revenue side. The Town's credit rating will be required due to the size of the program. Firm construction schedules will be required which will require realistic revenue projections. This plan fits with little or no impact to the budget. The commitment with the meals tax component is another credit-positive comment to the credit reporting agencies. He will work closely with Mr. MacLeod to execute a plan that meets finance targets.

Mayor Hedlund noted that there are some incredible recreation programs available in town. The volunteers in town deserve credit. He noted that there is no reason Weymouth can't have facilities like surrounding towns; this plan will bring facilities to the level of the people involved. He would not commit to this if it did not also include a maintenance aspect.

Dr. Curtis Whipple, Superintendent of Schools, reported she is in full support. Kevin Mackin, Athletic Director, supported the proposal as well. Physical education and sports programs will benefit--this is an investment in community and children.

Vice President Smart asked how liquidated damages will be affected without a Construction Manager. He asked what the percentage or dollar value are estimated at? CFO Connolly responded that they do not know yet. It's self-reporting that's 5-6 years down the line.

Councilor Harrington noted the recent water restrictions. He asked about the programs that will require irrigation and asked how they can protect the fields and the program. Mr. MacLeod responded that all of the projects will have wells and irrigation. He does not foresee a problem getting water to each of these. Mayor Hedlund responded that research indicated each of these locations had water in the past, including one fed off town water.

Councilor Hackett noted that she appreciates the efforts of the current and former Mayor and for the approach. The administration is committed to addressing the issues- including maintenance and permitting issues. Further discussion will take place at Budget/Management. This is an affordable program. The town cannot rely on Union Point to be the epicenter of Weymouth's recreation programs. Bonding is at 4.7 million- 3.2% of the operating budget and is negligible. She recognizes the importance of not pushing off capital needs. The town is under bonded and has been for years. She does not want to see this opportunity pass. The Mayor is committed to it. The Mayor responded that he would rather be under than over bonded. They are taking a conservative approach. Councilor Hackett responded that it is reasonable and still allows for other projects like the library. The town not only needs this; it deserves this.

The following are the comments from the public:

Linda McDonald, 58 Laurel Street- she agreed the town needs new fields. She urged an objective analysis be conducted of the DPW and school maintenance.

John Sullivan 17 Tilden Road –supported the program. This is an excellent investment opportunity

Brian Kintz, President of Weymouth Babe Ruth Baseball-this is long overdue. There is something for everyone and projects spread across town.

Robert Montgomery Thomas, 848 Washington Street- asked if some of the businesses in town have been approached to contribute to some of the smaller cost projects. Mayor Hedlund responded that there has been an approach by a business to contribute. Discussion is in progress.

Resident of Thicket Street, Kim (did not give last name), Nash field conditions need work and she asked when work will be done there. Mr. Reilly responded that having the other turf fields done creates the opportunity to get other fields rested and renovated. Nash and Talbot are overused. She noted that the work plan is through 2017 with nothing in place for Nash. At what point will it be considered? Use of a turf field is not affordable for her program. Nash is the only suitable and affordable site for her program.

Toni Cahn, 124 Tall Oaks, Coach for Weymouth Youth Football- they need a place soon and somewhere safe, nothing that they house their trailers and equipment there. Youth Football needs a strong program to feed high school programs. Kids are tackling on an unsafe surface.

Matt Cherner, 64 Lintric Drive- WYS recreation division- minimum requirement any town should meet is a safe place to play. Weymouth Youth Soccer plays on one of the worst fields in town. This offers the group an opportunity to play in the lowest paying program in town. Access has had to be limited because of conditions.

Zack Buohov, Captain of the high school baseball team read letter on behalf of the Varsity Baseball Coach at WHS supporting the measure.

John McDonald –Weymouth Junior Basketball president- supported the measure. Low cost entry and available courts are needed.--his is an investment in the community.

Nancy Lloyd, 152 Chard Street- supports plan, except lighted fields are in heavily residential areas. She recommended a cutoff time. She also noted that only two of the proposed updates include playground equipment but there is nothing for children older than 5. She also noted that removing the skate park needs to be offset somewhere else and in some other capacity. Mayor Hedlund responded that they are committed to recreating the skate park. Mr. MacLeod responded that the lighting is different than in the past and they will only be on when there are program events- will not run all night. The playground at Lovell will be fully accessible to children up to 12 years old.

