

*Town Council Meeting  
May 7, 2012  
Town Council Chambers*

Present: Arthur Mathews, President  
Robert Conlon  
Jane Hackett  
Ed Harrington  
Thomas J. Lacey  
Brian McDonald  
Michael Molisse  
Patrick O'Connor  
Michael Smart

Not Present: Victor Pap III  
Kenneth DiFazio

Also Present: George Lane, Town Solicitor  
Richard Swanson, Town Auditor  
Kathy Deree, Town Clerk  
Michael Gallagher, Director of Administrative & Comm. Svcs.  
Jeff Wall, SSTTDC Board of Directors  
Joe Connolly, SSTTDC Board of Directors

Recording Secretary: Diane Hachey

President Mathews called the Town Council Meeting to order at 7:30 PM.

Following the Pledge of Allegiance, Kathy Deree conducted roll call with Councilors Pap and DiFazio not present.

**Announcements:**

Councilor Hackett announced that the Library has an on line survey which she encourages all to complete. Its' purpose is to determine library usage throughout town.

Council President Mathews announced the Whitman's Pond Annual Fishing Festival, which will be held beginning at 10:00 am on Sunday, May 20<sup>th</sup> at the Middle Street boat launch. There will be free bait and rods available, accompanied by contests and food.

**Minutes:**

**Budget/Management Committee Meeting Minutes of March 12, 2012**

Councilor O'Connor motioned to approve the Budget/Management Committee Meeting minutes of March 12, 2012, motion seconded by Councilor Smart and voted unanimously.

## **Town Council Meeting Minutes of March 12, 2012**

Councilor O'Connor motioned to approve the Town Council Meeting minutes of March 12, 2012, motion seconded by Councilor Smart and voted unanimously.

### **Resident and Community Comment**

#### **Fiscal Year 2013 Budget-Gus Perez/President Weymouth Athletic Boosters Association (WABA)**

Mr. Perez noted that a \$58.1 million dollar budget has been submitted by the School Committee with recovery items inclusive of the last 4-5 years budget reductions. The town is in a better position to fund the budget this year. He noted that fiscal year 2013 net school spending will be met. He claims we are missing an opportunity to catch-up, noting that the budget shortfall is \$719,000 and represents merely ½ of 1% of the total town budget.

Mr. Perez's contention is that the town needs to address and fully fund net school spending. His efforts, on behalf of WABA, started out as a request for \$400,000 in an effort to fully fund the school athletics program, noting that this funding is not available in the \$58.1m budget. The school committee has voiced concern that the \$400,000 is possibly in jeopardy. He is asking for the Council's assistance in engaging with town leadership to locate this funding.

### **Old Business**

#### **Update from Weymouth Representatives of South Shore Tri-Town Development Corporation regarding matters pertaining to South Shore Tri-Town Development Corporations's activities at Southfield-Jeff Wall/Board of Directors, Joe Connolly/Board of Directors**

Mr. Wall presented that it was the fall of 2011 when they last appeared before Council, since then they have been embroiled in negotiations. The Navy's efforts are ongoing as relates to timely and proper clean-up of those indicated areas. South Shore Tri-Town Development Corporation is a quasi form of government, and the Board of Directors is cognizant of the enabling legislation and assured the Council that they will not become the 352<sup>nd</sup> town in Massachusetts. Construction is underway for the East/West Parkway, and commercial space allocation is 48,000 square feet. They have received site plan approval for 102,000 square feet for commercial space. SSTTDC is cognizant of the ratio of home/commercial allocations. Mr. Wall confirmed that there are 28 residents to date and LNR is active in its pursuit to sell parcels, with more favorable allocations of residential versus commercial. President Mathews noted that LNR is not present this evening and his intention is to have them appear at a future, separate meeting.

Councilor Smart is happy to hear that the clean-up by the navy continues and that they are committed to the cause. He asked that they comment on current and future plans. Mr. Wall confirms that they are required to build structures to sustain development. Current staffing is represented by the CFO, CEO, one full time staff member, and a part-time accounting clerk, this arrangement is temporary until all responsibilities will revert back to the three communities.

Mr. Connolly expressed his opinion that he views SSTTDC as a start-up equity product which is “mean and lean” as it progresses through revenue streams.

