

**TOWN COUNCIL MINUTES  
BUDGET/MANAGEMENT COMMITTEE  
Town Hall Council Chambers  
September 9, 2008**

Present: Kenneth J. DiFazio, Chairperson  
Arthur Mathews  
Michael Molisse  
Kevin Whitaker (arrived at 6:55)  
Patrick O'Connor (arrived at 8:15)

Also Present: Ed Harrington, Councilor  
Maureen Duffy, Town Auditor  
James Wilson, Chief Financial Officer  
Michael Gallagher, Director of Administrative Services  
Roland Mousally-Director of Weymouth Housing Authority  
Walter Flynn-Chair of Community Preservation Committee

Recording Secretary: Diane T. Hachey

Chairperson DiFazio called the Budget/Management Committee meeting to order at 6:50 pm.

**08 114-Appointment to the Community Preservation Committee-Laura Harbottle**

Ms. Harbottle was present and stated that funds from the Community Preservation Act provide monies in order to do positive things for the town. She is currently employed as a planner for the Town of Scituate.

Councilor Molisse motioned for favorable action to the full Town Council, motion seconded by Councilor Mathews, and unanimously voted.

**08 105-Appointment to the South Shore Tri-Town Board of Directors-Joseph Connolly**

Mr. Connolly was not present therefore Councilor Mathews motioned to continue until later in the evening, motion seconded by Councilor Molisse, and unanimously voted.

**08 098-Appointment to South Shore Tri-Town Board of Directors-Jeff Wall**

Mr. Wall was present and noted that based on his past experience with the town, felt that this appointment would be a good fit. Due to the responsibilities of this appointment, he confirmed that he will step down as President of the Firefighters Union.

Councilor Mathews commended Mr. Wall for his willingness to appear before Council on past issues and his accessibility.

Councilor Molisse expressed his concern with Mr. Wall assuming both the union position and this appointment, and is relieved that he has stepped down from the union post.

Councilor DiFazio cited the Council's resolution to erect an anemometer at Southfield and expressed his concern that our representatives on the board did not intervene and asked Mr. Wall to share his thoughts on this subject.

Mr. Wall agreed that the situation was not handled well and assured the committee that he would have intervened on their behalf.

Councilor DiFazio further stated that if changes to the original plan should come about, that Mr. Wall is cognizant of this and communicates any changes to the Council.

Councilors DiFazio and Whitaker questioned Mr. Wall's thought process surrounding the town providing services to Southfield.

Mr. Wall feels that it is important to be sensitive to the effects of delivering services to Southfield, so as to not deplete services for the town. He envisions the providing of services as an opportunity for the town since the majority of Southfield lies in the Town of Weymouth. As long as we are properly compensated for services, and not depleting our own, then he is in favor of supplying services to Southfield.

Councilor Mathews motioned for favorable action to the full Town Council, motion seconded by Councilor Molisse, and unanimously voted.

#### **08 104-Reappointment to the Board of Assessors-Jill Reddish**

Ms. Reddish was not present therefore Councilor Mathews motioned to continue this measure to the next Budget/Management Committee meeting-scheduled for September 17, 2008, motion seconded by Councilor Molisse, and unanimously voted.

#### **08 106-Appointment to the Commission on Disabilities-Ron Evans**

Mr. Evans was present and noted that he grew up in Weymouth and moved back to town two years ago and wishes to give back to the area. Councilor Whitaker invited Mr. Evans to attend the Commission on Disabilities meeting next week.

Councilor Molisse motioned for favorable action to the full Town Council, motion seconded by Councilor Mathews, and unanimously voted.

#### **08 107-Appointment to the Commission on Disabilities-Matthew Ciavattieri**

Mr. Ciavattieri was present and feels that since he has numerous handicaps he would like to help others because he knows what they are going through. Councilor Whitaker extended an invitation to Mr. Ciavattieri to the next Commission on Disabilities meeting.

