

**TOWN COUNCIL MINUTES
Town Hall Council Chambers
February 19, 2019, Tuesday**

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

Absent: Rebecca Haugh, Councilor

Also Present: Brian Connolly, Chief Financial Officer
Joseph Callanan, Town Solicitor
Kathleen Deree, Town Clerk
Richard Swanson, Town Auditor
Robert Luongo, Director of Planning
Kenan Connell, DPW Director
David Tower, Water / Sewer Business Manager
Rob McLean, Library Director
Kristy Lockhart, Asst. Director
Steve Reilly, Director of Recreation
Andrew Hultin, Recreation Department
Jim Lockhead, BWRRCD
Andrew Marron, Assistant to Mayor Sullivan (Braintree)

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 one member absent. President Smart offered condolences to the Haugh family on the death of Paul Haugh in an automobile accident.

ANNOUNCEMENTS

Councilor Kiely announced that as a result of the construction and closing of the Tufts Library, the voting location for residents in Precinct 5 is changed to Murphy School.

Councilor Happel recognized Boy Scouts from two troops in attendance.

MINUTES

Special Town Council Meeting Minutes of June 14, 2011

A motion was made by Vice President Mathews to approve the minutes of the June 14, 2011, Special Town Council meeting and was seconded by Councilor Molisse. President Smart reported that these minutes were inadvertently overlooked. UNANIMOUSLY VOTED.

Budget/Management Committee Meeting Minutes of February 4, 2019

A motion was made by Vice President Mathews to approve the minutes of the February 4, 2019 Budget/Management Committee meeting and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

Town Council Meeting Minutes of February 4, 2019

A motion was made by Vice President Mathews to approve the minutes of the February 4, 2019 Town Council meeting and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

RESIDENT AND COMMUNITY COMMENT

Jake Stano, 1725 Commercial Street, Weymouth High School Capstone Project-Crime Mapping

WHS Senior Jake Stano was invited to the table. He gave a Powerpoint presentation on Crime Mapping in real time. Councilors Kiely and McDonald both had comments and questions on Mr. Stano's future plans (criminal justice studies) and thanked him for the presentation.

PUBLIC HEARINGS

19 008-Feasibility Study for the Construction of the New Chapman Middle School

A motion was made by Vice President Mathews to open the public hearing on measure 19 008 and was seconded by Councilor Molisse. This was published on February 8, 2019. UNANIMOUSLY VOTED.

CFO Connolly presented the measure to conduct a feasibility study. He reported that an engineering study was conducted of contamination from underground storage tanks on the grounds of the Chapman School. MSBA is required to report. By conducting the study, the amount was reduced. Research indicated that four samples around the tanks came back with no problems. Councilor Molisse reported that the measure was deliberated in committee and debated. Councilor Hackett noted that this is another indication in the diligence of work done by this committee.

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

Linda Rorie, 693 Commercial Street asked if this includes a study of asbestos? Will there be one for it? CFO Connolly reported that one was done on the exterior, but he does not have the results.

A motion was made by Vice President Mathews to close the public hearing on measure 19 009 and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

19 009-CPA Preservation of Select Library Items

A motion was made by Vice President Mathews to open the public hearing on measure 19 009 and was seconded by Councilor Molisse. This was published on February 8, 2019. UNANIMOUSLY VOTED.

Director McLean, Library Director and Kristy Lockhart, Asst. Director of Library Services provided a Powerpoint of the selected items and historical background:

- Bust of Daniel Webster by John Adams Jackson (1825-1879)
 - Sculptor married Weymouth native and lived briefly in Weymouth
- Bust of Maria Weston Chapman by Edmonia Lewis (1844-1907)
 - Maria Weston Chapman born in Weymouth and was prominent abolitionist
 - First professional African-American female sculptor whose works are on display in the Smithsonian
- Bust of Henry Chapman by Anne Whitney (1821-1915)
 - Husband of Maria Weston Chapman and abolitionist
- Bust of Charles Sumner by Anne Whitney (1821-1915)
 - Anne Whitney's work can be found in museum collections throughout the country and her statue of Samuel Adams is in front of Faneuil Hall, Boston
- Bust of William Rufus Gray Bates by William Behnes (1795-1864)
 - William Rufus Gray Bates was son of Joshua Bates, Weymouth native and founder of Boston Public Library
- Mishoon Canoe
 - Dates to 15th century
 - Made of Eastern White Pine
 - Discovered in Great Pond 1965

The director reported that the Library owns the five sculptures and ownership of the Mishoon canoe was recently transferred by the Mayor from the Historical Society to the Library. Items will be preserved and stored until the new library is completed.