Councilor Smart commented on the water rates, and noted the two tier structure, and requests that SSTTDC make the water rates more equitable for the new residents such that there is parity.

Mr. Connolly admitted that there does exist disparities, and realizes that water charges must be profitable to the Town of Weymouth, while simultaneously appeasing the residents, and noted the importance of parity.

Councilor Conlon has concerns with water resource as ¼ million gallons of water per day have been committed to the project. He asked if they have an operating plan to manage water in unfavorable weather conditions, citing drought conditions as an example.

Mr. Connolly responded that they are investigating alternatives such that these types of conditions are not a burden on Weymouth, they have hired a consulting firm to investigate this, and they are conducting a water feasibility study. It was confirmed that SSTTDC would adhere to restrictions set forth by the Town of Weymouth.

Councilor Lacey is happy to hear that they are trying to keep administrative costs to a minimum and questions the “Town Hall” sign which was erected in relation to the language in the legislation. Councilor Connolly will supply the Council with a copy of said legislation and noted that the intent of the sign was to direct individuals with questions to that building.

Councilor Lacey questioned the definition of “open space”.

Mr. Wall noted that open space refers to parks and LNR is contemplating selling off land to develop fields and noted that LNR must maintain said fields and submit both a plan for open space and the manner in which it will be implemented.

Councilor O’Connor asked if there are any studies currently underway regarding recommendations for police and fire support at Soutfield.

Mr. Wall confirms that a consultant has been hired to look at public safety and the future of a phased in approach. The current stage is training, with the hopes of a fire engine on site. The BOD is ascertaining funding such that the burden for public safety coverage does not fall totally to the Town of Weymouth.

Councilor O’Connor believes in a phased in approach and stressed the importance of service contracts to be in place. He asked SSTTDC to comment on payment schedules to the town—such that we are benefitting promptly (cited the one year wait for circuit breaker reimbursement).

Mr. Wall confirmed that they are advocating for a review process to ensure that the town benefit from payments at the beginning of each fiscal year, he further assured the Council that Weymouth will not be shortchanged.

Councilor O'Connor asked about the potential for a charter school versus a public school and noted that Weymouth students would be ineligible to participate and to this end he would file a home rule petition if this happened. He strongly advocates for a Weymouth Public School.

Mr. Connolly agrees and noted that the legislation is vague. His opinion is that a school isn't necessary and feels that sending students to the Weymouth Public schools, and compensating the town accordingly, is more advisable. Jim Wilson (CFO of SSTITDC) has initiated the process of an investigation of the feasibility of building a school on site.

Councilor Hackett asked for the status of the East/West Parkway. Mr. Wall responded that the parkway will be opened and functional in January of 2013. Phase 1 is currently underway, and they will move onto Phase 2 shortly.

Councilor Hackett stressed the importance of water, police and fire service and cited that as these are currently being handled, service agreements must be finalized. She commends SSTITDC for its progress and holding LNR in check, but is concerned with the transition of outstanding components. She urges SSTITDC to continue to maintain low costs and return revenues to the three communities. She asked if there exists an exit strategy.

Mr. Wall commented that they are not attempting to expand beyond their means and they are cognizant of their limitations in an attempt to keep costs down. Mr. Connolly confirmed that there have been no specific discussions surrounding an exit strategy at this point.

Councilor Hackett suggested contracting with the town for water usage, in an effort to be more direct as opposed to creating layers of charges. She feels that residents are paying too much and she is concerned with the price of future services.

Mr. Connolly commented that the water rates are a concern and they are investigating.

Councilor McDonald noted his concern with the "Town Hall" signage, as perception is reality. He is also concerned with service contracts, the level of voice the town has on build-out and feels we are outvoted, concerned with the weight of Weymouth's vote as related to the impact to the town. He questions how much of commercial and residential build out is in Weymouth. Mr. Wall confirmed that the majority is located in Weymouth (70-90%).

Councilor Harrington requests an explanation as to how the airbase development will benefit the citizens of Weymouth because he believes there is negativity amongst constituents and wishes to clarify. Mr. Connolly noted the benefit of open space, return of revenues, and the convenience of constituents to utilize and patronize local restaurants and shopping establishments. Mr. Wall notes that the state certified that in fiscal 2011 \$339,749 dollars in new state revenue will be generated by Southfield.