Councilor Molisse motioned for favorable action to the full Town Council, motion seconded by Councilor Mathews and unanimously voted.

**08 108-Appointment to the Historical Commission-Joan Rotondo**

Ms. Rotondo was present and expressed her interest in serving on the Historical Commission and noted her interest in the preservation of history. Councilor Molisse thanked Ms. Rotondo and noted that she is a very involved citizen.

Councilor Molisse motioned for favorable action to the full Town Council, motion seconded by Councilor Mathews, and unanimously voted.

**08 109-Appointment to the Planning Board-Dave Chandler**

Mr. Chandler was present and noted his experience with the town-he served on the Conservation Commission for three year. He feels that this board is one of the most important in town as developments need to blend in with the surrounding aesthetics. Additionally, he stated that his is not a proponent of waivers.

Councilor Mathews expressed his agreement with Mr. Chandler's points.

Councilor Whitaker asked for Mr. Chandler's thoughts on a separate "Design Review Board" which would review the aesthetics of a project and its "fit" with the community – to which Mr. Chandler wholeheartedly agreed and indicated that he would like to see this developed further.

Mr. Chandler further explained that he will no longer be serving on the Tri-Town Board of Directors, as he plans to complete this assignment by the end of September. Councilor Whitaker was grateful for Mr. Chandler's service and asked what Mr. Chandler thought the council should be cognizant of as the project progresses.

Mr. Chandler noted that as Weymouth is the only town currently delivering services to Southfield, we need to closely monitor the water and sewerage infrastructure and ensure that providing of these services is profitable to the Town of Weymouth.

Councilor Mathews disagreed with this and feels that our current infrastructure cannot support Southfield-he cited the Great Pond Water Treatment Plant-which will fill the needs of the residents of Weymouth.

Councilor Molisse motioned for favorable action to the full Town Council, motion seconded by Councilor Mathews, and unanimously voted.

**08 110-Appointment to the Recreation Commission-Steve Reilly**

Mr. Reilly was present and stated that he has been a Weymouth resident for the past eight years, and is currently serving as the President of Weymouth Youth Soccer and has much interest in the maintenance and usage of recreational fields.

Councilor Mathews commended Mr. Reilly for his involvement in the Community Preservation Committee.

Councilor Molisse noted that Mr. Reilly has the experience for this appointment and feels that he would be an active committee member.

Councilor DiFazio asked that Mr. Reilly request that the committee review the Legion Field plans.

Councilor Molisse motioned for favorable action to the full Town Council, motion seconded by Councilor Mathews, and unanimously voted.

**08 111-Appointment to the Scholarship Committee-Hank Goldman**

Mr. Goldman was present and stated his involvement with schools and youth of Weymouth for the past 20 years.

Councilor Harrington voiced his endorsement of Mr. Goldman as he is well qualified to fill this appointment.

Councilor Mathews motioned for favorable action to the full Town Council, motion seconded by Councilor Molisse, and unanimously voted.

**08 112-Appointment to the Zoning Board of Appeals as an Alternate Member-George Berg**

Mr. Berg was present and stated that he is a life-long resident of the town and served on the Mitigation Committee for the MBTA, owns an architectural firm in town and is most proficient in zoning by-laws.

Councilor Molisse supports this appointment and thanked Mr. Berg and asked that he bring back to the Committee to be cognizant of constituents concerns at meetings and public hearings. Additionally, Councilor Molisse stated that he feels strongly that members should not solely view map plans, but rather should actually visit said sites.

Councilor Mathews addressed approval of special permits or variances and consideration of sufficient mitigation to the town. He cited the South Shore Hospital as an example.

Councilor Whitaker requested that if Mr. Berg determines that an Ordinance change is necessary, to please alert the Ordinance Committee.

Councilor Molisse motioned for favorable action to the full Town Council, motion seconded by Councilor Mathews, and unanimously voted.

**08 113-Appointment to the Community Preservation Committee-Daniel Condon**

Mr. Condon was present and noted his interest in cultural preservation and creating recreational opportunities for the children of the town.