Councilor Heffernan noted that the town is fortunate to have these important items in its collection.

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 19 009 and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

19 010-CPA Matching Funds for Commonwealth Trails Program

A motion was made by Vice President Mathews to open the public hearing on measure 19 010 and was seconded by Councilor Molisse. This was published on February 8, 2018. UNANIMOUSLY VOTED.

Recreation Director Steve Reilly and Mr. Hultin presented the measure in Powerpoint:

Back River Trail Connection at Great Esker Park

- The Back River Trail
 - 5.3 mile multi-use trail running the length of the Back River, ultimately connecting ten different parks and open spaces
 - completion of a multi-use trail along the Back River was made a goal in the Town’s 2001 Master Plan
 - Back River Trail Master Plan prepared for the Town in 2005 by ICON parks design
 - The Back River Trail is an explicit goal of the Town’s 2014 Open Space and Recreation Plan
- Recent Investment in the Back River Trail
 - Herring Run Pool Park – 2010
 - Kibby Property – 2016
 - Osprey Overlook Park – 2017
 - Puritan Road Entrance to Great Esker Park – 2018
- Back River Trail Connection at Great Esker Park
 - This project seeks to enhance public access to shared natural resources for all residents; to link the Back River’s parks and trails as one destination with a common thematic identity for regional audiences; and to educate the public and encourage stewardship of the Back River.
- Key Components of this Project
 - Formalize the Bridge Street entrance to Great Esker Park
 - This project will formalize the Bridge Street Entrance to Great Esker Park, the Town’s largest and most unique open space, with new parking for 9 spaces and one handicap bordered by a wood guardrail. Other site amenities include a bike rack, trailhead and bench. These improvements will reflect the other two new entrances at Puritan Road and Osprey Overlook Park. The site of the Bridge Street entrance to Great Esker Park is an uneven gravel lot on MassDOT land currently used informally for parking.
 - Complete the Back River Trail from the Kibby Property to Osprey Overlook Park
 - Connecting the Back River Trail

Councilor DiFazio asked if they plan to leverage MassDOT to install a safe pedestrian crossing. Will that piece be done? Mr. Hultin responded that it was in discussion with MassDOT. The master plan called for a boardwalk, which is expensive. Signalization of the crosswalk will be done. It was required to be part of the project and a formal request to MassDOT will be made.

Councilor McDonald asked if the boardwalk is still in the master plan? It is but is not in this plan.

Councilor Hackett confirmed that Budget/Management confirmed the funds are sufficient in the account.

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 19 010 and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

19 011-Water Retained Earnings-GPWTTP Emergency Filter Bed Repairs

A motion was made by Vice President Mathews to open the public hearing on measure 19 011 and was seconded by Councilor Molisse. This was published on February 8, 2019. UNANIMOUSLY VOTED.

Director Connell and Business Manager David Tower presented the measure. Emergency procurement mode began to get the work started to repair the filter system- the bid process was followed. Mr. Connell stressed that throughout the course of the repairs, Weymouth's water supply has not been negatively impacted. They have worked diligently with DEP. It was a catastrophic failure of canisters - all four filters failed around the same time. Two were taken out at a time for repairs. Continuity of service was maintained throughout the process. The root cause is under study. There are several plants in the country using this type of filter system and others have had the same issue. The filtration system has since been redesigned by the manufacturer. They have also developed a hold-down system with the engineers.

Councilor DiFazio asked how depleting the retained earnings will impact other scheduled projects. Mr. Connell responded that it will affect their schedule, and they may have to defer some, and look at bonding for others. They were trying before this to avoid bonding until the plant was paid off. He also noted that there are funds in water retained earnings and this failure and repair will not drive up user rates- retained earnings are a result of mitigation and not from end user fees. They are hopeful it can be replenished as quickly as possible.

Councilor Happel asked the age of the canisters holding down the filter system, what is the normal life expectancy, and what is the warranty? Mr. Connell responded the plant is 8 years old, and they are still gathering data. Solicitor Callanan responded that the town

is considering all options. The first option is to make sure residents have safe drinking water. They are in the midst of figuring it out.

Councilor Harrington asked if this is going to be an ongoing issue? Are future failures to be expected? Should funds be put aside or should it be part of CIP plan?

