

TOWN COUNCIL MINUTES
Town Hall Council Chambers
December 3, 2018, Monday

Present: Michael Smart, President
Arthur Mathews, Vice President
Kenneth DiFazio, Councilor
Jane Hackett, Councilor
Fred Happel, Councilor
Ed Harrington, Councilor
Rebecca Haugh, Councilor
Christopher Heffernan
Maureen Kiely, Councilor
Arthur Mathews, Councilor
Brian McDonald, Councilor
Michael Molisse, Councilor

Also Present: Brian Connolly, Chief Financial Officer
Joseph Callanan, Town Solicitor
Kathleen Deree, Town Clerk
Richard Swanson, Town Auditor
Paul Haley, Board of Assessors Chair
Trisha O’Kane, Principal Assessor

Recording Secretary: Mary Barker

President Smart called the meeting to order at 7:30 PM. After the Pledge of Allegiance, Town Clerk Kathleen Deree called the roll, with all members present.

MINUTES

Budget/Management Committee Meeting Minutes of November 13, 2018

A MOTION was made by Vice President Mathews to approve the minutes of the November 13, 2018 Budget/Management Committee meeting and was seconded by Councilor Haugh. UNANIMOUSLY VOTED.

Town Council Meeting Minutes of November 13, 2018

A MOTION was made by Vice President Mathews to approve the minutes of the November 13, 2018 Town Council meeting and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

Town Council Meeting Minutes of November 19, 2018

A MOTION was made by Vice President Mathews to approve the minutes of the November 19, 2018 Town Council meeting and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

PUBLIC HEARINGS

18 124-Fiscal Year 2019 Tax Classification

A MOTION was made by Vice President Mathews to open the public hearing on 18 124 and was seconded by Councilor Molisse. This was published on November 23, 2018. UNANIMOUSLY VOTED.

Paul Haley and Trish O’Kane were invited to the table to present the report of the Board of Assessors. Ann Williams, Susan Mahoney, Kevin Spellman and Bob Brinkman from the Board of Assessors were recognized in the audience. Mr. Haley reported that last year was a full revaluation. This year incorporates new properties that came on line in Union Point. He also paid tribute to Jack Sheehan who passed away this year, and acknowledged his many years of service.

Calendar year 2017 values were used for this purpose. All classes saw significant appreciation- 8% in residential, and the second year of significant appreciation. Commercial and industrial did not appreciate as significantly. Without a shift onto the commercial and industrial it would impact the residential. New growth was \$140 million (much at Union Point) and rest in historic and personal property; \$2.3M in new tax money. Without a shift, residential would realize a 12.3% average increase in the tax obligation and condos would realize 14.48%. The Board recommends a shift, and he reviewed the history of the shift. It started higher and they have worked to bring it down. This year they again recommend 45% shift-which results in a modest increase of 3.6% on an average property value of \$379,000. The average condo will see a 5.5% increase. This shift mitigates the burden on the residential property owner.

Councilor Molisse reported that a full presentation was provided to the Budget/Management committee earlier in the evening.

Councilor Hackett noted that in an analysis of similar communities, Weymouth’s was the lowest tax rate. The tax rate was reduced by 2% but increases are a result of increases in property values. Because of the change in the enabling legislation, Weymouth realizes the tax revenue from the properties in Union Point.

Vice President Mathews asked that the Board’s report be uploaded to the town website for the residents. Every year it gets more detailed, and this year’s is by far the best and should be made available to the residents.

Council President Smart asked if there were any comments from the public, to which there was no response.

A MOTION was made by Vice President Mathews to close the public hearing on measure 18 124 and was seconded by Councilor DiFazio. UNANIMOUSLY VOTED.

18 125-CPA Open Space and Recreation Plan Update

A MOTION was made by Vice President Mathews to open the public hearing on measure 18 125 and was seconded by Councilor Molisse. This was published on November 23, 2018. UNANIMOUSLY VOTED.

Mr. Luongo presented the measure requesting \$50,000 in Community Preservation funds to hire a consultant to assist the Planning Department with updating the Open Space Plan. The 7-year plan expires in 2020. The update includes Community input, creating a vision and establishing goals. It will flesh out the needs of the community and build a plan. The selection is expected to run \$40-45,000 and will use staff in the process from Recreation, Asset Management, DPW, and GIS; they need a lot of public input since it's a robust process. It will need to incorporate the demographics of the communities, including an aging population (passive recreation), school age children, and incorporate them all. For the first time, it will look at the Union Point residents to make sure they also fit the needs of the community- trail systems, bike trails, safe streets and will include MAPC, recreation and open space, walkways and trails. It's about a 7-8 month process.

Councilor DiFazio asked if it includes an examination of the existing plan to determine whether those goals were met. Mr. Luongo responded yes.

President Smart asked if he foresees any requirement changes in regulations? Mr. Luongo responded that it will include four categories and they will identify funding sources. The Emery purchase bond will be paid off by then which will free up funding. The town's ability to qualify for CPA project funding will hinge on having a plan in place. He noted the state's match share has been dropping (this year and last); it's funded by revenue from deed recordings and relies on a strong state economy. The state legislature is advocating for other sources of revenue to fund it, but the measure isn't moving through the legislature.