Councilor Molisse motioned for favorable action to the full Town Council, motion seconded by Councilor Mathews, and unanimously voted.

**08 115-Appointment to the Board of Elder Services-Judy MacDonald**

Ms. MacDonald was not present therefore Councilor Mathews motioned to continue this measure to the next Budget/Management Committee meeting-scheduled for September 17, 2008, motion seconded by Councilor Molisse, and unanimously voted.

**Discussion was continued on measure number 08 105-Appointment to the South Shore Tri-Town Board of Directors-Joseph Connolly**

As Mr. Connolly was not present, Councilor Molisse motioned to continue this measure to the next Budget/Management Meeting on September 17, 2008, motion seconded by Councilor Mathews and unanimously voted.

**08 094-Community Preservation Committee-Community Housing Request**

Councilor DiFazio distributed minutes from the last Budget/Management Meeting to all members.

Mr. Robert Corley (Neighborhood Housing Services Representative) and Mr. Roland Mousally (Director of Weymouth Housing Authority) approached the committee.

Mr. Corley explained that this project is located at 706-708 and 712 Main Street on Route 18. The development being proposed is for affordable, rental, permanent housing (with a case worker assigned to each family) and involves construction of two, three unit dwellings, in addition to rehabilitation of four units- for a total of 12 units. Mr. Corley spoke to his company's reputation and the fact that they own five other properties in town.

Councilor Molisse raised his concerns relative to that area of town being saturated with group-type homes and stated that many constituents have complained of this. He cautioned use of taxpayers funding of Community Preservation funds for this use. Additionally, Councilor Molisse indicated concerns with the upkeep of two of the properties which the Neighborhood Housing Services owns, namely Pierce Road and Bridge Street. The properties, which he personally visited, were poorly maintained.

Mr. Corley assured the committee that he would look into this situation and correct it.

Mr. Corley further noted the need for this housing, as there are 70 homeless children currently attending the Weymouth Public Schools.

Councilor Harrington reiterated Councilor Molisse's concerns as this is in his district, he wants a guarantee that the properties would in fact be maintained.

Mr. Corley replied that a project of this size would require a professional landscaping company, therefore proper upkeep should not be an issue. He further explained that schedules of repairs and maintenance are closely monitored.

Councilor DiFazio asked about the eligibility process, and stressed that priority should be given to Weymouth residents.

Mr. Corley responded that eligibility is based on a point system whereby Weymouth residents receive points for residing in the town.

Councilor DiFazio raised the issue of utilizing Weymouth taxpayer funds to support the Weymouth Housing Authority versus a project such as this.

Mr. Mousally noted that this project is for individuals without homes, with DSS intervention and is a different population than those individuals qualifying for services through the Housing Authority.

Councilor O'Connor wants to ensure that qualifying families are in fact long-term and not transient Weymouth residents.

Mr. Corley confirmed that an extensive background check is performed and that those who qualify have been working with case workers for quite some time.

Councilor Whitaker asked what the projected longevity of residing in this housing would be.

Mr. Corley said the timeframe was approximately 4-5 years. It was additionally noted that inhabitants of this housing would pay 30% of their income towards rent.

Councilor Whitaker raised the issue of the town protecting its investment and Mr. Corley confirmed that a deed restriction would be issued and that Neighborhood Housing Services can't sell the properties as they are locked in.

Councilor Mathews motioned for favorable action to the full Town Council, motion seconded by Councilor O'Connor.

The following discussion of said motion ensued:

Councilor O'Connor impressed upon the committee the need for affordable housing in town, he originally advocated for further information on this project at the last Budget meeting, and complimented Mr. Corley on his informative presentation this evening, which has since convinced him to vote favorably on the project.

Councilor Mathews noted that he would support this measure and reiterated the importance of maintaining these properties.

Councilor Molisse would not be voting favorably this evening as he feels that \$125,000 of taxpayers money would be better utilized by the Weymouth Housing Authority, as it targets Weymouth residents.