Jim Meighan, 688 Pond St- coach- it is a great plan, but excluding Nash is a mistake--give it irrigation- requests reconsideration.

Donald Whitaker, 27 Park Avenue West- teacher at WHS and coach- he rents fields all over the south shore. The possibility of potential funding is incredible. It's a potential to create great programs in the future as well.

Tricia Pries- 15 Woodbine Road, asked if the maintenance scheduling software is in use for DPW work? She echoed Ms. McDonald's comments regarding DPW, and in particular the use of the weed harvester at Whitman's Pond. A nonprofit group is allowed to run the equipment. She asked why the town has no commitment to maintaining its natural history. Mayor Hedlund responded that there is a commitment to Whitman's Pond and noted that five of the members of the board she refers to have knowledge. They have taken steps to protect the pond- by addressing the flood control gate. He also noted that additional steps addressing the Commercial Street bridge and Back River Trail system are under consideration to preserve the resource. Hydro-raking with a state grant is being performed. He takes issue with comments that the town is not taking steps to preserve it.

Karen Johnston 35 Clarendon Street supported the measure. She commended the administration moving forward with a maintenance schedule.

Gus Perez, 16 Hewett Road- maintenance has been a concern over the years. He needs to hear what makes statement now different than in the past. He asked what is different than in the past. Mayor Hedlund noted that it has been addressed. The department has been understaffed. The level of confidence instilled by staff gives him assurance to move forward. The software program will allow them to track the DPW better. Additional staff would be helpful. The technological steps to handling constituent complaints will change the perception and the efficiencies there. Mr. Perez asked for assurance that the impact will be near negligible to the upcoming operating budget. CFO Connolly confirmed.

A Motion was made by Vice President Smart to suspend Rule 24(a) to allow meeting to extend beyond 11 PM and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

John Jamison 121 Hawthorne- noted they can't afford not to do this. Fields have been unplayable for years.

Vice President Smart asked if the administration can follow up with the groups that are being displaced to arrive at alternatives.

Nancy Lloyd, 152 Chard Street, noted with the revamping of Libbey-- parking will need to be mitigated.

Jim Parker, Sherricks Farm Road supported the measure.

Gus Perez, 16 Hewitt Road asked for the procedural process.

President O'Connor reported that the Council will take steps to consider the measure at its next meeting, if the public hearing is closed tonight. Any change to the plan would require the public hearing be reopened.

Councilor McDonald suggested that it's a great plan but he would like to see something which accommodates the Nash football groups.

Tricia Pries, 15 Woodbine Road, asked if the revised master plan includes artificial turf fields on base. Has Nash been considered for turf? Mr. Reilly responded that it was; in the initial Stantec study it was determined to install turf in other locations. Parking and lights associated with turf would not be a good solution for that site. She also asked about the debt service and did it only include current debt. President O'Connor responded that he will have the debt service information made available online. She asked if the master plan of Union Point project accommodates turf fields in the Weymouth portion and suggests the public hearing be held open while other options are explored.

Rob Kilban, Clinton Road, supported the measure. New ventures can make a difference in kids and for a town. This is a good plan that is financially sensible.

Ron Rizzo- Weymouth Youth Baseball- commended the administration for putting this together. He looks forward to this.

Councilor Haugh acknowledged all of the coaches who came forward to support the measure.

Councilor Conlon commended Steve Reilly and John MacLeod and he is convinced it will be successful under their guidance, and he appreciates a pro-active Mayor.

President O'Connor reported that the Budget/Management Committee will meet Wednesday. He reviewed the procedural process for the public.

A Motion was made by Vice President Smart to Close the public hearing on measures 16 141A & 16 141B and was seconded by Councilor Mathews.

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

16 142--Appointment to the Waterfront Committee-Frank Geary

Nicholas Bulens requested on behalf of the Mayor that the Town of Weymouth Appoints Frank Geary of 18 Ocean Avenue to the Waterfront Committee for a term to expire on June 30, 2019.

A MOTION was made by Councilor Mathews to refer measure 16 142 to the Budget/Management Committee and was seconded by Councilor DiFazio.
UNANIMOUSLY VOTED.

16 143–Appointment to the Scholarship Fund Committee-Matthew Bryer

Nicholas Bulens requested on behalf of the Mayor that the Town of Weymouth Appoint Matthew Bryer of 180 Green Street to the Scholarship Fund Committee for a term to expire on June 30, 2019.

