

MINUTES OF THE TOWN COUNCIL
Special Meeting – EXECUTIVE SESSION
Weymouth Town Hall, Council Chambers
July 21, 2005

Present: Thomas J. Lacey, President
Michael Smart, Vice-President
Joseph Connolly
Paul J. Leary
Colin McPherson
Kenneth DiFazio
Susan Kay
Michael Molisse
Arthur Mathews
Gregory Shanahan

Absent: Gregory Hargadon

Also Present: George Lane, Town Solicitor
Franklin Fryer, Town Clerk
Jane Hackett, Chief of Staff
David M. Madden, Mayor

Recording Secretary: Lisa VanWinkle

Motions, Orders and Resolutions:

Executive Session – Councilor Smart

Discussion RE: Development of the South Weymouth Naval Air Base

At 7:40 PM a MOTION was made by Councilor Smart to go into EXECUTIVE SESSION for the purpose of considering the value of the real property involved in the transfer and development of the South Weymouth Naval Air Station and to reconvene in open session for the purpose of adjournment, in that such discussion may have a detrimental effect on the negotiating position of the Town Council relating thereto. Councilor Kay seconded the motion.

ROLL CALL VOTE: Councilor Connolly, AYE; Councilor DiFazio, AYE; Councilor Hargadon, Absent; Councilor Kay, AYE; Councilor Leary, AYE; Councilor Mathews, AYE; Councilor McPherson, AYE; Councilor Molisse, AYE; Councilor Shanahan, AYE; Councilor Smart, AYE; Councilor Lacey, AYE. The MOTION was UNANIMOUSLY VOTED.

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President Lacey stated the reason for convening in Executive Session was to discuss the most recent developments in the mitigation of the Re-use Plan. Since the last meeting held in Executive Session, the mitigation list was leaked to the press. He displayed his disappointment not only as the President of the Council but also as a resident of the Town.

Mayor Madden and Ms. Hackett appeared before the Council. President Lacey announced that within a half hour before the meeting the list had changed and is now the final offer of LNR. He held the confidential list to be discussed verbally only, wishing to release the final list on Monday evening.

Councilor Kay stated she was insulted the list was not being made available to the Councilors during the meeting. Therefore, President Lacey and Mayor Madden had copies made for discussion purposes during the meeting only.

President Lacey stated there were changes made since their last meeting with the help of Representative Mariano and other legislators, as they had more bargaining power. The final number on the table was \$13 Million to include a wish list from the Mayor and the Town Council of \$1.4 Million- in a cash payment to the Town, and a land deal of \$7.5 Million- payment due to Tri-Town Corporation. The payment is proportionate to all three communities available to the immediate FY06 free cash portion of the budget. At the last meeting they were at \$12.8 Million and as of today the final offer is \$14.4 Million with the latest scenario. The list was segmented by category and costs agreed upon.

Councilor McPherson asked what Lennar was offering as a total.

Mayor Madden replied \$34.7 Million to the communities, schools, libraries and the cost of the recreational facilities.

Councilor DiFazio asked if the sidewalks and parks were delineated.

Mayor Madden noted that they were: Pond, Thicket and Randolph streets. No parks were earmarked.

Councilor DiFazio asked for the timetable of the plan.

Mayor Madden stated it was being finalized. They are looking at an immediate payment of \$1.4 Million for the FY06 budget and another portion to come prior to the fiscal year end. EEC landmark will coincide with the end of the year process. The parks are already to be constructed; \$3.5 Million in the next 5 years.

Councilor DiFazio noted his unhappiness that the Jackson Square and the Herring Run improvements were removed from the list.

President Lacey informed them the funding of the village square was determined to not be included as it is not within the proximity of the base.

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Councilor DiFazio stated he has received e-mails from Department Heads that were sorry they weren't involved; this also includes the School Committee.

Mayor Madden stated he didn't include any of the Department Heads in the negotiation process. He also stated that Columbian Square, Libbey Parkway and one other park were items the Council asked to include on the list. He noted unfortunately the list was inappropriately released and everyone was asking, "What about me?". Their requests were in terms of the Town as a whole, not by Department Head requests.

Councilor Mathews also displayed his regret that the Herring Run was removed from the list. He suggested that Councilor Molisse and the Parks & Recreation Committee be involved with the park improvements. He pointed out the amount of \$75,000 earmarked for band uniforms.

Mayor Madden stated he added the amount to the negotiations as the School Committee had been asking for money for the past two years.

Councilor Smart also stated he had requested the band uniform money.

Councilor Kay questioned the I&I monies.

Mayor Madden stated there is an account outside the general budget through sewer funds; there is presently money available

Councilor Kay also questioned the Great Hill paving.

Mayor Madden replied that they received a quote in the amount of \$400,000 which will be paid through an appropriation.

Councilor Kay asked if \$14.4 is the bottom line.

President Lacey stated it is still debatable- but they believe it is the final offer.

Councilor Kay stated the EEC cost may be dependant on when they develop these dollars.

Mayor Madden replied that it was based on after the land approval was filed.

Councilor DiFazio questioned what if the SBA is not around in two to three years. Will Lennar be held responsible for funding the school?

Mayor Madden reaffirmed such.

President Lacey thanked the Council for their hard work during the planning stage of the project. He noted the six page letter the Town Council submitted. He also stated he was

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proud of their dedication to the project during the long process, all for the betterment of the Town.

Councilor Leary asked if the Council was voting on the \$14.4 Million Monday evening.

President Lacey stated there will be two measures for vote: the Naval Air Station plan and the zoning. The agenda and packets for Monday evening's meeting will be distributed tomorrow. He asked for the Councilors to have any of their questions or concerns taken care of before Monday night.

President Lacey informed the Council that Monday night is not going to be a public hearing. Each Councilor will have a chance to give their opinion prior to their vote following "Robert's Rules of Order".

Councilor Mathews reminded the Council that the zoning vote needed to be done by roll call.

Adjournment

At 8:41 PM A MOTION was made by Councilor Smart to ADJOURN and was seconded by Councilor Molisse. ROLL CALL VOTE: Councilor Connolly, AYE; Councilor DiFazio, AYE; Councilor Hargadon, Absent; Councilor Kay, AYE; Councilor Leary, AYE; Councilor Mathews, AYE; Councilor McPherson, AYE; Councilor Molisse, AYE; Councilor Shanahan, AYE; Councilor Smart, AYE; Councilor Lacey, AYE. The MOTION was UNANIMOUSLY VOTED.

Respectfully submitted by Lisa VanWinkle, Recording Secretary

Approved by: _____
Thomas J. Lacey, President