Council President Smart asked if there were any comments from the public, to which there was no response.

A MOTION was made by Vice President Mathews to close the public hearing on 18 125 and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

REPORTS OF COMMITTEES

Budget/Management Committee-Chairman Michael Molisse

Councilor Molisse reported that the Budget/Management Committee met on December 3, 2018 to deliberate the following measures:

18 124-Fiscal Year 2019 Tax Classification

This matter was referred to the Committee on November 13, 2018. The Committee met on December 3, 2018 and voted to forward to the full Town Council with a recommendation for favorable action. A public hearing was held on December 3, 2018.

On behalf of the Budget/Management Committee, a motion was made by Councilor Molisse to approve measure 18 124; that the Town of Weymouth approve a Classification Tax Rate Shift of 1.45 for commercial, industrial, and personal property taxes with no residential exemption for fiscal year 2019 and was seconded by Vice President Mathews. UNANIMOUSLY VOTED.

18 125-CPA Open Space and Recreation Plan Update

This matter was referred to the Committee on November 13, 2018. The Committee met on December 3, 2018 and voted to forward to the full Town Council with a recommendation for favorable action. A public hearing was held on December 3, 2018.

On behalf of the Committee, a motion was made by Councilor Molisse to approve measure 18 125; that the Town of Weymouth appropriate the sum of \$50,000 from the Unreserved Fund Balance for the purpose of hiring a consultant to prepare the Town's Open Space and Recreation Plan update and was seconded by Vice President Mathews. UNANIMOUSLY VOTED.

18 128-Appointment to the Board of Health-Peter Butler

This matter was referred to the Committee on November 13, 2018. The Committee met on December 3, 2018 and voted to forward to the full Town Council with a recommendation for favorable action. A public hearing was held on December 3, 2018. Mr. Butler was invited to the table to review his interest and qualifications.

On behalf of the Committee, a motion was made by Councilor Molisse to approve measure 18 128; that the Town of Weymouth appoint Peter Butler of 42 Lincoln Street to the Board of Health, for a term to expire on June 30, 2021. The motion was seconded by Vice President Mathews. UNANIMOUSLY VOTED.

Education Committee-Chair Rebecca Haugh

Councilor Rebecca Haugh reported that the Education Committee met on November 26, 2018 to deliberate the following:

Chapman School Update

A site visit was held earlier in the evening with town and school administrators to view existing conditions in the auditorium, gym, locker rooms, various classrooms, lavatories, and underground utilities. Representatives from Hill International and HMFH provided the committee with an overview of progress to this point.

Councilor Haugh provided historical perspective; the committee was formed two years ago and has held over 30 meetings. Every aspect, from renovation to grades configuration was reviewed, and a preferred solution chosen is a new middle school building housing grades 6-8, with a renovated gym and auditorium. Abigail Adams School building will be converted to a primary school; primary buildings will then comfortably accommodate grades 1-5 and full day kindergarten throughout the town. School transitions will be reduced. Estimated cost of the preferred design is \$157-174M, reimbursed by MSBA at 34%. The plan will be presented to the full Town Council at its next meeting.

The process has moved to the design stage, and funding needs to be addressed next with a plan to present a debt exclusion override to put to the voters in late spring. The amount has to be determined as well what portion the existing tax base can absorb to reduce the exclusion amount. It will be known before any vote by the residents. She thanked the members of the committee for their work and referred the public to the website www.anewchapman.org to follow further updates.

President Smart reported that the committee did a huge amount of work in 2 years to get it to where it is now and move forward. A full update will be provided at the Council meeting on the 17th. Councilor Molisse thanked the committee and noted the site visit was very informative.

Public Parks & Recreation Committee-Chair Jane Hackett

Councilor Hackett reported that the Public Parks & Recreation Committee met on December 3, 2018 to deliberate the following measures:

18 127-Establishment of Recreational Dog Park

This matter was referred to the Public Parks & Recreation Committee on November 13, 2018. The committee met on December 3, 2018 and heard from Mayor Sullivan and one of Weymouth-Braintree Recreation commissioners. The meeting was continued in order to hear testimony from the Dog Park Association. A public hearing will be held on the 17th. The chair requested a copy of the grant application, the insurance policy, and the MOU and MOA between Weymouth, Braintree and the Association which limits the towns' liability. They also need to clarify what the Town Council role is. Is it to endorse the overall concept and who will determine where or if it is constructed?

ADJOURNMENT

The next regular meeting of the Town Council Meeting has been scheduled for Monday, December 17, 2018.

At 8:09 PM; there being no further business, a MOTION was made by Vice President Mathews to adjourn the meeting and was seconded by Councilor Molisse.
UNANIMOUSLY VOTED.

ATTACHMENTS:

Respectfully Submitted by Mary Barker as Recording Secretary.

Approved by Michael Smart as President of the Town Council.

Voted unanimously on 17 December 2018