

**TOWN COUNCIL MINUTES  
BUDGET/MANAGEMENT COMMITTEE  
KELLEY ROOM  
WEYMOUTH TOWN HALL  
DECEMBER 5, 2016 AT 6:00 PM**

Present: Michael Molisse, Chairman  
Patrick O'Connor, Vice Chairman  
Jane Hackett, Councilor  
Brian McDonald, Councilor

Absent: Rebecca Haugh, Councilor (attendance required at another meeting)

Also Present: Brian Connolly, Chief Financial Officer  
Joe Callanan, Town Solicitor  
Braydon Marot, Engineering Department  
Nick Bulens, Administrative Services Coordinator

Recording Secretary: Diane T. Hachey

Chairman Molisse called the meeting to order at 6:00 PM.

**16142-Appointment to the Waterfront Committee- Frank Geary**

Mr. Geary was present and explained that he looks forward to providing his services to the town as a member of the Waterfront Committee.

A motion was made by Councilor Hackett to forward measure 16 142-Appointment to the Waterfront Committee of Frank Geary, to the full Town Council with a recommendation for favorable action and was seconded by Councilor McDonald. UNANIMOUSLY VOTED.

**16 143-Appointment to the Scholarship Committee-Matthew Bryer**

Mr. Bryer was present and stated that he has been volunteering in advocacy of educational issues and regularly attends the Scholarship Committee Meetings.

Councilor Hackett shared her concerns regarding his involvement in the superintendent search. He sent a letter to the Chair of the Search Committee and School Committee alleging OML violations. Councilor Hackett noted that the Search Committee members are volunteers and she felt that the Chair was treated unfairly and was unfavorable to her reputation.

Mr. Bryer admitted to submitting the correspondence, but noted that he did not send it to the Attorney General's Office. His intent was to post warning to the chair of a potential violation of OML, and was not done maliciously.

Councilor Hackett believes that his actions tainted the reputations of the Superintendent and the Chair of the Search Committee. She hopes that this experience is a learning lesson, and impressed upon Mr. Bryer the importance of working together as a team.

Furthermore, she doesn't want to raise the issue publicly, but will not be supporting this appointment-she hopes that he understands her position.

(Councilor O'Connor arrives here at 6:10 PM).

Councilor McDonald stated his belief that Mr. Bryer has a bright future, but he does share Councilor Hackett's concerns, and he attributes his actions to his inexperience. Councilor McDonald believes that Mr. Bryer did not have mal intent, but cautioned him as he will be pushed and pulled in different directions and will need to make the right decisions.

Chairman Molisse thanked Mr. Bryer and echoes the concerns of his colleagues.

A motion was made by Councilor O'Connor to forward measure 16 143-Appointment to the Scholarship Committee of Matthew Bryer, to the full Town Council with a recommendation for favorable action and was seconded by Councilor McDonald.  
Voted 3-1 (Councilor Hackett voting nay).

#### **16 144-Free Cash-FY 2017 WEY BRA Budget**

Brian Connolly presented and stated that the budget submission did not include this allocation. WEY BRA requested an additional allocation of \$28,000 in July and this measure is being submitted in order to satisfy that request.

Councilor Hackett noted her dismay at the excessive amount of free cash, in light of the proposition 2 ½ override which was proposed.

A motion was made by Councilor Hackett to forward measure 16 144-Free Cash FY 2017 WEY BRA Budget, to the full Town Council with a recommendation for favorable action and was seconded by Councilor O'Connor. UNANIMOUSLY VOTED.

#### **16 145-Unpaid Bills**

Mr. Callanan presented and stated that one bill represents outstanding attorney consultation fees relative to representing the town in opposition of the pipeline project (\$18,896.88).

The second bill is for fiscal year 2016, legal services contracted for the expenses incurred in fighting the utility companies- totaling \$26,315. It was concurred that this is money well spent.

A motion was made by Councilor O'Connor to forward measure 16 145-Unpaid Bills, to the full Town Council with a recommendation for favorable action. Chairman Molisse noted an amendment made to the measure. Motion was seconded by Councilor McDonald-as amended. UNANIMOUSLY VOTED.

## **16 147-Borrowing Authority for Improvements to the Grounds of the Emery Estate**

Nicholas Bulens presented via a power point presentation:

### Emery Estate Grounds Improvements

- Agenda
  - Background
  - Project Purpose
  - Grant Opportunity
  - Scope & Concept
  - Cost Estimate
  - Other Details
- Brief History
  - 24-Acre Property
  - Purchased in 2011
  - \$1.9M in CPA funds approved by Town Council
  - Preserved for Open Space
  - 11-Member Advisory Board appointed by Mayor Kay
  - Kay Administration Re-Use Report released in 2012
- Steps Taken
  - Commercial Street Access Study
  - Mass Dept. of Agriculture Resources Commissioner Site Visit
  - UMASS Soil Testing
  - Trustees of the Reservation Site Visits
  - RFP Issued September, 2015 for Buildings & Grounds Manager
- New Goals
  - Take Advantage of Open Space, Hilltop Views and Seclusion
  - Passive Recreation
  - Programmed Events
  - Links to Legion Field
- Project Purpose
  - Largely Unused at Present
    - No Park scape
    - Not Accessible
    - No Amenities
  - Need to Create Something Usable and Serviceable
  - Better to Focus on Grounds as Functional Outdoor Facility
- In-House Work Completed
  - Grant Research
  - Conceptual Design
  - Cost Estimate
  - Site Survey
  - Public Meeting
  - Grant Application

- Grant Opportunity
  - Massachusetts PARC program
  - Funding to develop land for park and outdoor recreation purposes
  - Max Grant amount is \$400K (reimbursement)
  - 64¢ reimbursed for every eligible \$1 spent
- Why PARC?
  - Sizeable award
  - Emery would be competitive
  - Covers a lot:
    - Parking
    - Bathrooms
    - Lights
    - Paths
    - Seating
    - Shelter
  - Application submitted July 2016
- Project Scope
  - Improve the grounds to support passive recreation and outdoor events:
    - Park scape
    - Vehicle and pedestrian access
    - ADA Accessibility
    - Amenities
  - No active recreation facilities
  - No maintenance to buildings
- Conceptual Design
  - Paved looped paths
  - Parking for up to 90
  - New trees for screening
  - Vehicle access from Emery Lane
  - Pedestrian links from Emery, Commercial and North
    - Connections to Legion and Abigail Adams Green
  - Comfort station (restrooms)
  - Pavilion large enough for 100
  - Lighting for parking and along paths and structures
  - Utilities extensions
  - Raze playhouse and asphalt parkway
- Budget
  - Cost Estimates Prepared by Engineering Staff

<b>Project Element</b>	<b>Cost Estimate</b>
Emery Lane & Parking	337,415
Commercial Street Pedestrian Access	120,000
Drainage & Utilities	221,190
Comfort Building	240,000
Pavilion	240,000

Lighting	288,000
Walking Paths & Park Furniture	130,440
Tree Planting & General Landscaping	96,000
Interpretive Panel	4,900
<b>Total Project Cost</b>	<b>\$1,677,945</b>
FY18 PARC Request	\$400,000

- Submitted with PARC grant application
- \$1.3M net cost, if PARC grant awarded
- PARC grant would cover 24% of total cost
  
- Main House
  - Future use needs to be addressed
  - Mayor appointing new Advisory Committee to make final determination of viability
  - 4-month sunset term
  - Mayor supports preservation but only with fiscally responsible plan
  - Grounds improvements necessary with or without main house
  
- PARC Requirements
  - Dedicate land for permanent park protection
    - OK to separate buildings from project site
    - Fair fee policy (state review)
      - Can't charge non-residents more than 2x as much as residents
    - Town Council Vote by December 31<sup>st</sup>
      - Appropriate 100% of project cost
      - Authorize accepting PARC grant
  
- Public Outreach
  - Project concept presented in televised public meeting June 21, 2016
  - Two public meetings during design phase
  - Meetings as necessary between Town staff and Emery Lane and James Road residents

Councilor O'Connor thanked Mr. Bulens for a great presentation. He noted the positive collaboration with the State, and impressed upon all the massive financial win this project is for the town. He requested that the abutters are well informed so as not to affect their quality of life.

Councilor McDonald also appreciates the detailed presentation and asked if we are eliminating functions for a museum. He is an advocate for using the grounds as a wedding destination. Mr. Bulens responded that this proposal is requesting approval of the bare minimum for usage of the grounds. The events venue would require building a pavilion and is a great start to a proposed plan.

Councilor Hackett is very excited about this project and thanks all those involved for their efforts. She has financial concerns as the language in the measure was amended. Mr. Connolly noted that the language amendment was the result of a request made by Bond Counsel to include legalise to be included to satisfy the bonding requirements.

A motion was made by Councilor Hackett to forward measure 16 147-Borrowing Authorization for Improvements to the Grounds of Emery Estate, to the full Town Council (as amended) with a recommendation for favorable action and was seconded by Councilor McDonald.  
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 Emery Estate**

A motion was made by Councilor Hackett to forward measure 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 Emery Estate, to the full Town Council with a recommendation for favorable action and was seconded by Councilor O'Connor.  
UNANIMOUSLY VOTED.

**ADJOURNMENT**

At 6:51 PM, there being no further business, a MOTION was made by Councilor O'Connor to adjourn and was seconded by Councilor McDonald. UNANIMOUSLY VOTED.

Respectfully submitted by Diane Hachey as Recording Secretary

Approved by Michael Molisse-Chair of the Budget/Management Committee  
Voted unanimously on 3 January 2017