

**TOWN COUNCIL MINUTES  
Town Hall Council Chambers  
November 18, 2013, Monday**

Present: Arthur Mathews, President  
Patrick O'Connor, Vice President  
Francis Burke, Councilor  
Robert Conlon, Councilor  
Kenneth DiFazio, Councilor (late arrival)  
Jane Hackett, Councilor  
Ed Harrington, Councilor  
Thomas J. Lacey, Councilor  
Brian McDonald, Councilor  
Michael Molisse, Councilor  
Michael Smart, Councilor

Not Present: Brian McDonald, Councilor  
Michael Molisse, Councilor

Also Present: William McKinney, Chief Financial Officer  
George Lane, Town Solicitor  
Kathy Deree, Town Clerk  
Richard Swanson, Town Auditor  
Michael Gallagher, Director of Administration & Community

Recording Secretary: Mary Barker

President Mathews called the meeting to order at 7:30 PM. After the Pledge of Allegiance, Town Clerk Kathy Deree called the roll, with two members absent. President Mathews reported that he spoke with Councilors McDonald and Molisse who both have prior family commitments and were unable to attend.

**ANNOUNCEMENTS**

Councilor Burke announced that the North Weymouth Civic Association's Board meeting on December 11, 2013, 7 PM at the McCulloch Building is open to the public.

Councilor Harrington announced that he is doing a research project that he will provide a written report in the near future to his colleagues and the general public:

*"The last couple of years, it's been apparent that the enabling legislation build-out plans for Southfield weren't going to work. With that in mind, I began to think of other ways the town might benefit from the redevelopment of the South Weymouth Naval Air Station. In October, I asked researchers at the Weymouth Public Library to look into trends in real estate and I thank them for their thorough efforts. Initial efforts show that, as expected, commercial real estate is not a marketable commodity, and probably won't be for a long time. Demand is in what is called a secular cycle- almost a plateau- that could last years or decades. Starwood now projects they will only fill 8-900 of the more than 2 million square feet of commercial property over time. The reduction of more than 1,100,000 square feet of commercial space is a huge blow to Weymouth. We were counting on that money. The question is, can it be recovered elsewhere? The initial results point towards considering senior housing. Apparently it is the hottest real estate trend at*

*this time and will be for several decades as the largest living generation: the baby boomers born between 1945 and 1964 age, downsize and relocate. Unlike commercial real estate, this is a huge and growing sustainable market. Seniors look for access to medical care, public transportation and readily accessible amenities. Weymouth has a world-class hospital. Mr. Aubut, president of the South Shore Hospital, has assured me that it could provide quality care. There's a commuter rail station adjacent to the premises, and the developers could whittle into the commercial footage by providing shuttle drop services and medical services on the site. Amenities currently on the negotiating table might be restored as seniors look to quality of life in their leisure time. If amenities sell senior condos, then a certain amount of amenities might be restored. In any event, in the near future I'll put out a report on this topic. In all probability I'll be asking the Mayor, the Council and Starwood to consider putting in a large senior component in their Master Plan for Southfield, adding an additional approximately 1,000 senior units of varying types and sizes. Remember, over 55 housing doesn't add kids to the schools, doesn't clog the streets at rush hour and any water that they use will not come from Weymouth. Starwood now projects a \$6-8 million benefit to Weymouth at full build-out. The addition of approximately \$320 million in taxable real estate at a tax rate of \$12 per thousand might add another \$3-4 million to the tax roll and we could certainly use the money. That's what I'm working on, and a full report will follow."*

Councilor Conlon announced he will be holding constituent office hours and a round table on November 19, 2013 from 10-11 AM in Council Chambers for a discussion of Starwood and the change in the reuse plan. He concurred with Councilor Harrington's comments that if Southfield had the proper amenities it would attract seniors, including himself.

Councilor DiFazio announced the next meeting of the East Weymouth Neighborhood – Association will be held on November 19, 2013 at the Venetian Restaurant at 7 PM. He expects the Mayor will be present to answer questions.

Councilor Lacey asked the President and Vice President to reinforce the Town Council Rules, and asked his colleagues to review same regarding "Announcements." He noted that "Announcements" are for the purpose of publicizing events, etc., and not to circumvent the rules for the purpose of adding agenda items.

**Presentation of "Early American Life" Magazine to the Town Council-Cathy Torrey, Abigail Adams Historical Society**

Cathy Torrey presented the magazine issue to the Town Council and thanked them for their support to the Abigail Adams Society through the Community Preservation Act. With all of the work they have garnered an article in the national publication of Early American Life- in the issue, not only the life of Abigail Adams and the homestead is highlighted, but the work of the Community Preservation Committee and the Town Council. The society now is able to be open the historical site this winter to give tours and host programs.

President Mathews thanked her for her work with the Abigail Adams society. Ms. Torrey reported that the Abigail Adams House will be open December 14, 2013 for tours from 1-4 PM and then monthly thereafter.

