

**MINUTES OF THE TOWN COUNCIL**  
**Town Hall Council Chambers**  
**April 2, 2012 - Tuesday**

Present: Arthur Mathews, President  
Patrick O'Connor, Vice President  
Robert Conlon, Councilor  
Kenneth DiFazio, Councilor  
Jane Hackett, Councilor  
Edmund Harrington, Councilor  
Brian McDonald, Councilor  
Michael Molisse, Councilor  
Michael Smart, Councilor  
Victor Pap, III, Councilor

Not present: Thomas J. Lacey, Councilor

Also Present: William McKinney, Chief Financial Officer  
George Lane, Town Solicitor  
Richard Swanson, Town Auditor  
Kathleen Deree, Town Clerk  
James Clarke, Director of Planning  
Jeff Bina, DPW Director  
Rob McLean, Director of Libraries  
Tom Slattery, Director of Maintenance, WPS

Recording Secretary: Mary Barker

Town Council President Mathews called the Town Council Meeting to order at 7:34 PM. Following the Pledge of Allegiance, Town Clerk Deree called the roll with one member absent; President Mathews reported that Councilor Lacey called him and reported he had a prior commitment.

**ANNOUNCEMENTS**

Councilor Pap reported that he has taken a new job that requires travel that has affected his attendance. He assured the Council and the public that he intends to continue serving the constituents in North Weymouth.

Councilor Harrington announced the spring luncheon for the next three Wednesdays at Old South Union Church.

**Proclamation-Community Development Block Grant-Vice President Patrick O'Connor**

Vice President O'Connor read the following Proclamation:

*“Whereas, the Community Development Block Grant program has operated since 1975*

*to provide local governments with the resources required to meet the needs of persons of low and moderate income, and CDBG funds are used by thousands of neighborhood based, nonprofit organizations throughout the nation to address pressing neighborhood and human service needs; and*

*“Whereas, the Community Development Block Grant program has had a significant impact on our local economies through job creation and retention physical redevelopment and improved local tax bases; and*

*“Whereas, the Town of Weymouth, Massachusetts has clearly demonstrated the capacity to administer and customize the CDBG program to identify, prioritize and resolve pressing local issues, such as affordable housing, neighborhood and public service needs, job creation and retention, physical redevelopment; and*

*“Now, therefore, We, Mayor Susan M. Kay and the Town Council of Weymouth by virtue of the authority vested in us as Mayor and the legislative body of the Town of Weymouth, do hereby proclaim the week beginning on April 9, 2012 and ending on April 13<sup>th</sup> in the year town-thousand and twelve as:*

**TOWN OF WEYMOUTH, MASSACHUSETTS  
COMMUNITY DEVELOPMENT WEEK**

*“And urge all citizens to join us in recognizing programs funded through the Community Development Block Grant program and the important role it plays in our community.*

*“In witness whereof, I have hereunto set my hand and caused the seal of the Town of Weymouth Massachusetts to be fixed this 2<sup>nd</sup> day of April in the year two-thousand and twelve.”*

*Susan M. Kay, Mayor  
Town of Weymouth*

*Arthur Mathews, President  
Town Council of Weymouth*

**MINUTES**

**Rules Committee Meeting Minutes of February 28, 2012**

A MOTION was made by Vice President O’Connor to APPROVE the minutes of the Rules Committee Meeting of February 28, 2012 and was seconded by Councilor Smart. UNANIMOUSLY VOTED.

**Budget/Management Committee Meeting Minutes of March 22, 2012**

A MOTION was made by Vice President O’Connor to APPROVE the minutes of the Budget/Management Committee Meeting of March 22, 2012, as amended and was seconded by Councilor Smart. Amend Paragraph 2, Line 5 to read “100,000 instead of

1,000. UNANIMOUSLY VOTED.

## **RESIDENT AND COMMUNITY COMMENT**

### **PUBLIC HEARINGS**

#### **12 021-CPC-Capital Projects to be Bonded**

A MOTION was made by Vice President O'Connor to OPEN the public hearing on item 12 021 and was seconded by Councilor Smart. This was published on March 23, 2012. UNANIMOUSLY VOTED.

CFO McKinney presented the request for authorization to bond for the following projects. The administration is looking for authorization to borrow.