Councilor Conlon would like to see implementation of a dedicated police patrol until which time the service contracts are finalized. Mr. Wall stated that the town is currently being reimbursed when public safety responds, and noted that there is a tracking mechanism in place to monitor this.

Councilor Lacey asked about the status of the feasibility study for water and sewer, to which Mr. Wall responded that an executive draft has been prepared. Councilor Lacey requested a copy of the draft once presented.

Council President Mathews noted his concerns with traffic mitigation improvements which must be completed prior to the start of phase 1 B of the project; he requested a copy of a water/sewer agreement (signed by Jim Wilson and Kevin Donovan) and authored by Environmental Partners. He is concerned with sewerage output capacity and noted that SSTTDC has not yet paid the sewerage connection fee (it has been 2 years since it has been paid) and totals several thousand dollars. Mr. Wall will obtain an answer to the status of the fee payment and get back to Council President Mathews tomorrow. Council President Mathews further noted that the School Committee has discussed cost per pupil reimbursement to the town, which is determined by the Department of Education, and would be prorated for students entering the system midyear. Mr. Wall has asked for advanced notice of students entering the system.

Council President Mathews extended his appreciation to Mr. Wall and Mr. Connolly for appearing this evening.

### **Communications and Reports from the Mayor, Town Officers and Town Boards**

Councilor Hackett motioned to take measure number 12 075 (under Reports of Committee) out of order, seconded by Councilor Smart and voted unanimously.

#### **12 075-Appointment of Assistant Town Clerk-Lee Hultin**

Ms. Hultin noted that she was the Assistant to the Council beginning in 2000, became the Assistant to the Mayor (for two administrations) in 2003. She believes that this position is an opportunity for advancement; and that her organizational skills will be of benefit to the department.

Kathy Deree stated that the same procedure as that of hiring the Town Clerk was followed in the search for an Assistant Town Clerk. Councilor Conlon stated his support of promoting employees from within and Councilor Hackett noted Ms. Hultin's strong work ethic as she has worked with her for eight years.

Councilor DiFazio motioned for favorable action, seconded by Councilor Smart and voted unanimously.

#### **12 077-Appointment of Human Resources Director-Michael Coughlin**

Mr. Gallagher presented on behalf of the Mayor's Office and submits Mr. Michael Coughlin for appointment as the Human Resources Director for the Town of Weymouth.

Councilor O'Connor motioned for referral to the Budget/Management Committee, motion seconded by Councilor Smart and voted unanimously.

**12 078-Reserve Fund Transfer-Veteran Services Salary**

Mr. Gallagher requests, on behalf of the Mayor, the transfer of \$6,000 from the reserve fund for purposes of funding costs associated with an increase in salary due to a part-time position converting to full time.

Councilor O'Connor motioned for referral to the Budget/Management Committee, motion seconded by Councilor Smart and voted unanimously.

**12 079-CDBG and Home Funding for 2012-2013**

Mr. Gallagher requests acceptance of the fiscal year 2012-2013 HUD grants for \$663,320 (CDBG funding) and \$145,991 in HOME investment partnership funds.

Councilor O'Connor motioned for referral to the Budget/Management Committee, motion seconded by Councilor Smart and voted unanimously.

**12 080-CPC-North Cemetery Gravestone Repair**

Mr. Gallagher requests appropriation of \$11,300 from the unreserved fund of the CPC to fund costs to repair/ preserve gravestones of Reverend William Smith and his wife, parents of Abigail Adams.

Councilor O'Connor motioned for referral to the Budget/Management Committee, motion seconded by Councilor Smart and voted unanimously.

**12 081-CPC-Abigail Adams House Re-Siding**

Mr. Gallagher requests that \$58,600 be appropriated from the unreserved fund of the CPC to cover costs to re-side the Abigail Adams House.

**12 082-Reserve Fund Transfer-Town Clerk Advertising**

Mr. Gallagher requests transfer of \$1,500 from the reserve fund for the purpose of funding costs due to increases in advertising.

Councilor O'Connor motioned for referral to the Budget/Management Committee, motion seconded by Councilor Smart and voted unanimously.