Mr. Connell responded that there are additional steps in redesign, but improvements should be long lasting. There is a useful life to these; the plant is only 8 years old, but it is heavily used. It needs to be maintained at a high level. It does have useful life and plans should be made to make sure it is maintained at the highest level.

Councilor Molisse asked if the plant is overloaded with recent growth in South Weymouth? Mr. Connell responded that it can accommodate the load and then some. It is not the cause.

Councilor Heffernan asked how long are the filters in the old plant operational? Mr. Tower responded that a media specialist studying it now.

Councilor McDonald confirmed that this was discussed in Budget/Management and the town will pursue every avenue to recoup funds from whomever is determined to have been at fault.

President Smart asked if the canisters are still secured? Mr. Connell responded that the new system anchors entire system and it has to be disinfected. They had to store water for weeks ahead.

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 19 011 and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

OLD BUSINESS

President Smart asked if there was any old business to discuss, to which there was no response.

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

19 016-Debt Exclusion Bonding for a New Chapman Middle School

On behalf of Mayor Hedlund, CFO Brian Connolly requested:

He submits the following measure to Town Council for its consideration and action:

“ORDERED, that the Town appropriate the amount of one hundred sixty-three million, two hundred twenty-two thousand, seven hundred fifteen dollars (\$163,222,715) for the purpose of

funding costs associated with constructing and furnishing a new Maria Weston Chapman Middle School at 1051 Commercial Street, Weymouth, MA 02189, including the payment of all costs incidental or related thereto (the "Project"), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children for at least 50 years, and for which the Town may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the School Building Committee. To meet this appropriation, the Treasurer with the approval of the Mayor, is authorized to borrow said amount under M.G.L. Chapter 44, or pursuant to any other enabling authority. The Town acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town; provided further that any grant that Town may receive from the MSBA for the Project shall not exceed the lesser of (1) sixty-one and nineteen hundredths percent (61.19%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; provided that any appropriation hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. Chapter 59, Section 21C (Proposition 2½); and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the Town and the MSBA.

Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. Chapter 44, Section 20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

FURTHER ORDERED, that pursuant to Chapter 59, Section 21C of the General Laws, the following question shall be placed upon the ballot for the next Town election:

Shall the Town of Weymouth be allowed to exempt from the provisions of Proposition two-and-one-half, so called, the amounts required to pay for the bonds issued in order to fund costs associated with constructing and furnishing a new Maria Weston Chapman Middle School at 1051 Commercial Street, Weymouth, MA 02189, including the payment of all costs incidental or related thereto?

YES _____ NO _____

The order must be published at least ten (10) days prior to final passage, and notice of the public hearing on the loan order must be published not less than seven (7) days nor more than fourteen (14) days prior to such public hearing. The loan order requires at least a two-thirds vote, as in the case of any other loan order for bonds. Notice of the election must be given in accordance with Section 63 of Chapter 54 of the General Laws, and with any other local charter or ordinance provisions regarding Town elections. "

So that the Chapman Middle School Project may continue on schedule, with a new Chapman Middle School projected to open in September 2022, the School Building Committee respectfully requests that the Council set this debt exclusion election date for Tuesday, April 30, 2019.

A motion was made by Vice President Mathews to refer measure 19 016 to the Budget/Management Committee and was seconded by Councilor Molisse.
UNANIMOUSLY VOTED.

19 017-Borrowing for Cost Associated with the New Chapman Middle School Project

On behalf of Mayor Hedlund, CFO Connolly requested:

“ORDERED, That the sum of \$3,000,000.00 is appropriated to pay costs associated with renovation and furnishing of the Abigail Adams Middle School at 89 Middle Street, Weymouth, MA 02189, and for the payment of all other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44 of the General Laws, or pursuant to any other enabling authority, and that the Mayor is authorized to contract for and expend any grants, aid, or gifts available for this project; and that the Mayor is authorized to take any other action necessary or convenient to carry out this project.

“FURTHER ORDERED, That the sum of \$2,000,000.00 is appropriated to pay costs associated with the construction, installation and furnishing of seven (7) permanent modular classrooms at the Frederick C. Murphy Primary School, 419 Front Street, Weymouth, MA 02188; the Ralph Talbot Primary School, 277 Ralph Talbot St, Weymouth, MA 02190, and the Academy Avenue Primary School, 94 Academy Ave., Weymouth, MA 02189, and for the payment of all other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44 of the General Laws, or pursuant to any other enabling authority, and that the Mayor is authorized to contract for and expend any grants, aid, or gifts available for this project; and that the Mayor is authorized to take any other action necessary or convenient to carry out this project.

Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. Chapter 44, Section 20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.”

The order must be published at least ten (10) days prior to final passage, and notice of the public hearing on the loan order must be published not less than seven (7) days nor more than fourteen (14) days prior to such public hearing. The loan order requires at least a two-thirds vote, as in the case of any other loan order for bonds. “

A motion was made by Vice President Mathews to refer measure 19 017 to the Budget/Management Committee and was seconded by Councilor Molisse.
UNANIMOUSLY VOTED.

19 018-Appointment to Commission on Disabilities- Jonathan Blaisdell

On behalf of Mayor Hedlund, CFO Connolly requested that the Town of Weymouth appoint Jonathan Blaisdell of 200 Trotter Road, Apt. 126 to the Commission on Disabilities for a term to expire on June 30, 2022.

A motion was made by Vice President Mathews to refer measure 19 018 to the Budget/Management Committee 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 February 19, 2019 to deliberate the following measures:

19 008-Feasibility Study for the Construction of the New Chapman Middle School

This measure was referred to the Committee on January 22, 2019. The Committee met on February 19, 2019 and voted to forward it to the full Town Council with a recommendation for favorable action. A public hearing was held on February 19, 2019.

On behalf of the Budget/Management Committee, a motion was made by Councilor Molisse to approve measure 19 008; that the Town of Weymouth appropriate an additional \$12,415 for the purpose of paying costs associated with the Feasibility Study for the construction or reconstruction of a new middle school to replace the Maria Weston Chapman Middle School at 1051 Commercial Street, Weymouth MA 02189, including the payment of all costs incidental or related thereto, and for which the Town may be eligible for a grant from the Massachusetts School Building Authority (“MSBA”), said amount to be expended under the direction of the School Building Committee.

To meet this appropriation, the Weymouth Town Council approves the expenditure of said amount from Fund 5218 (Chapman Feasibility Study Fund). The Town of Weymouth acknowledges that the MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the Town of Weymouth incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town.

The motion was seconded by Vice President Mathews. UNANIMOUSLY VOTED.

19 009-CPA Preservation of Select Library Items

This measure was referred to the Committee on January 22, 2019. The Committee met on February 19, 2019 and voted to forward it to the full Town Council with a recommendation for favorable action. A public hearing was held on February 19, 2019.

On behalf of the Budget/Management Committee, a motion was made by Councilor Molisse to approve measure 19 009; that the Town of Weymouth appropriate the sum of \$35,311 from the Historic Preservation Reserve Fund Balance for conservation and preservation of five busts and the Town's mishoon (canoe) from the Weymouth Public Libraries Historical Collections. The motion was seconded by Vice President Mathews. UNANIMOUSLY VOTED.

19 010-CPA Matching Funds for Commonwealth Trails Program

This measure was referred to the Committee on January 22, 2019. The Committee met on February 19, 2019 and voted to forward it to the full Town Council with a recommendation for favorable action. A public hearing was held on February 19, 2019.

On behalf of the Budget/Management Committee, a motion was made by Councilor Molisse to approve measure 19 010; that the Town of Weymouth appropriate the sum of \$77,482 from the Community Preservation Unreserved Fund Balance account for matching funds necessary to secure a \$50,000 reimbursable grant from the Commonwealth's Recreational Trails program to enhance public access and link existing trails along the Back River.

The motion was seconded by Vice President Mathews. UNANIMOUSLY VOTED.

19 011-Water Retained Earnings-GPWTP Emergency Filter Bed Repairs

This measure was referred to the Committee on January 22, 2019. The Committee met on February 19, 2019 and voted to forward it to the full Town Council with a recommendation for favorable action. A public hearing was held on February 19, 2019.

On behalf of the Budget/Management Committee, a motion was made by Councilor Molisse to approve measure 19 011; that the Town of Weymouth raise and appropriate the sum of \$1,932,031.84 from the Water Enterprise Fund Retained Earnings for the purpose of funding the costs associated with the Great Pond Water Treatment Plant Emergency Filter Bed Repairs.

The motion was seconded by Vice President Mathews. UNANIMOUSLY VOTED.

19 012-GND Realty Trust TIF Agreement

This measure was referred to the Committee on January 22, 2019. The Committee met on February 4, 2019 and voted to forward it to the Economic Development Committee without a recommendation for action.