1. Pratt Library – \$100,000 requested by Library Director McLean. Auditor Swanson verified the item as #13 in the CIP, and that the request is for \$50,000 less than anticipated. The building tenant, WETC will pay the cost of the roof repairs.
2. DPW Bldg. - \$235,000 requested by DPW Director Jeff Bina. The building was built in 1959 and has had no major improvements. The roof was replaced 5 years ago.
3. DPW- new salt shed - \$300,000 requested by DPW director Bina for the construction of a 60x40 shed either in place of or next to the existing shed. This will allow the department to purchase and stockpile sand and salt.
4. Sidewalk repairs-\$150,000 requested to begin addressing the improvement of sidewalks at some of the more dangerous intersections or around cultural attractions, schools, etc.; Mr. Bina confirmed these funds combined with some Chapter 90 funds can cover only a few intersections.
5. Drainage repairs mandated under the EPA drainage permit - \$100,000 the town is required to meet the EPA mandate. The town has been under Phase I since 2003 and is proceeding to the next phase. In the stricter 2012 phase, the town is required to track outfalls, assess conditions, buildings and plans and prepare and submit storm water plans to EPA and storm water prevention plans.
6. Iron Hill Dam repair – request for \$480,000. The town is mandated to correct current poor condition status by December 2012. The consultant is preparing plans to bring the dam up to fair conditions.
7. Hamilton School Door and Windows – request for \$500,000 by the School's Director of Maintenance Tom Slattery. The existing doors and windows are in need of replacement and thermally inefficient. Councilor Smart asked that the school department investigate the possibility for green credit rebates for energy efficiency. If funding approved, work will begin as soon as possible.
8. Lower Central Interceptor- \$3,000,000-- this is the last section of the plan under the Administrative Consent Order from the 1990's to minimize overflows. Funds will be coming from sewer retained earnings rather than seeking to bond. Access will be through Newell Park with winter construction to minimize impact to wetlands. Site restoration work will be conducted in spring and work in

conjunction with the Conservation Commission. The work is to be completed late summer/fall. All construction will be on the ocean side of the tracks. Councilor Harrington asked why the funds are not being utilized from Retained Earnings; Mr. McKinney responded that it may, but this request is for the authorization to bond, if necessary. Councilor Hackett thanked Mr. McKinney for answering questions for her on combining the bonding projects, which will result in a savings of \$50,000 to the town.

A MOTION was made by Vice President O'Connor to CLOSE the public hearing on item 12 021 and was seconded by Councilor Smart. UNANIMOUSLY VOTED.

**12 022-CPC-Seach School Boiler Replacement Bond**

A MOTION was made by Vice President O'Connor to OPEN the public hearing on item 12 022 and was seconded by Councilor Smart. This measure was published on March 23, 2012. UNANIMOUSLY VOTED.

CFO McKinney requested the authority to bond \$550,000 to replace boilers in the Seach School and noted there is opportunity to seek MSBA reimbursement for this project. Tom Slattery reported that the boilers were operating at about 70% when they were converted to gas fed three years ago.

A MOTION was made by Vice President O'Connor to CLOSE the public hearing on item 12 022 and was seconded by Councilor Smart. UNANIMOUSLY VOTED.

**12 023-Free Cash-2012 Receipts-Special Purpose Stabilization Fund**

A MOTION was made by Vice President O'Connor to OPEN the public hearing on item 12 022 and was seconded by Councilor Smart. This measure was published on March 23, 2012. UNANIMOUSLY VOTED.

CFO McKinney reported that the town received two checks totaling \$54,040 in February. This is earmarked for the Special Purpose Stabilization Fund from receipts from LNR.

A MOTION was made by Vice President O'Connor to CLOSE the public hearing on item 12 023 and was seconded by Councilor Smart. UNANIMOUSLY VOTED.

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

**Resolution Proclaiming May as "Weymouth on the Move" Month-Valerie Sullivan-Healthy Wey-Mass in Motion Coordinator/ Michael Molisse-Councilor at Large**

Valerie Sullivan reported that in partnership with the town's local three grocery stores, the Weymouth Schools and read:

*"Town of Weymouth Resolution*

*May is 'Weymouth on the Move' Month*

*"Whereas: Obesity is a national epidemic in the United States; 33.8% of American adults*

*and 17% of children and adolescents (age 2-19) are obese; no state has an obesity prevalence less than 20%; and*

*“Whereas: Weymouth has higher rates of overweight and obesity than the Massachusetts average. 39% of Weymouth youth are overweight or obese; and Weymouth adults have higher rates than state of overweight/obesity, high blood pressure, high cholesterol and diabetes; and*