**OLD BUSINESS**

**Town Auditor/Richard Swanson-Quarterly update on financial activity regarding:**

- Host Community Agreement Mitigation Funds
- HCA Payments for Water, Sewer and Connection Fees

- Billings for Services to Southfield
- Special Purpose Stabilization Fund
- King Oak Hill Property
- General Stabilization, Reserve and Community Preservation Funds
- Fogg Library Renovations

Auditor Swanson provided the following update:

*“Good Evening Councilors and Residents of Weymouth.*

*I have updated my financial analyses schedules to reflect activity through September 30<sup>th</sup>. I will review each of my schedules with you:*

**Schedule 1- Host Community Agreement Mitigation Funds:**

*The column entitled receipts list each payment to Weymouth under the Host Community Agreement. The receipts total \$3,587,187 (through September, 2013).*

*My recap shows (under the HCA) total payments to the town will total \$13,260,000, of which \$9,672,813 remains to be paid.*

*All monies received since 2010 are transferred to the Special Purpose Stabilization Fund from which the Council approves appropriations. A total of \$300,979 remains to be transferred from the General Fund.*

**Schedule 2-HCA Payments for Water & Sewer/Connection Fees**

*The Memorandum of Agreement for provision of water & sewer service, dated March 7, 2008 stipulates that the town be paid for usage. The water fund received \$1,235,000 and the sewer fund \$970,000 in May 2011.*

*The Sewer Department received in October, 2013 \$394,000 in connection fees.*

Councilor Hackett asked if the connection fees are charged to the developer, or Tri-Town. CFO McKinney responded that they are from Tri-Town.

**Schedule 3- Summary of Services to Southfield:**

*This analysis shows billings to Southfield for water usage, school, police and fire services.*

*The water billings (based on usage) were \$261,271 for 1Q FY14. Southfield was invoiced \$28,480 for fire and police services provided during 1Q FY14. Billing for education services will be done later in the year.”*

Councilor Hackett asked when the quarterlies are billed. Auditor Swanson responded that first quarter 2014 was billed last week.

Vice President O’Connor requested an explanation of rates for police and other public safety billing. Auditor Swanson will provide it. Vice President O’Connor asked if it is a flat rate per year. CFO McKinney responded that it’s budgeted for \$200,000, but it is billed for actual usage.

The formula takes into consideration the fully loaded cost broken down to a cost per run. There is no premium added to the cost, but because the costs are already there, it is a benefit to the town.

The town is on year two of a two-year contract. Councilor Conlon noted that the new contract should consider having a police car dedicated to Southfield, 24/7 as a resource.

Councilor Harrington noted that since money from the public safety contract has not been used to either hire back any employees or increase any hours for existing personnel, then there is no benefit to the town. Instead, the town's resources are spread thinner through the rest of the town and detrimental to the rest of the town.

*"Schedule 4- Special Purpose Stabilization Fund:*

*This fund was established to track mitigation monies and has a balance of \$217,989. To date \$1,990,630 has been transferred from the General Fund into this fund and the Council has appropriated \$1,777,500 as listed. "*

Councilor DiFazio noted that there were six measures listed as transferred into the fund, and asked why measure 11 123 was not included earlier. Auditor Swanson responded that it was spent before the fund was established- these were funds spent on Legion Field. Councilor Lacey asked where these funds are being tracked-- if it was taken off the schedule and asked for it to be included in future reports; it doesn't need to be fully itemized, but needs to be tracked as received and spent. Auditor Swanson responded that he stopped tracking it, but will include it in future reports. Councilor Smart noted these were the purchases made prior to the establishment of the Stabilization Fund. Councilor Lacey responded that he does not need an itemization, but it should be included in the tracking.

*"Schedule 5-King Oak Hill Property*

*This analysis shows the acquisition costs and tracks ongoing expenditures for the King Oak Hill property. It reflects the appropriated amounts and expenditures for each measure by fund."*

*Schedule 6-Free Cash*

*Free Cash for FY14 has not yet been certified by the Department of Revenue. It will be reflected in the next quarterly report.*

*Schedule 7-Stabilization and Reserve Funds:*

*This analysis reflects the 9/30/13 balances of the General Stabilization Fund, Reserve Funds and the Community Preservation Funds. These monies are available to appropriate after the Mayor submits measures to Council for review and approval."*

Councilor Hackett asked the auditor to include Water and Sewer retained earnings in future reports.

*"Schedule 8-Fogg Library Renovations:*

*This analysis includes the funding and expenditures for the Phase I Exterior Work which is completed.*

*Funding and Expenditures are shown for Phases 2 and 3 for interior renovations. Total funding \$1,750,000 (from CPA, HUD and Historical grant) and \$940,514 has been expended leaving a balance of \$809,486 to complete the project.*

*This concludes this evening's presentation. All analyses will be updated quarterly"*

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

**13 130-Fiscal Year 2014 Tax Classification**

CFO William McKinney requested on behalf of the Mayor that the town of Weymouth approve a classification tax rate shift of 1.48 for commercial, industrial and personal property taxes with no residential exemption for Fiscal Year 2014.

A MOTION was made by Vice President O'Connor to refer measure 13 130 – Fiscal Year 2014 Tax Classification to the Budget/Management Committee and was seconded by Councilor Smart. UNANIMOUSLY VOTED.

**ADJOURNMENT**

The next regular meeting of the Town Council Meeting has been scheduled for Monday, December 2, 2013. At 8:05 PM; there being no further business, a MOTION was made by Vice President O'Connor to adjourn the meeting and was seconded by Councilor Smart. UNANIMOUSLY VOTED.

Respectfully submitted by Mary Barker as Recording Secretary

Approved by Town Council President Arthur Mathews