Councilor O'Connor bundled measure numbers 12 083 through 12 088 and motioned for referral to Budget/Management, motion seconded by Councilor Smart and voted unanimously:

**12 083-Reappointment to the Cultural Council-Lori Ann Powers**

**12 084-Reappointment to the Fourth of July Committee-Ronald Rizzo**

**12 085-Reappointment to the Board of Library Trustees-Donna Shea**

**12 086-Reappointment to the Recreation Commission-Steve Reilly**

**12 087-Reappointment to the Board of Registrars-Kenneth Karlberg**

**12 088-Reappointment to the Zoning Board of Appeals-Jonathan Moriarty**

## **Reports of Committees**

### **Budget/Management Committee-Chair Kenneth DiFazio**

Chairman DiFazio bundled measure numbers 12 063 through 12 074, noting that they were referred to the Budget/Management Committee on April 2, 2012 and voted unanimous favorable action. He motioned for approval for favorable action, motion seconded by Councilor Smart and voted unanimously:

**12 063-Reappointment to the Board of Assessors –Paul Haley**

**12 064-Reappointment to the Cemetery Commission-Deborah Sullivan**

**12 065-Reappointment to the Community Events Committee-Frannie Xerokostas**

**12 066-Reappointment to the Commission on Disabilities-Maria Flynn**

**12 067-Reappointment t the Board of Elder Services-Steve Manupelli**

**12 068-Reappointment to the Board of Elder Services-Dorothy Cannif**

**12 069-Reappointment to the Historical Commission-Jody Purdy-Quinlan**

**12 070-Reappointment to the Scholarship Fund Committee-Linda Sforza-Berg**

**12 071-Reappointment to the Waterfront Committee-Paul Brooks**

**12 072-Reappointment to the Zoning Board of Appeals-Richard McLeod**

**12 073-Reappointment to the Fourth of July Committee-Peter Webb Jr.**

**12 074-Reappointment to the Veterans Council-Francine Nesson**

### **12 059-Water Reserve Fund-Iron Hill Building Repairs**

Chairman DiFazio noted that this measure was deliberated and voted during the budget review process as DPW stated that it was of high priority. This was referred on April 15<sup>th</sup>, voted favorably by committee on April 30<sup>th</sup>; he motioned for favorable action, motion seconded by Councilor Smart and voted unanimously.

### **12 060-Water Reserve Fund-Radio Frequency Upgrades for PRV's**

Chairman DiFazio noted that this measure was deliberated and voted during the budget review process as DPW stated that it was of high priority. This was referred on April 15<sup>th</sup>, voted favorably by committee on April 30<sup>th</sup>; he motioned for favorable action, motion seconded by Councilor Smart and voted unanimously.

### **12 061-Water Reserve Fund Transfer-Water Treatment Plant Filter Media Replacement**

Chairman DiFazio noted that this measure was deliberated and voted during the budget review process as DPW stated that it was of high priority. This was referred on April 15<sup>th</sup>, voted favorably by committee on April 30<sup>th</sup>; he motioned for favorable action, motion seconded by Councilor Smart and voted unanimously.

## **Ordinance Committee-Chairman Smart**

### **Fore River Bridge Labor Resolution**

Chairman Smart noted that the committee met earlier this evening and voted favorably for the aforementioned resolution, authored by Councilor O'Connor. Councilor O'Connor noted that the genesis of the resolution is to determine if the Fore River Bridge replacement project meets the criteria under project labor agreements (PLA). This would ensure that jobs remain local, as he heard that portions of the bridge may be built off site in New Jersey and subsequently shipped to Weymouth. He has reached out to the city of Quincy as well and is requesting that the resolution is forwarded to Mass DOT, local legislators, the City of Quincy and Congressman Lynch. Chairman Smart read the resolution into the record as follows-motioning for favorable action:

*Whereas, the Fore River Bridge overlooks Wessagusset, the oldest settlement site in the Massachusetts Bay Colony, also known as the Thomas Weston Colony of 1622, and  
Whereas, the municipalities of Weymouth and Quincy are communities of historic significance in the Commonwealth of Massachusetts, notably, as birthplaces of Abigail Smith Adams, John Adams and John Quincy Adams, and*

*Whereas, the Fore River, a significant estuary in the Boston Harbor Watershed, is formed by the confluence of the Monaquot River and Smelt Brook in the Weymouth Landing area of Braintree, and*