*“Whereas: 21.5% of Weymouth residents report that they have not participated in any physical activity in the last 30 days; supporting and encouraging physical activity is a critical strategy for addressing the obesity epidemic; and*

*“Whereas: Weymouth is rich in green space (such as Webb Park and Pond Meadow) that could be utilized more fully by residents to engage in physical activity; and*

*“Whereas: increasing physical activity is a key component of the National Let’s Move Campaign; and*

*“Whereas May is national Physical Fitness and Sports month, and May 2<sup>nd</sup>, 2012 is Massachusetts ‘Walk to School’ Day.*

*“Be it resolved: By Mayor Susan M. Kay and the Weymouth Town Council that the Town of Weymouth pledges to join with Healthy Wey/Mass in Motion and communities across the state to support walking venues throughout the month by proclaiming May as ‘Weymouth on the Move’ Month.”*

Councilor Pap noted he would like to see this referred to committee; while he supports it, he understands that students are not allowed to ride bicycles to school. President Mathews noted the referring committee would be the Ordinance Committee. Ms. Sullivan noted that a walkability study was completed with Jim Clarke, George Bezkorovainy and WPD Safety Officer Bob Barry. Councilor Pap withdrew his request to refer this to committee, as he would like to see a more holistic approach to the issue instead of simply a single day. President Mathews recommended Ms. Sullivan share the proclamation with the school committee.

A MOTION was made by Vice President O’Connor for same night action under 2-9 (b) and seconded by Councilor Molisse. Point of Parliamentary procedure by Solicitor Lane: if there is any objection the matter cannot go forward. An abstention is not an objection. VOTED 8-0, with one abstention (Councilor Pap abstained).

A MOTION was made by Vice President O’Connor to approve the resolution and was seconded by Councilor Molisse. Councilor Molisse thanked Ms. Sullivan for the work that was done. UNANIMOUSLY VOTED.

**12 024-Appointment to the Recreation Commission-Janelle Quinn**

CFO McKinney requested on behalf of the Mayor that the town of Weymouth appoint Janelle Quinn of 29 Tamarack Trail to the Recreation Commission for a term to expire on 6/30/15; replacing Stephen Ford.

A MOTION was made by Vice President O'Connor to refer item 12 024 to the Budget/Management Committee and was seconded by Councilor Smart.  
UNANIMOUSLY VOTED.

**12 025-Appointment to the Recreation Commission-Karen Johnston**

CFO McKinney requested on behalf of the Mayor that the Town of Weymouth appoint Karen Johnston of 33 Clarendon Street to the Recreation Commission for a term to expire on 6/30/15; replacing Rachel Bickford.

A MOTION was made by Vice President O'Connor to refer item 12 025 to the Budget/Management Committee and was seconded by Councilor Smart.  
UNANIMOUSLY VOTED.

**12 026-Appointment to the WETC Board of Directors-Robert O'Connor**

CFO McKinney requested on behalf of the Mayor that the Town of Weymouth appoint Robert O'Connor, Jr., of 513 East Street to the WETC Board of Directors for a term to expire on 3/31/15; to fill the vacancy created by the resignation of JoAnn Stak Bregnard.

A MOTION was made by Vice President O'Connor to refer item 12 026 to the Budget/Management Committee and was seconded by Councilor Smart.  
UNANIMOUSLY VOTED.

**12 027-Appointment to the Zoning Board of Appeals, Alternate Member-Brandon Diem**

CFO McKinney requested on behalf of the Mayor that the Town of Weymouth appoints Brandon Diem of 22 Stratford Road to the Zoning Board of Appeals as an Alternate Member, for a term to expire on 6/30/14; replacing Alternate Member Jonathan Moriarty.

A MOTION was made by Vice President O'Connor to refer item 12 027 to the Budget/Management Committee and was seconded by Councilor Smart.  
UNANIMOUSLY VOTED.

**12 028-Appointment to the Zoning Board of Appeals, Alternate Member-Raymond Brad Vinton**

CFO McKinney requested on behalf of the Mayor that the Town of Weymouth appoint Raymond Brad Vinton of 260 Park Avenue to the Zoning Board of Appeals as an alternate member, for a term to expire on 6/30/14; replacing Martin Joyce.

A MOTION was made by Vice President O'Connor to refer item 12 028 to the Budget/Management Committee and was seconded by Councilor Smart.  
UNANIMOUSLY VOTED.

