

**TOWN COUNCIL MINUTES
BUDGET/MANAGEMENT COMMITTEE
Town Hall Council Chambers
December 4, 2017, Monday**

Present: Michael Molisse, Chairman
Jane Hackett, Councilor
Rebecca Haugh, Councilor

Absent: Patrick O'Connor, Vice Chairman
Brian McDonald, Councilor

Also Present: Brian Connolly, Chief Financial Officer
Richard Swanson, Town Auditor
Joseph Callanan, Town Solicitor
Robert Luongo, Director of Planning
Jane Kudcey, Housing Coordinator
Sandra Williams, Chair, Planning Board
Paul Haley, Jr., Chair, Board of Assessors
Christopher Hannan, Chair, Community Preservation Committee

Recording Secretary: Mary Barker

Chairman Molisse called the meeting to order at 6:03 PM.

17 105-Fiscal Year 2018 Tax Classification

This matter was referred to the Budget/Management Committee on November 13, 2017. Paul Haley presented the measure with Kevin Spellman. They reported that this was a full revaluation year. All properties in town were appraised and certified with the DOR and values were posted. Condo values significantly increased, particularly in North Weymouth. They then determined how to allocate the levy among all classes and voted to mirror the last few years. Without a shift there would be a significant burden (10%) to residential taxpayers, so the board is recommending the same as last year to keep the increase down. Commercial and industrial would decrease 30% in some cases without the shift.

Councilor Hackett asked if there had been any outreach to business associations? Mr. Haley responded that they heard from the Weymouth and South Shore Chambers of Commerce; they are aware but there wasn't an outreach and they haven't presented any concerns. Chairman Molisse asked if the increase in condo values is largely due to pricing at Union Point? Mr. Haley responded that with more opportunity and supply there should be lesser price pressure points, but it isn't happening. Amenities in North Weymouth are more attractive to some than South Weymouth. Councilor Haugh asked if apartment complexes are taxed at the lower residential rate although they are commercial ventures. Mr. Haley responded yes.

A Motion was made by Councilor Hackett to forward measure 17 105 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Haugh. UNANIMOUSLY VOTED.

17 102-CPA Funding request for 18th Century Flag and First Ladies Sampler

This matter was referred to the Budget/Management Committee on November 20, 2017. Brian Connolly presented the request for \$24,000 for the preservation and restoration of a flag with Christopher Hannon. Mr. Hannon reported that he is present in a dual role, as CPC chair and as a member of the Abigail Adams Historical Society. In his role on the CPC he recuses himself from any votes concerning the AAHS, but he can report on them. This request covers two pieces from collection; an 18th century flag (folk art), authenticated by the Smithsonian as a design created between 1780's and 1800, and before flag codes were in place. It has no connection to AAHS other than as part of their collections. An attempt at preservation was made in the past, but it needs to be performed with the most up-to-date standards and then framed. It will be on loan to the Town Council to be displayed in Chambers.

The other piece is a sampler from the 1980's that was signed by all living first Ladies at the time. The signatures are fading; and they want to preserve it. Councilor Hackett asked if it is a stitchery sampler? Mr. Hannan explained that small squares were sent out to be signed by the first Ladies and then were sewn into the larger piece. Abigail Adams holds a unique place as second 1stLady and 1st second Lady.

Auditor Swanson confirmed the balances in MUNIS are adequate to cover the request.

A Motion was made by Councilor Hackett to forward measure 17 102 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Haugh. UNANIMOUSLY VOTED.

17 107-Reserve Fund Transfer for Unpaid Bills

This matter was referred to the Budget/Management Committee on November 13, 2017. Brian Connolly presented the measure requesting the sum of \$220.44 from the Reserve Fund for the purpose of paying the following unpaid bills:

<u>Unpaid Bill</u>	<u>Department</u>	<u>Amount</u>
Yourmembership.com	DPW	\$165.00
Verizon	Admin Svc.	\$55.44
	Total	\$220.44

Auditor Swanson examined the invoices; he has approved and verified the fund balance in MUNIS.

A Motion was made by Councilor Hackett to forward measure 17 107 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Haugh. UNANIMOUSLY VOTED.

17 125-Reserve Fund Transfer- CodeRED

This matter was referred to the Budget/Management Committee on November 20, 2017. Brian Connolly presented the measure requesting the sum of \$9,900 from the General Fund Reserve to Civil Defense-Other Professional Services for the purpose of funding the costs associated with purchasing a license for CodeRED emergency system access. Mr. Connolly noted this is the subscription to license. Norfolk County discontinued the application and Weymouth is picking it up. There are 24,000 contained records in the database.

Auditor Swanson reported that he reviewed MUNIS-this is a new line item in FY18 for Civil Defense not previously voted.

