



City of Quincy Massachusetts

OFFICE OF THE CITY COUNCIL
1305 Hancock Street
Quincy, MA 02169

Brad L. Croall
Kevin F. Coughlin
Joseph G. Finn, President
Douglas S. Gutro

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Michael E. McFarland
Brian F. McNamee
Brian Palmucci

Joseph P. Shea, Clerk
Nicole L. Crispo, Assistant Clerk
Jennifer L. Manning, Clerk of Committees
Susan M. O'Connor, Auditor

City Council Meeting Agenda Monday, December 1, 2014 Council Chambers – City Hall

Regular Council Meeting 7:30 PM

1. Presentation – Redgate
2. Order – Confirmatory Deed for Quincy Youth Hockey Association, Inc.
3. Order – Easement for Quincy Youth Hockey Association, Inc.
4. Order – Increase of Cost of Living (COLA) to \$13,000 by the Quincy Retirement Board
5. Appropriation – \$1,900,000 to Community Preservations Accounts
6. Appropriation – Amendment to Council Order 2014 – 034 to \$5,918,930 for School Window & Door Replacement at Merrymount Elementary School, Wollaston Elementary School and North Quincy High School
7. Appropriation – \$3,830,835 for School Window & Door Replacement at Francis W. Parker Elementary School & Lincoln-Hancock Community School
8. Gifts – Acceptance of 27 Cleaves Street Wetlands
9. Gifts – \$350 from Doug Gutro
10. Resolve – Re: Dedication of Public Space in Honor of Joseph W. Koch Councillor McNamee

It is anticipated that one or more matters contained within the City Council Calendar, including any or all listed items pending in Committee, may be discussed and acted upon at this meeting. For a full Council Calendar, go to www.quincyma.gov

INTRODUCED BY **MAYOR, THOMAS P. KOCH**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2014 -

ORDERED:

December 1, 2014

BE IT ORDAINED by the City Council of the City of Quincy that the Mayor is hereby authorized to execute an a confirmatory deed in regard to land previously conveyed by the city of Quincy to Quincy Youth Hockey Association, Inc. by deed dated October 31, 1972, said conveyance then in accordance with the provisions of Order No. 334 of 1972. This confirmatory deed is necessary to effectuate the purpose of said Council Order No. 334, and the continued successful operation of Quincy's ice hockey facility. The authority vested herein (i) is subject to Conditions 1-9 set forth in said Council Order No. 334; and (ii) grants to Mayor the authority to execute a deed that mirrors in all respects the current deed of record, which shall contain no contingencies or restrictions other than a reverter clause in the event the title to the property vests in any organization or person other than Quincy Youth Hockey Association, Inc. granting Quincy title to the parcel upon payment of the outstanding balance of a valid first mortgage holder.

INTRODUCED BY **MAYOR, THOMAS P. KOCH**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2014 -

ORDERED:

December 1, 2014

BE IT ORDAINED by the City Council of the City of Quincy that the Mayor is hereby authorized to execute an easement for ingress, egress and parking of motor vehicles over a certain parcel of land in Quincy, Norfolk County, Commonwealth of Massachusetts, designated as “utility and Vehicular Easement” as shown on a “Plan of Land in Quincy, Mass.,” by Neponset Valley Survey Assoc., Inc., 95 White Street, Quincy MA, dated February 19, 1995, Scale 1 “-40” and filed on March 21,1995 as Plan No. 162 in Plan Book 428. The purpose of this easement if to confirm such rights already granted to Quincy Youth Hockey Association, Inc. by a grant dated March 14, 1995, said grant then in accordance with the provisions of Order No. 039 of 1995. This grant is necessary to effectuate the purpose of said Council Order No. 039, and the continued successful operation of Quincy’s ice hockey facility.

INTRODUCED BY **MAYOR, THOMAS P. KOCH**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2014 -

ORDERED:

DECEMBER 1, 2014

Upon the request of the Quincy Retirement Board and with the approval of His Honor, the Mayor, the Cost of Living Adjustment (COLA) base be raised from twelve thousand (\$12,000.00) to thirteen thousand (\$13,000.00) effective July 1, 2015.

INTRODUCED BY **MAYOR, THOMAS P. KOCH**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2014 -

ORDERED:

DECEMBER 1, 2014

Upon the request of Mayor Thomas P. Koch the sum of \$1,900,000 is hereby appropriated from the following purposes:

A. Community Preservation Administrative Account	\$95,000
B. Community Preservation Affordable Housing Reserve	\$190,000
C. Community Preservation Historic Preservation Reserve	\$190,000
D. Community Preservation Open Space Reserve	\$190,000
E. Community Preservation Budgetary Reserve Account	\$1,235,000

Same to be transferred from the Fiscal Year 2015 Estimated Community Preservation Revenues.