**12 029-Reappointment to the Board of Library Trustees-Dorothy Coveney**

CFO McKinney requested on behalf of the Mayor that the Town of Weymouth reappoints Dorothy Coveney of 206 Central Street to the Board of Library Trustees for a term to expire on 6/30/15.

A MOTION was made by Vice President O'Connor to refer item 12 029 to the Budget/Management Committee and was seconded by Councilor Smart.  
UNANIMOUSLY VOTED.

**12 030-Reappointment to the Waterfront Committee-Raymond Nash**

CFO McKinney requested on behalf of the Mayor that the Town of Weymouth reappoints Raymond Nash of 31 Bradmere Way to the Waterfront Committee for a term to expire on 6/30/15.

A MOTION was made by Vice President O'Connor to refer item 12 030 to the Budget/Management Committee and was seconded by Councilor Smart.  
UNANIMOUSLY VOTED.

**12 031-Reappointment to the Waterfront Committee-Nancy Blazo**

CFO McKinney requested on behalf of the Mayor that the Town of Weymouth reappoints Nancy Blazo of 23 Regatta Road to the Waterfront Committee for a term to expire on 6/30/15.

A MOTION was made by Vice President O'Connor to refer item 12 031 to the Budget/Management Committee and was seconded by Councilor Smart.  
UNANIMOUSLY VOTED.

**12 032-Reappointment to the Scholarship Fund Committee-Claire Cunningham**

CFO McKinney requested on behalf of the Mayor that the Town of Weymouth reappoints Claire Cunningham of 28 Norma Avenue to the Scholarship Fund Committee for a term to expire on 6/30/15.

A MOTION was made by Vice President O'Connor to refer item 12 032 to the Budget/Management Committee and was seconded by Councilor Smart.  
UNANIMOUSLY VOTED.

**12 033-Reappointment to the Memorial Committee-Keith Spain**

CFO McKinney requested on behalf of the Mayor that the Town of Weymouth reappoints Keith Spain of 15 Georgia Road to the Memorial Committee for a term to expire on 6/30/12.

A MOTION was made by Vice President O'Connor to refer item 12 033 to the Budget/Management Committee and was seconded by Councilor Smart.  
UNANIMOUSLY VOTED.

**12 034-Reappointment to the Historical Commission-Donald Mathewson**

CFO McKinney requested on behalf of the Mayor that the Town of Weymouth reappoints Donald Mathewson of 9 Regatta Road to the Historical Commission for a term to expire on 6/30/15.

A MOTION was made by Vice President O'Connor to refer item 12 034 to the Budget/Management Committee and was seconded by Councilor Smart.  
UNANIMOUSLY VOTED.

**12 035-Reappointment to the Board of Health-Richard Wetterberg**

CFO McKinney requested on behalf of the Mayor that the Town of Weymouth reappoints Richard Wetterberg of 102 Ryder Road to the Board of Health for a term to expire on 6/30/15.

A MOTION was made by Vice President O'Connor to refer item 12 035 to the Budget/Management Committee and was seconded by Councilor Smart.  
UNANIMOUSLY VOTED.

**12 036-Reappointment to the Commission on Disabilities-Susan Kelly-Luscombe**

CFO McKinney requested on behalf of the Mayor that the Town of Weymouth reappoints Susan Kelly-Luscombe of 32 Dorothea Drive to the Commission on Disabilities for a term to expire on 6/30/15.

A MOTION was made by Vice President O'Connor to refer item 12 036 to the Budget/Management Committee and was seconded by Councilor Smart.  
UNANIMOUSLY VOTED.

**12 037-Reappointment to the Community Preservation Committee-Christopher Hannan**

CFO McKinney requested on behalf of the Mayor that the Town of Weymouth reappoints Christopher Hannan of 411 North Street to the Community Preservation Committee for a term to expire on 6/30/14.

A MOTION was made by Vice President O'Connor to refer item 12 037 to the Budget/Management Committee and was seconded by Councilor Smart.  
UNANIMOUSLY VOTED.

**12 038-Reappointment to the Community Preservation Committee-Donna O'Sullivan**

CFO McKinney requested on behalf of the Mayor that the Town of Weymouth reappoints Donna O'Sullivan of 50 Shore Drive to the Community Preservation Committee for a term to expire on 6/30/14.