A MOTION was made by Councilor Mathews to refer measure 16 143 to the Budget/Management Committee and was seconded by Councilor DiFazio.
UNANIMOUSLY VOTED.

16 144–Free Cash-Fiscal Year 2017 WEYBRA Budget

Nicholas Bulens requested on behalf of the Mayor that the Town of Weymouth Raise and Appropriate the sum of \$28,915 from Free Cash for the purpose of funding the remaining balance due of the Town share for the Weymouth-Braintree Recreation Conservation District for the FY17 budget.

A MOTION was made by Councilor Mathews to refer measure 16 144 to the Budget/Management Committee and was seconded by Councilor DiFazio.
UNANIMOUSLY VOTED.

16 145–Unpaid Bills

CFO Brian Connolly requested on behalf of the Mayor that the Town of Weymouth Transfer the sum of \$45,211.88 from Free Cash for the purpose of paying the following unpaid bills:

<u>Unpaid Bill</u>	<u>Department</u>	<u>Amount</u>
AccessNortheast	Town Solicitor	\$18,896.88
Atlantic Bridge	Town Solicitor	\$26,315.00
	Total	\$45,211.88

He noted a change in language correcting the name of vendor to the legal group representing each. Furthermore, that the Town Accountant is hereby authorized to pay such bills.

A MOTION was made by Councilor Mathews to refer measure 16 145 to the Budget/Management Committee, as amended, and was seconded by Councilor DiFazio,.
UNANIMOUSLY VOTED.

16 146–Crosswalk Across Mutton Lane at the Lakehurst Avenue Intersection

Nick Bulens requested on behalf of the Mayor that the Town of Weymouth, through the Town Council, pursuant to GL Ch. 40, § 22, and the Town of Weymouth Code of Ordinances, Sections 13-103(b) and 13-104(a), authorize the placement of markings and signs regulating motor vehicle movement and parking, and regulating pedestrian movement as follows:

Crosswalk Street Crossing
Mutton Lane

Location
North side of Lakehurst Avenue Intersection

Parking Restriction

<u>Street</u>	<u>Side</u>	<u>Location</u>	<u>Regulation Type</u>
Mutton Lane	West	Lakehurst Avenue to 30' North of Lakehurst Avenue	No Parking Any Time
Mutton Lane	East	Opposite Lakehurst Avenue to 30' North of Lakehurst Avenue	No Parking Any Time

And cause the above restrictions 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 III, Parking Restricted, and Schedule IV, Crosswalks.

A MOTION was made by Councilor Mathews to refer measure 16 146 to the Ordinance Committee and was seconded by Councilor DiFazio. UNANIMOUSLY VOTED.

16 147–Borrowing Authorization for Improvements to the Grounds of the Emery Estate

Nicholas Bulens requested on behalf of the Mayor that the Town of Weymouth appropriate the sum of \$1,700,000 to pay costs associated with improvements to the grounds of the Emery Estate, and for the payment of all other costs incidental and related thereto, 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(6) 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.

A MOTION was made by Vice President Smart to refer measure 16 147 to the Committee and was seconded by Councilor Matthews. UNANIMOUSLY VOTED.

16 148– A Resolution to File and Accept Grants with and from the Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs for the Parkland Acquisitions and Renovations for Communities Program for Improvements to the Grounds of the Emery Estate

Nicholas Bulens requested on behalf of the Mayor that the Town of Weymouth Consider and Adopt the *Resolution*:

- Whereas: The property known as the Emery Estate, identified as Block 184, Lot 1 on the Town Atlas, is a public asset previously acquired with Community Preservation Funds for the preservation of protected open space; and*
- Whereas: The Emery Estate is dedicated to park and recreation purposes under the M.G.L. Chapter 45, Section 3; and*
- Whereas: Improvements to the grounds of the Emery Estate will enable the general public to better use and enjoy the outdoor space for passive recreation and programmed events; and*
- Whereas: The Executive Office of Energy and Environmental Affairs is offering reimbursable grants to cities and towns to support the preservation and restoration of urban parks through the Parkland Acquisitions and Renovations for Communities grant program (301 CMR 5.00); and*
- Whereas: Improvements to the grounds of the Emery State will cost a total of \$1,700,000 (One Million Seven Hundred Thousand Dollars) and the Town has authorized borrowing of said amount according to M.G.L. Chapter 44 for purposes of improving the property;*

Now Therefore, Be It

- 1. That the Mayor be and is hereby authorized to file and accept grants from the Executive Office of Energy and Environmental Affairs; and*
- 2. That the Mayor be and is hereby Authorized to take such other actions as are necessary to carry out the terms, purposes, and conditions of this grant to be administered by the Parks and Recreation Department; and*
- 3. That this resolution shall take effect upon passage.*

A MOTION was made by Vice President Smart to refer measure 16 148- to the Budget/Management Committee and was seconded by Councilor Mathews.
UNANIMOUSLY VOTED.