Economic Development Committee-Chairman Ed Harrington

Councilor Harrington reported that the Ordinance Committee met on February 11, 2019 to deliberate the following measure:

19 012-GND Realty Trust Agreement

This measure was referred to the Ordinance Committee on February 4, 2019. The Committee met on February 11, 2019 and voted to forward it to the full Town Council with a recommendation for favorable action. TIF also allows the town to qualify for \$1.2 million for the daylighting project. President Smart invited Director Luongo to the table to review the measure for those who were not present at either subcommittee meeting. He delivered a Powerpoint presentation that was previously outlined to committee.

Vice President Mathews reported that the TIF's provisions for job creation; a prior TIF on Libbey Parkway was revoked for failure to adhere to it. Where is it in this TIF? Four jobs will be created; it's not a central component. Although the state has to approve, they are not seeking job requirement; that's part of the local TIF. This is regional with Weymouth and Braintree invested in a blighted site. Prodrive chose not to invest in Weymouth; that one was also revoked. Mr. Luongo reported that they received a special permit last week and it will be before the Conservation Commission shortly. Vice President Mathews noted retail below, residential above design. If retail doesn't work out and they want to change to all residential, does the TIF get revoked? Mr. Luongo responded yes and the claw-back as well from day one.

Councilor DiFazio noted the draft TIF does not include the claw-back. Is this the actual agreement? Mr. Luongo responded that it will be tweaked, but page 6, section G is the claw-back provision. Solicitor Callanan responded that it is in section 3.

Councilor Molisse asked about town parking? Mr. Luongo responded that the public parking belongs to Weymouth and they are not giving up the rights to it. They will work to configure the maximum number of spaces.

President Smart asked if the proponent would have to do the easement? Under the mitigation agreement with Greenbush, the town was required. Mr. Luongo responded that an agreement with Braintree and Weymouth was made in order to move it to accommodate development. The site owned by Delegas was proposed. If he didn't agree to it, they would have had to take it by eminent domain. He is cooperating. In the end, it will benefit everyone.

Councilor Harrington noted the issues with the Braintree parking is signage. He stressed that we make sure signage is clear, well known, and enforced by the police. He also noted the commercial is not limited to retail; other professional businesses could take the space. Mr. Luongo responded that they are pushing him more to retail. Councilor Harrington responded that they can push, but the market will determine what goes in. The council is only voting on the TIF. It does not include the water, sewer and fees, which are under the purview of the Mayor. It will include taking down the pump station that is no longer needed.

President Smart asked if Mr. Delegas offered to help defray costs of paving the parking lot or taking down the pump station? He reported that the town tried to help him out in a rezoning in 2010. They've worked with him for 20 years and he hasn't made any attempts to improve that property. They must understand the frustration of the entire council and the fact that they are now faced with losing \$2.1M on a project the state has forced to be done. Everyone wants to see it done. The previous district councilor did too. They want to see it get done, but don't like the way the owner treated the town. Mr. Luongo responded that the owner has lost revenue that he'll never recapture. President Smart responded so has the town. He wished it could have been a less painful process.

Councilor Kiely responded that Delegas was not a developer. It appears he has now surrounded himself with the right people. The TIF benefits the commercial tenants.

Councilor DiFazio asked what commitment does Weymouth have that when the development begins the owner will follow through? Mr. Luongo responded that the state regulates the TIF; the benefit has to go to the commercial tenant and not to the realty trust.

President Smart noted it is a blighted gateway to a community that was not the fault of the Council.

Councilor Hackett expressed her extreme frustration with the process, but that she will support the Mayor and the measure. The owner has to be a better partner with the town of Weymouth.

Wm. Collier, who is partnering with Mr. Delegas also spoke. Hopefully this will turn a corner for the area and hopes to be a good neighbor. TIF is instrumental with getting this project moving forward.

Councilor McDonald suggested added provisional language to the TIF agreement for the Council's consideration.

On behalf of the Economic Development Committee, a motion was made by Councilor Harrington to approve measure 19 012 as amended, and seconded by Vice President Mathews;

1. That the Weymouth Town Council approve and execute the Tax Increment Financing (TIF) - Local Incentive Only Agreement by and between the Town of Weymouth, MA and GND Realty Trust and do any and all things necessary thereof.
2. That the Weymouth Town Council authorize the submission of the Tax Increment Financing (TIF) - Local Incentive Only Agreement, by and between the Town of Weymouth, MA and GND Realty Trust, Application

Vice President Mathews reported that he would have no problem revoking the TIF if there are any problems going forward, since he is reluctantly supporting.