A MOTION was made by Vice President O'Connor to refer item 12 028 to the Budget/Management Committee and was seconded by Councilor Smart.  
UNANIMOUSLY VOTED.



**12 039-Reserve Fund Transfer-Building Maintenance**

CFO McKinney requested on behalf of the Mayor that the Town of Weymouth transfers the sum of \$33,138 from the Reserve Fund for the purpose of funding the costs associated with the maintenance of the King Oak Hill Property.

A MOTION was made by Vice President O'Connor to refer item 12 039 to the Budget/Management Committee and was seconded by Councilor Smart.  
UNANIMOUSLY VOTED.

**12 040-Reserve Fund Transfer-Veterans Benefits**

CFO McKinney requested on behalf of the Mayor that the Town of Weymouth transfers the sum of \$40,000 from the Reserve Fund for the purpose of funding the costs associated with providing services to the town's veterans.

A MOTION was made by Vice President O'Connor to refer item 12 040 to the Budget/Management Committee and was seconded by Councilor Smart.  
UNANIMOUSLY VOTED.

**12 041-Police Department Line Item Transfer**

CFO McKinney requested on behalf of the Mayor that the Town of Weymouth transfers the sum of \$653,600 from the Police Department overtime to Police Department various.

A MOTION was made by Vice President O'Connor to refer item 12 041 to the Budget/Management Committee and was seconded by Councilor Smart.  
UNANIMOUSLY VOTED.

Councilor Molisse requested that all proposed new committee appointees be instructed to appear at the Budget/Management Committee meeting.

**REPORT OF COMMITTEES**

Budget/Management Committee-Chairman Kenneth DiFazio

**12 019-Appointment to the Conservation Commission-Greg Shanahan**

Councilor DiFazio reported that this item was referred to the Budget/Management Committee on March 19, 2012. The committee met on April 2, 2012, at which time it was unanimously voted to forward the item to the full Town Council with a recommendation for favorable action.

On behalf of the Budget Management Committee a MOTION was made by Councilor DiFazio to APPROVE item 12 019; that the Town of Weymouth appoints Greg Shanahan of 185 Mediterranean Dr. to the Conservation Commission, and was seconded by Councilor Smart. His term will expire on June 30, 2015 and will fill the vacancy by resignation by Adrienne Gowen. Vice President O'Connor noted his support of the measure. Councilor Hackett supports also, and thanked Adrienne Gowen for her many years of service. VOTE PASSED 8/1 (Councilor Pap-NO).

**12 020-Sale of Town Owned Land**

Councilor DiFazio reported that this item was referred to the Budget/Management Committee on March 19, 2012. The committee met on April 2, 2012, at which time it was unanimously voted to forward the item to the full Town Council with a recommendation for favorable action. Because the measure does not require a public hearing, Jim Clarke was invited to the table to review the auction plan, which is also available on the town website. Mr. Clarke reported that the auction is to be held at 10 AM at the McCulloch Building on Green Street on April 10, 2012.

All lots will be sold as non-buildable; they will convey with deed restrictions. Some of the abutters have encroached on these properties, and they are encouraged to purchase. These lots cannot be used as primary lot but an abutter could put a shed or addition if it meets zoning requirements.

On behalf of the Budget/Management Committee, a MOTION was made by Councilor DiFazio to APPROVE item 12 020; that the Mayor is authorized in accordance with Section 2-26 of the Town Ordinances to sell the parcels of land in the attached list, and was seconded by Councilor O'Connor. Councilor Harrington asked about the former grange property on Front Street; prior to the fire that destroyed it, there was a building on the lot that was up for auction previously but it is now a non-buildable lot. Mr. Clarke responded that under the current requirements, a lot must be 25,000 square feet to build in a residential zone. UNANIMOUSLY VOTED.

**12 021-Capital Projects to be Bonded**

Councilor DiFazio reported that this item was referred to the Budget/Management Committee on March 19, 2012. The committee met on April 2, 2012, at which time it voted unanimously 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 DiFazio to APPROVE item 12 021; ordered; that the sum of \$4,865,000 is appropriated to pay the costs of the following projects:

- Pratt Library building repairs - \$100,000
- DPW building repairs - \$235,000
- New salt shed - \$300,000
- Sidewalk repairs - \$150,000
- Drainage repairs - \$100,000
- Iron Hill Dam Repair - \$480,000
- Hamilton School Door & Window replacements - \$500,000
- Lower Central Interceptor sewer project - \$3,000,000

for a total of \$4,865,000, and that to meet this appropriation, the treasurer with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, §7 & 8 of the General Laws, or pursuant to any other enabling authority and to issue bonds or notes of the Town therefore, and was seconded by Vice President

O'Connor. Vice President O'Connor noted this is the first time in a while that the town has been in a position to authorize capital improvement projects and thanked the Mayor for bringing them forward and for looking at various funding sources for many of them. UNANIMOUSLY VOTED.