Councilor Whitaker expressed his concern with protecting our interest and is looking for more assurances on the program/eligibility side which would ensure that Weymouth families are targeted for this housing.

Councilor DiFazio agrees that as the funds for this are derived from Weymouth residents, that the housing should be limited to Weymouth residents only.

Mr. Corley indicated that since this is a federally funded project that this stipulation cannot occur. The point system he described earlier would in fact give Weymouth residents preference.

Councilor Whitaker made a substitute motion to continue this measure until the September 17<sup>th</sup> Budget/Management Committee meeting, at which time an individual from Weymouth Housing Services, proficient in program eligibility and historical data for Weymouth is invited.

Councilor Mathews seconded this motion, and withdrew his original motion.

Additionally, it was recommended that this presentation occur at the full Town Council meeting on September 22 as well, for the benefit of the entire Council.

The motion to continue was unanimously voted.

### **08 103-General Government Supplemental Fiscal Year 2009 Appropriation**

Mr. Wilson spoke to the supplemental budget measure, as submitted by Mayor Kay.

Chairman DiFazio noted that he wished to review changes by each department and referred to the memorandum from administration (dated September 9) which lists the changes. He further requested that Mr. Wilson explain the differences from both an operational and financial standpoint.

Mr. Wilson explained that the budget approved in June by the Council was based on revenue projections as of March 31st now that 2008 is completed we are able to utilize revenues for 2008.

Mr. Wilson noted that accounting revenues decreased from \$805,000 to \$220,000.

Mr. Wilson and Mr. Gallagher presented specific expense reductions by department- to arrive at a 3.4% reduction:

**Town Council**-reductions in subscriptions, dues, Councilor stipends, furloughs by licensing secretary, auditor and assistant to council

**Mayor's Office**-reduction in hall rental (a portion still remains in this line item), and a reduction in Mayor's salary

**Municipal Finance**-reduction in a clerical position ,armored car service, collector's supplies and postage (resultant from mailing the third and fourth quarter bills together)

**Town Solicitor**-reduction in litigation budget ,solicitor's expenses, labor counsel budget, real estate takings and outside counsel/tax titles

**Information Services**-disconnection of a circuit, reduction in internet costs

**Town Clerk**-reduce one union position to 28 hours-7 hours to be worked in the Recreation Department (to be funded under a state grant)

**Planning and Community Development**-reduction in salaries for 10 staff members at 5 day furloughs each (including conservation clerk and conservation administrator)

**Town Hall Maintenance**-oil heat reduction at Fulton School, electric and gas for the teen centre, building maintenance for teen centre, civil defense building electric and civil defense building maintenance. It was noted that the town has locked in the heating oil price recently for this winter.

**Administrative Services**-reduction in hours by 2.5/week for receptionist

**Human Resources**-reduction in EAP (Employee Assistance Program) Services, reduction in course reimbursement and advertising

**Police**- unfunded lieutenant position, unfunded patrol officers totaling 3, reduction in hours of dog officer to 10/week. elimination of assistant harbormaster position, and a reduction in utilities.

**Fire**-4 retirement positions to remain unfilled, 4 retiree positions to remain unfilled. Councilor Mathews requested that administration review elimination of overtime in the fire department, versus adding more staff.

Mr. Wilson expressed both his and the Mayor's concerns and confirmed that they are looking at nuances in light of the collective bargaining agreements, in conjunction with the Chief. They are also investigating vacation time, sick time etc.

Councilor O'Connor mentioned that if the department is operating at 3/1 with 17 men on duty, then operating at 3/2 would require 19 men on duty, which only exacerbates the overtime situation.

Councilor O'Connor suggests applying the 8 open salaries to hiring new firefighters-- as we could potentially hire 2 new firefighters for the cost of a seasoned firefighter. This would result in a younger population of staff, with less sick time and less chance of injury.