*Whereas, the Fore River borders both Quincy Point and the North Weymouth Business District, which are two distinct villages of geographic, economic and historic importance, and*

*Whereas, the Fore River Bridge, erected in 1936, crossed over the Fore River and served as the gateway to the majority of South Shore towns from the City of Boston, and*

*Whereas, the site was home to major industrial entities such as General Dynamics, the Fore River Shipyard and Bethlehem Steel and has witnessed the passing of every warship built at the former Fore River Shipyard with some of the most notable being the, USS Massachusetts, the USS Wasp and the USS Salem, CA-139 which is currently at port in the former Quincy Shipyard, and*

*Whereas, the Fore River Bridge because of its location, architectural style and purpose was eligible to be placed on the National Register of Historic landmarks, and*

*Whereas, the Fore River Bridge deteriorated beyond repair and was slated for replacement in 2002, with a temporary bridge erected in its place, and*

*Whereas, the United States Coast Guard (USCG) has determined that the Fore River Bridge Replacement Project in Quincy and Weymouth, Massachusetts, will have an effect upon the Fore River Bridge (Q-01-001/W-32-001). A property eligible for inclusion in the National Register of Historic Places, and has consulted the Massachusetts State Historic Preservation Office (MA SHPO), pursuant to 36 CFR 800, regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f); and*

*Whereas, the Federal Highway Administration (FHWA) and the Massachusetts Highway Department (MassHighway) participated in the consultation and concurred in the fully executed Memorandum of Agreement between the U.S.C.G. and the MA SHPO regarding the Fore River Bridge Replacement Project, and*

*Whereas, the Commonwealth of Massachusetts has appropriated substantial monies for the erection of a new bridge, and*

*Whereas, the Town of Weymouth's Historical Commission reviewed and voted a similar resolution on 11 January 2011,*

*Resolved, the Town Council of the Town of Weymouth urges the U.S. Coast Guard, Federal Highway Administration and MassDOT to ensure the Fore River Bridge Replacement Project is*

*designed and constructed as a low-impact, bascule bridge with a style and function worthy of the location, purpose, economic impact and historic effects on the South Shore for the betterment of future generations and all South Shore residents, and*

*Now, therefore, on 18 January, 2011, the Town Council of Weymouth urges its state and federal delegation of elected officials to support the design and construction of a bascule style bridge on the Fore River Bridge Replacement Project as a matter of paramount concern to the citizens of Weymouth.*

Chairman Smart thanked Councilor O'Connor for his efforts and noted that this resolution will protect the interest of the residents of the town.

Motion seconded by Councilor O'Connor and voted unanimously

### **South Shore Hospital Merger with Partners HealthCare**

Chairman Smart updated that he and Ms. Hachey forwarded an email to Alan MacDonald (South Shore Hospital) requesting his attendance at the Ordinance meeting for an update on the potential merger. Mr. MacDonald indicated that he is not available to attend. Chairman Smart is attempting to have him appear at a future meeting in conjunction with Partners HealthCare, it was noted that President Mathews also made calls requesting appearance.

### **New Business**

#### **Review of Staffing Levels at Police and Fire Departments-Councilor Harrington**

Councilor Harrington noted that staffing levels of police and fire are reviewed once a year during the budget process, to this end he has requested the town auditor review current staffing levels. He researched that in 1980 the Police Department employed 115 staff and in 2012 that figure decreased to 92—a 20% reduction. He is concerned as the crime rate is increasing, our staff is decreasing.

In the 1980's the Fire Department employed 137 and currently employs 95—a reduction of 31%.

Councilor Harrington motioned that the Public Safety Committee investigate trends/ramifications/guidelines for minimum staffing levels, in the interest of public safety, for the town-motion seconded by Councilor Smart and voted unanimously.

With no further business to attend to, Councilor O'Connor motioned to adjourn at 9:55 PM, noting that the next Town Council Meeting will be the Annual Town Meeting, and will be held on Monday, May 14, 2012 at the Abigail Adams auditorium, motion seconded by Councilor Smart and voted unanimously.

Respectfully Submitted by: Diane T. Hachey

Approved by:

Council President Arthur Mathews