**12 022-Seach School Boiler Replacement Bond**

Councilor DiFazio reported that this item was referred to the Budget/Management Committee on March 19, 2012. The committee met on April 2, 2012, at which time it voted unanimously to forward it to the full Town Council with a recommendation for favorable action.

On behalf of the Budget/Management Committee, a MOTION was made by Councilor DiFazio to APPROVE item 12 022; ordered that the Town of Weymouth appropriate the amount of \$550,000 for the purpose of paying costs of boiler replacement at the William Seach Primary School, 770 Middle Street, Weymouth including the payment of all costs incidental and related thereto the project, which proposed repair project would materially extend the useful life of the school and preserve an asset that is otherwise capable of supporting the required educational program, and for which the Town may be eligible for a grant from the Massachusetts School Building Authority (MSBA); said amount to be extended under the direction of the Construction Steering Committee. To meet this appropriation, the treasurer with the approval of the Mayor is authorized to borrow said amount under Massachusetts General Law Chapter 44 or pursuant to any other enabling authority. The Town acknowledges that the MSBA's grant program is a non-entitlement discretionary program based on need as determined by the MSBA and any project costs that the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town provided further that any grant that the Town may receive from the MSBA for the project shall not exceed the lesser of:

1. The percent of eligible approved project cost as determined by the MSBA, or
2. The total maximum grant amount determined by the MSBA

and that the amount of borrowing pursuant to this vote shall be reduced by any grant amount set forth in the project funding agreement that may be executed between the Town and the MSBA. This was seconded by Vice President O'Connor. UNANIMOUSLY VOTED.

**12 023- Free Cash-Receipts-Special Purpose Stabilization Fund**

Councilor DiFazio reported that this item was referred to the Budget/Management Committee on March 19, 2012. The committee met on April 2, 2012, at which time it voted unanimously 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 DiFazio to APPROVE item 12 023; that the Town of Weymouth Raise and Appropriate the sum of \$54,040 from Free Cash and transferred to fund 8352, Special Purpose Stabilization Fund for Capital Projects. This measure requires legal notice, public hearing and a two-thirds vote, and was seconded by Vice President O'Connor.

A SUBSTITUTE MOTION was made by Vice President O'Connor to REFER item 12 023 back to the Budget/Management Committee and was seconded by Councilor Hackett. UNANIMOUSLY VOTED.

**Financing Update Regarding South Shore Tri-Town Development Corporation**

Councilor DiFazio reported that Councilors O'Connor, Mathews, Smart and Hackett joined him as well as Auditor Swanson and Business Agent David Tower, at a meeting to review this on March 22, 2012. Councilor DiFazio read the following report from committee:

*'Let me begin by stating that I usually do not introduce a lengthy report from the committee on most issues as they are part of the record but in this instance, based upon the fact that LNR has not been before this Town Council since September 7, 2010; 18 months, and the SSTTDC has not been before the council since June 20, 2012; 9 months, I see the need to present a somewhat in- depth report regarding SSTTDC's CFO James Wilson's presentation to the Budget/Management Committee on March 22, 2012-- as I believe all Councilors and residents will find it interesting.*

*I have distributed a packet of information which should include the following:*

*Exhibit A-Mr. Wilson's video presentation (previously issued to each Town Councilor)*

*Exhibit B-Phase I Development program within the Re-use Plan*

*Exhibit C-Amenities Plan within the Re-use Plan*

*Exhibit D-Environmental Partners letter to SSTTDC dated 9/13/11*

*The evening began with an update of FOST-6 which involves ongoing clean up by the Navy. He stated that this clean up continues to be monitored by the EPA and DEP; two layers of review. He does not expect completion of the clean up for some time.*

*Update on Current Residency Status:*

*Two apartment building permits currently totaling over 200 units, each:*

*Corcoran Apartments*

*Eventide Residential Living*

*Today there are 60 units available at the Corcoran Apartments. Today there are 28 single-family townhouse residents.*