REPORTS OF COMMITTEES

Budget/Management Committee-Chairman Michael Molisse

Councilor Molisse reported that the Budget/Management Committee met on November 14, 2016 to deliberate the following measures:

16 136-Transfer to Special Purpose Stabilization Fund

This matter was referred to the Budget/Management Committee on October 17, 2016. The committee met on November 14, 2016 and voted to forward to the full Town Council with a recommendation for favorable action.

On behalf of the Budget/Management Committee, a Motion was made by Councilor Molisse to Approve measure 16 136; that Town of Weymouth transfer the sum of \$1,160,969.98 from line-item “Base Mitigation” to the Special Purpose Stabilization Fund. The funds are from two mitigation payments received in Fiscal year 2017 as part of the Town’s Host Community Agreement with LNR South Shore, LLC. The Motion was seconded by Vice President Smart. UNANIMOUSLY VOTED.

16 137- Reserve Fund Transfer-Building Inspections

This matter was referred to the Budget/Management Committee on October 17, 2016. The committee met on November 14, 2016 and voted to forward to the full Town Council with a recommendation for favorable action.

On behalf of the Budget/Management Committee, a Motion was made by Councilor Molisse to Approve measure 16 137; that the Town of Weymouth Transfer the sum of \$18,000 from the Reserve Fund to Building Inspection Salaries for the purpose of funding interim inspection services as a result of the increased workload generated from development of Union Point. The Motion was seconded by Vice President Smart. UNANIMOUSLY VOTED.

16 139-CPA Funding Request for Town Wide Housing Production Plan

This matter was referred to the Budget/Management Committee on October 17, 2016. The committee met on November 14, 2016 and voted to forward to the full Town Council with a recommendation for favorable action. A public hearing was held on November 14, 2016.

On behalf of the Budget/Management Committee, a Motion was made by Councilor Molisse to Approve measure 16 139; that the Town of Weymouth Raise and Appropriate the sum of \$23,582 from the Fund Balance Reserved for Community Housing for the purpose of funding costs associated with a town-wide housing production plan, as put forward by the Weymouth Department of Planning and Community Development. The Motion was seconded by Vice President Smart. UNANIMOUSLY VOTED.

16 140-FY17 Tax Classification

This matter was referred to the Budget/Management Committee on October 31, 2016. The committee met on November 14, 2016 and voted to forward to the full Town Council with a recommendation for favorable action. A public hearing was held on November 14, 2016.

On behalf of the Budget/Management Committee, a Motion was made by Councilor Molisse to Approve measure 16 140; that the Town of Weymouth Approve a classification tax rate shift of 1.45 for commercial, industrial and personal property taxes with no residential exemption for fiscal year 2017. The Motion was seconded by Vice President Smart.

Councilor DiFazio commended the work of the Board of Assessors and offered a Substitute Motion; that the Town of Weymouth Approve a classification tax rate shift of

1.5 for commercial, industrial and personal property taxes with no residential exemption for Fiscal Year 2017. There was no second, and the Motion failed.

A Substitute Motion was made by Councilor Mathews; that the Town of Weymouth Approve a classification tax rate shift of 1.47 for commercial, industrial and personal property taxes with no residential exemption for Fiscal Year 2017 and was seconded by Councilor DiFazio. Vote failed 8/2.

Vote reverted back to the original motion; that the Town of Weymouth Approve a classification tax rate shift of 1.45 for commercial, industrial and personal property taxes with no residential exemption for fiscal year 2017. Councilor Harrington read a brief statement in support of small business. Vote passed 8/2.

ADJOURNMENT

The next regular meeting of the Town Council Meeting has been scheduled for Monday, November 21, 2016. At 11:30PM; 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.

Respectfully submitted by Mary Barker as Recording Secretary

Approved by Patrick O'Connor as Council President

Voted unanimously on 5 December 2016