Councilor Whitaker inquired when the next class of firefighters was scheduled to be trained or would be scheduled to be trained, where the training could occur, and whether it could be conducted in-house as the last class had been.

**Licensing and Inspection**-reduction via furloughs for wiring inspector (to 28 hours weekly), plumbing inspector (to 28 hours weekly), and combining of weights and measures inspector duties with another licensing inspector.

**Department of Public Works**-reallocation of W-5 heavy equipment and an electrician to water/sewer, removal of both summer help on grounds, streets and sidewalks, and a reduction in rubbish removal resultant from collective bidding with other communities.

In general, and not specific to this department, Councilor Whitaker is concerned with the town's increasing reliance on grants to fund salaries and positions, but is relieved that we are moving away from reliance on other non-recurring revenue sources.

Mr. Wilson concurred stating that the Mayor plans on moving those employees off of grants and onto payroll as soon as it is feasible. This is being taken into consideration when building the 2010 and 2011 budgets.

**Health**-reduction via furloughs for entire staff by 6.5 days, reductions in administrative expenses, inspector's expenses, nurses expenses, and transfer of communication devices to a grant.

**Veteran's Services**-furloughs for 2 staff members and a reduction in benefits line item

**Parks and Recreation**-water charges will be funded via a revolving account, reductions in repairs, maintenance, rentals, leases, van and bus rentals, printing and miscellaneous supplies

**Elder Services**-elimination of the TAPS program, transferring of volunteers to a grant and reallocation of copier expense to a grant.

**Civil Defense**-equipment previously budgeted will not be purchased

**Youth and Family Services**-transfer of 20% of employee salary

Councilor O'Connor asked if the Teen Center will remain open with its regular hours and Mr. Gallagher confirmed that it would remain open as usual.

**School Department**-3.4% reduction from \$54,640,044

Councilor DiFazio asked if the Fire and Police Departments were impacted the most by these budget cuts.

Mr. Wilson believes that services across the board are being affected by such a lean budget.

Councilor Mathews raised a concern surrounding the snow removal budget and cited an audit prepared by the Town Auditor. Councilor DiFazio stated that he would discuss this with both President Smart and Attorney Lane.

Councilor Mathews wished to discuss the Southfield Billing memorandum dated September 4, 2008 from Mayor Kay. He is concerned that town resources are being given to Tri-Town at the expense of Town of Weymouth residents. Additionally, he is concerned about liability as related to permits issued at Southfield, representative of work done by Town of Weymouth employees.

Mr. Wilson stated that the Mayor is also concerned about our services suffering as a result of providing services to Southfield. She is effectively monitoring this situation. Mr. Wilson confirmed that as far as liability is concerned, if a permit for work is granted by Southfield and something should occur, then Southfield would be liable as they issued the permit. Additionally, employee liability issues rest with the Town of Weymouth.

Further, Councilor Mathews does not agree with the formula utilized for billing (average department salary plus 25%). He cites examples of the highest paid employee in a department working at Southfield, when the billing is computed at the average of that person's entire department.

Mr. Gallagher spoke to development of a tiered pricing program-which would result in more accurate billing. The billing detail included in the Mayor's memorandum is reflective of prior administration and does not include this tiered pricing.

Mr. Wilson confirmed that many hours of work at Southfield are completed after working hours and/or on the weekends.

Councilor Whitaker asked about the former rate schedule and how it factored benefits, health insurance, retirements, unemployment insurance, and other non-wage costs and had concerns that the percentage approach was not in the town's long term best interest. Councilor Whitaker also raised liability concerns for the town in factoring future agreements, wages, and rates.

Councilor DiFazio asked if a comparison could be completed which compares the average billing figures with actual individual salaries.

With no further business to conduct, Councilor Mathews motioned to adjourn at 11:20 PM, seconded by Councilor O'Connor and unanimously voted.

Kenneth DiFazio-Chairman Budget/Management

Respectfully submitted by:

Diane T. Hachey--Recording Secretary