*There is a waiting list for townhouse not yet built. Mr. Wilson called the situation one that was exploding. Based upon this categorization we began a discussion of:*

**Education of Students of Southfield:**

*The reuse plan is clear; Weymouth will supply public education to children from Southfield. There are currently no students generated by the population residing at Southfield students. There have been preliminary discussions concerning Southfield students and reimbursement between SSTTDC and our administration as well as the school department.*

*There appears to be no protocol or procedure in place at this time regarding timely notification to the town of expected enrollments.*

*It appears that we will expect our Mayor to enter an agreement in the near future regarding reimbursement for schooling Southfield students. We confirmed that any reimbursement funds would be available to Weymouth's General Fund and Revolving Accounts to be utilized.*

*Mr. Wilson discussed the need for building a school to support the education of Southfield students and that planning must take place earlier rather than later. He used our high school as an example where planning began in 1997 and our high school did not open until 2005; some 8 years later. Mr. Wilson proposed the idea of a Horace Mann or charter school to be built, that would be used for students from all three towns.*

*Current Building Status:*

*Mr. Wilson stated that the project is becoming very close to the 500 residential unit maximum as set forth by the Phase IA reuse agreement (a copy of the reuse plan development Plan is included in your packet as exhibit B). If you recall, that agreement states that SSTTDC is not allowed to proceed from 500 residential units to 1,000 residential units (Phase 1B) unless there is completed 150,00 sq. ft. of commercial space permitted. Mr. Wilson also stated that a new potential commercial space prospect had recently inquired to obtain 100,000 sq. ft. which if permitted would bring the commercial space up to an amount that would permit onward residential development into phase 1B.*

*A discussion ensued concerning what would be the procedural standard for qualifying as completed commercial space under the reuse plan. Would it be the filing of a site plan review, the application for a permit or the attainment of an actual occupancy permit in order to trigger when the phase (1) 150,000 sq. ft. of commercial space is completed. Members of the committee as well as Mr. Wilson felt this was a philosophical decision to be made soon by the Board of Directors.*

*Next, Mr. Wilson reviewed certain areas of the SSTTDC FY13 Budget:*

*The SSTTDC FY13 Budget is \$2.7 million and assumes completing phase 1A; not 1B.*

*An in-depth discussion concerning SSTTDC's bond liabilities and payment requirements for the so-called "infrastructure bond" as well as the "parkway bond" took place. The FY13 liability for the infrastructure bond is \$831,000 and for the parkway bond is \$472,000, which is taken from free cash.*

*Mr. Wilson reported that the cost for use of consultants will increase change \$500,000 to \$70,000 in FY13.*

*He further stated that the current SSTTDC manpower is 7.5 plus many part-time inspectors.*

*A discussion then began regarding the naming of the administration building as the*

*“Town Hall” and whether Southfield will truly be another municipality versus a redevelopment authority. Mr. Wilson noted the need to have an on site location for Southfield residents to go for voting, re: tax bills, clerk’s office, federal census, etc.. Several committee members were concerned about the upfront costs and need for having to build and operate a completely independent municipality.*

*SSTTDC’s FY13 budget sets aside \$100,000 for police and fire. Mr. Wilson reports that he has been in office as CFO for 15 months and still has no agreements for services for providing fire and police coverage for the base. He went on to state there are no signed agreements and seemed frustrated by this fact. He expressed a real need for executed service contracts now as the insurance company for the development will soon demand coverage. Mr. Wilson stated that if no agreement is entered into, he would soon be forced to go elsewhere for these services. Members of the committee are unaware why there are no contracts to date. If you will recall, Mayor Kay came before us December 19, 2011 and stated there were no proposals sent to her for review at that time. Why no interim contracts? I would assume that these discussions and negotiations are now underway. The issues can only be assumed to surround whether SSTTDC is asking too much for too little or there may be an issue regarding separating the services into several agreements.*

*Mr. Wilson stated that from the date of transfer of the land to today’s date, Weymouth has been providing police and fire services without an agreement in place and SSTTDC has not been billed to date. The committee felt that it was a very high priority that at least interim safety service agreements be put in place to address safety concerns of our Weymouth residents at Southfield as well as being able to begin receiving FY13 projected revenue for the services provided.*