Councilor Haugh asked who will oversee its use? Brian Connolly responded that it would be under the auspices of Civil Defense/Mayor and the Police; as a coordinated effort and the operations component may include the Fire Department and has unlimited system time. Councilor Haugh asked if the price is for one year, but the license is for 3 years. Mr. Connolly acknowledged it is a 1-yr cost with a commitment to future years. This cost is for the initial year and next year it will be included in the budget. Chairman Molisse asked what is the timeline for implementation? Mr. Connolly responded he is unsure. Councilor Hackett asked if this will include announcement calls and if residents may opt out. Brian Connolly responded that it is intended to be used for lifesaving, property damage and emergency events only.

A Motion was made by Councilor Hackett to forward measure 17 125 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Haugh. UNANIMOUSLY VOTED.

17 104-Housing Production Plan Presentation

This matter was referred to the Budget/Management Committee on November 20, 2017. Robert Luongo, Jane Kudcey and Sandra Williams presented the measure. A discussion followed.

Chairman Molisse noted he is unsure why this measure is before Budget/Management. Councilor Haugh asked if current development (Delegas property, Arbor Hill) are included in the inventory counts. Ms. Kudcey responded that the projections were performed before construction; included are from the census information and some development in process. DCHD has the most accurate figures and came up with latest updates. QAG is reduced, Colonel Lovells Gate in QA is in jeopardy. Expiring uses could bring it down to 6.2%.

Councilor Hackett noted there was some informal discussion and there is some concern with this and the proposed zoning change. Mr. Luongo noted there is a push to increase affordable housing while an effort to rezone commercial corridors.

Sandra Williams noted the purpose of the plan is to maintain control. If it's approved by the state and certified, the town has control. Without it they do not; this will provide some leverage.

Councilor Hackett asked if they fall out of 1.5% compliance, they will have this as a backup? Mr. Luongo responded that if they meet first year goals (117 units) then the developer cannot challenge it with a 300 unit proposal for affordable housing. Each year they will have to show production which will provide strategies to produce such as inclusionary zoning, to create units on their own timeline. Without the plan there is a deficiency of 563 units to meet the 1.5%. They also don't want to concentrate on all low income housing. Councilor Hackett asked why they not seeing more 40B- is it because tax credits don't make economic sense in the current market? Mr. Luongo responded that is correct. Which is why what is happening at QAG is; the owner can make more money with market rate. It's market driven, not just by state regulations, and it could change a year from now.

Mr. Luongo urged that the time to endorse this is now, not once a developer comes in. This is merely a safeguard- he noted that we are losing units and the state is changing land area calculations surrounding low-income units. The Mayor has provided comment on the draft regulations and setting up a meeting with Secretary Ash. This goal is to maintain the 10%.

Councilor Hackett asked how many other communities are meeting it? Mr. Luongo responded that Hingham is over 10% and the State in total is 9.7%. QAG was project-based subsidized for 30 years and is an expiring use. Voucher or mobile certificates do not count, nor do vouchers for Section 8 rentals. The question was asked of the number of section 8 in Weymouth? Ms. Kudcey noted that private owners do not have to divulge this figure. Many are being priced out of Weymouth with the current market conditions. Group homes are counted but not sober homes.

Councilor Hackett asked for a comparison of apartment units in Weymouth, Quincy and Hanover. Ms. Kudcey responded she would have to check. They need more affordable housing for seniors. Outside of the affordable units there are other needs. Mr. Luongo noted that there are strong components to senior housing in goals. Union Point is building to the millennials. Weymouth is comparatively high with the percent of apartments in overall housing. They are concerned about continuing the trend.

Councilor Hackett asked if by opening corridors from B-1 to convert to large apartments with 25% affordable. Mr. Luongo responded they can do nothing in the current zoning and it's why Route 18 looks the way it does. Current zoning would allow 6-story commercial space on Route 18. All is market driven. If they want to see changes they need to adopt the zoning. They tried to bring commercial opportunities to those districts,

and the Mayor is trying to preserve R-1 districts. The goals don't restrict them. Councilor Hackett noted some of the identified needs attempt to tie them to what the market is today. Senior and transitional housing is being addressed on Union Point. Mr. Luongo responded yes, to the more affluent. Ms. Kudcey noted that Union Point is separate and will not produce affordable housing. Councilor Hackett asked what is the penalty if they fail to meet the goal of 117 the first year? Mr. Luongo responded there wouldn't be a penalty since they still qualify under the 1.5% land set-aside. Councilor Hackett noted that she doesn't have a problem with smaller increases; a lot of apartments and low-income housing could change the character of the town.

A Motion was made by Councilor Hackett to forward measure 17 114 to the full Town Council with no recommendation for action and was seconded by Councilor Haugh. UNANIMOUSLY VOTED.

ADJOURNMENT

At 7:14 PM, there being no further business, a MOTION was made by Councilor Haugh to adjourn and was seconded by Councilor Hackett. UNANIMOUSLY VOTED.

Respectfully Submitted by Mary Barker as Recording Secretary.

Approved by Michael Molisse as Budget/Management Committee Chairman
Voted unanimously on 16 January 2018