Councilor Molisse thanked the administration for the work but cannot support the measure. He does not trust the owner. He made it a blighted area. He didn't care about the Town of Weymouth. Although the tax money and the smelt brook improvements would be welcome, his opinion is this will not be good for Weymouth.

President Smart said he hopes the owner will prove him wrong, but the scars run deep. He will reluctantly support it, knowing they have to do the Smelt Brook daylighting.

A roll call vote was taken: Councilor DiFazio-YES, Councilor Hackett-YES, Councilor Happel-YES, Councilor Harrington-YES, Councilor Heffernan-YES, Councilor McDonald-YES, Councilor Molisse-NO, Vice President Mathews-YES, President Smart-YES. Vote passed 9-1.

President Smart recognized the work of former District Councilor Lacey on this matter. He asked the proponents to update information online so that residents can follow the progress of the construction once it's begun.

Public Parks & Recreation Committee-Chairman Jane Hackett

Councilor Hackett reported that the Public Parks and Recreation Committee met twice to deliberate the following measure.

18 127-Establishment of Recreational Dog Park

This measure was referred to the Committee on November 13, 2018. The Committee met twice, last on February 19, 2019 and voted to forward it to the full Town Council with a recommendation for favorable action. A public hearing was held on December 17, 2018. She reviewed a history of the measure. The committee met twice and at the meeting on February 19, 2019, a motion was made to forward the measure to the full town council with a recommendation for unfavorable action. A substitute motion was offered to consider the measure specific to site D, which failed 2-2. The original motion was then passed, 3-1.

On behalf of the Public Parks and Recreation Committee, a motion was made by Councilor Hackett to take unfavorable action on measure 18 127; and was seconded by Vice President Mathews.

A substitute motion was made by Vice President Mathews to approve measure 18 127; that the Town Council vote to approve the planning, construction, and maintenance of a "dog park" facility, to be located on a portion of "Pond Meadow" identified as Site D, in the town of Braintree that is within the Weymouth-Braintree Regional Recreation Conservation District, said approval being required by Chapter 787 of the Acts of 1972, which established said District; and further, that the Mayor be authorized to enter into such agreements as may be necessary to effectuate the purpose of this motion and was seconded by Councilor Hackett.

Councilor Molisse reported that he does not support the measure. Many family and senior activities take place in the park that would be negatively impacted. The consensus of calls and emails he received from Weymouth residents is that they don't want it.

Councilor Hackett reported that the solicitor has confirmed if the measure is voted down, the proponents could bring back another measure through the administration with revised parameters. Councilor Kiely stated she would not support. Councilor Heffernan reported that he also received correspondence opposing it. The park was designed for passive recreation and this defeats the purpose. Councilor Happel reported he would not support. Vice President Mathews said he shared their concerns and the proponent should have brought up site D during the public hearing. Site D is off the beaten path and is the only area that will not impact existing uses. President Smart said he would support the substitute motion; the Mayor appoints competent people to steward this park and this is a decent compromise.

A roll call vote was taken on the substitute motion:

Councilor DiFazio- NO
Councilor Hackett- YES
Councilor Happel- NO
Councilor Harrington- YES
Councilor Heffernan- NO
Councilor Kiely- NO
Councilor McDonald- NO
Councilor Molisse- NO
Vice President Mathews- YES
President Smart- YES

The substitute motion vote failed 4-6

Reverting to the original motion, a roll call vote was taken:

Councilor DiFazio- YES
Councilor Hackett- YES
Councilor Happel- YES
Councilor Harrington- YES
Councilor Heffernan- YES
Councilor Kiely- YES
Councilor McDonald- YES
Councilor Molisse- YES
Vice President Mathews- YES
President Smart - YES

UNANIMOUSLY VOTED, 10-0

President Smart thanked the proponents from Braintree, the Weymouth proponents and the administration for the work that went into the measure.

ADJOURNMENT

The next regular meeting of the Town Council Meeting has been scheduled for Monday, March 4, 2019.

At 10:05 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:

1. Powerpoint presentation by J. Stano, WHS student
2. Powerpoint presentation by Parks & Recreation

Respectfully Submitted by Mary Barker as Recording Secretary.

Approved by Michael Smart as President of the Town Council
Voted unanimously on 18 March 2019