*FC versus Excess Revenue and the Amenities Plan*

*There was a discussion about SSTTDC’s FY12 free cash and “excess revenues” as described in the reuse plan each year and why there was no excess revenue to be distributed in FY12 to the host communities even though the FY12 free cash for SSTTDC was certified at over \$1 million dollars. We inquired as to who is responsible for determining whether at the end of the fiscal year there is any revenue left for distribution to the three host communities as excess revenue. Mr. Wilson clearly stated it was the full responsibility and discretion for the Board of Directors to decide whether excess revenue exists via the legislature. Therefore, just because there exists free cash each year, it does not mean that there must be declared excess revenue. Mr. Wilson made no prediction with regards to the timing and amount of projected excess revenue in the future.*

*The committee members reminded the CFO of SSTTDC’s commitment to Exhibit B- the Amenities Plan portion of the reuse plan, which will need to be completed during Phase I. (The Amenities Plan is in your packet as Exhibit C.) As well, councilors reminded Mr. Wilson about the MEPA required improvements to Columbian Square which must be done during Phase I of the project.*

*Lastly, the Topic of Water and Sewer:*

*Mr. Wilson indicated that the current sewer flow from the development back to*

*Weymouth to MWRA is approximately 20,000 gallons per day.*

*A lengthy discussion ensued about Phase 1A and 1B maximum amount of water to be provided under the MOA signed by the Mayor in March of 2008 as well as what is currently DEP permitted. There lies great concern over the potential impact upon the town of Weymouth's sewer system when higher than Phase 1A sewer flows are received from Southfield. Councilors reminded Mr. Wilson that other projects taking place within the town will also impact our future sewer and water capacity.*

*Mr. Wilson indicated that currently Weymouth charges \$20 per unit for water to SSTTDC and that SSTTDC charges \$21.34 plus 5% to their end users. He went on to state that there are discussions under way with our administration to adjust the price of water Weymouth charges and he foresees a possible modification to the 3/7/8 MOA. Members of the committee debated the water pricing philosophy and the issue of high prices to Weymouth residents on the base, which may warrant a future modification to the MOA. There was no discussion of any possibility of SSTTDC pursuing a permanent water source from the MWRA. Subsequent to this meeting I was provided a document from an ex-Rockland official which was authored by Environmental Partners and dated September 13, 2011, which appears to be directly on point regarding SSTTDC's current plans to obtain an independent final water source. (This document is Exhibit D in your packet.) The document indicates that a proposal was made by Environmental Partners at the request of SSTTDC to pursue a feasibility study, which would require Weymouth to provide 40% of the projected water and sewer needs and Rockland providing the remaining 60%. Recall that the total phase 1 water commitment pursuant to the March 2008 MOA is currently 245,000 gallons per day. 40% of the total project projected water requirement of 1.3 million gallons per day would be approximately 520,000 gallons per day of water, which would be required to be supplied to Southfield by Weymouth. Clearly it appears to be a departure from the initial reuse plan which indicated that SSTTDC would be pursuing water from the MWRA and having an onsite sewer disposal treatment plant.*

*The comments by Mr. Wilson along with the content of the Environmental Partners letter which has come to light indicates that the water and sewer issue seems to be evolving and changing direction. If you recall SSTTDC had made a previous assertion to this council at a town council meeting on September 7, 2010 that they would have no need to request any further increases in the amount of water from Weymouth over and above the 245,000 gallons per day outlined for Phase 1 in the March 2008 MOA. We now understand that SSTTDC is pursuing alternative sources for its permanent water supply, which may very well affect Weymouth's water resources.*

*I suggest that there exists a real need for future public clarification on the water and sewer needs of this project and how those needs affect the town of Weymouth.*

*In conclusion, I want to thank Mr. Wilson once again for providing the update to the Budget/Management Committee and also if I have in any way unintentionally misrepresented any aspect of the 3/22/12 Budget/Management Committee meeting, I*

*apologize, but the meeting was lengthy and very informative and I would urge any of the members or individuals who were present to speak up at this time to correct or elaborate on this report from the Budget/Management Committee.”*

President Mathews confirmed the 49 pages of verbatim meeting minutes from that meeting were just voted.

## **ADJOURNMENT**

The next meeting of the Town Council will be held on Tuesday, April 17, 2012, due to the Patriots Day holiday on Monday. At 8:51 PM, there being no further business, a MOTION was made by Vice Chairman O'Connor to ADJOURN the meeting and was seconded by Councilor Smart. UNANIMOUSLY VOTED.

Respectfully submitted by Mary Barker as Recording Secretary

Approved by

Arthur Mathews as Council President