INTRODUCED BY **MAYOR, THOMAS P. KOCH**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2014 -

ORDERED:

DECEMBER 1, 2014

Amendment to original order for replacement of windows and exterior doors at the Merrymount Elementary School, Wollaston Elementary School and North Quincy High School

Ordered: That the Loan Order adopted by this Council on February 18, 2014, which Loan Order appropriated \$5,338,930, to be raised by borrowing, for the purpose of paying costs of replacing windows and exterior doors at the Merrymount Elementary School, located at 4 Agawam Road, the Wollaston Elementary School, located at 205 Beale Street and at the North Quincy High School, located at 316 Hancock Street, all in the City of Quincy, including the payment of all costs incidental or related thereto, is hereby amended in its entirety to provide as follows:

Ordered: That the City appropriates Five Million Nine Hundred Eighteen Thousand Nine Hundred Thirty Dollars (\$5,918,930) for the purpose of paying costs of replacing windows and exterior doors at the Merrymount Elementary School, located at 4 Agawam Road, the Wollaston Elementary School, located at 205 Beale Street and at the North Quincy High School, located at 316 Hancock Street, all in the City of Quincy, including the payment of all costs incidental or related thereto (the "Projects"), which proposed repair projects would materially extend the useful life of each school and preserve assets that otherwise are capable of supporting the required educational program, and for which the City has applied for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the City of Quincy Public Buildings Department. 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 City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and if the MSBA's Board of Directors votes to invite the City to collaborate with the MSBA on these proposed repair projects, any costs the City incurs in excess of any grant that may be approved by and received from the MSBA for the Projects shall be the sole responsibility of the City; provided further that any grant the City may receive from the MSBA for the Projects shall not exceed the lesser of (1) 69.74% of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; 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 or Agreements that may be executed between the City and the MSBA with respect to the Projects.

Further Ordered: That the City Treasurer is authorized to file an application with The Commonwealth of Massachusetts' Municipal Finance Oversight Board to qualify under Chapter 44A of the General Laws any and all bonds or notes of the City authorized by this vote, and to provide such information and execute such documents as the Municipal Finance Oversight Board of The Commonwealth of Massachusetts may require.

INTRODUCED BY **MAYOR, THOMAS P. KOCH**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2014 -

ORDERED:

DECEMBER 1, 2014

MSBA Accelerated Repair Program Parker/Lincoln-Hancock Schools

Ordered: That the City appropriates Three Million Eight Hundred Thirty Thousand Eight Hundred Thirty-Five Dollars (\$3,830,835) for the purpose of paying costs of replacing windows and exterior doors at the Francis W. Parker Elementary School, located at 148 Billings Road and at the Lincoln-Hancock Community School, located at 300 Granite Street, all in the City of Quincy, including the payment of all costs incidental or related thereto (the "Projects"), which proposed repair projects would materially extend the useful life of each school and preserve assets that otherwise are capable of supporting the required educational program, and for which the City has applied for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the City of Quincy Public Buildings Department. 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 City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and if the MSBA's Board of Directors votes to invite the City to collaborate with the MSBA on these proposed repair projects, any costs the City incurs in excess of any grant that may be approved by and received from the MSBA for the Projects shall be the sole responsibility of the City; provided further that any grant the City may receive from the MSBA for the Projects shall not exceed the lesser of (1) 71.16% of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA 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 or Agreements that may be executed between the City and the MSBA with respect to the Projects.

Further Ordered: That the City Treasurer is authorized to file an application with The Commonwealth of Massachusetts' Municipal Finance Oversight Board to qualify under Chapter 44A of the General Laws any and all bonds or notes of the City authorized by this vote, and to provide such information and execute such documents as the Municipal Finance Oversight Board of The Commonwealth of Massachusetts may require.

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2014 -

ORDERED:

December 1, 2014

WHEREAS, G.L. c. 60, § 77C provides that cities, acting through their legislative bodies, may accept a deed, in which all persons who have an interest in title join as grantors, in lieu of foreclosure; and

WHEREAS, upon acceptance and recording of that deed, any real estate taxes and other municipal charges and liens shall be accounted for by the city in the same manner as if a tax title foreclosure had been completed; and

WHEREAS, the persons who have interest in the title to 27 Cleaves Street, Quincy, Norfolk County, Massachusetts more particularly described in Norfolk County Registry of Deeds Book 25372, pages 343 desire to grant title to the city in lieu of foreclosure; and

WHEREAS, the land in question is predominately wetland, located in an area subject to flooding, and is therefore land which the city has an interest in protecting;

NOW THEREFORE BE IT ORDAINED, that the Quincy City Council accept a deed to 27 Cleaves Street from the persons who have an interest in the title to said parcel, in accordance with the provisions of the aforesaid statute.

INTRODUCED BY **MAYOR, THOMAS P. KOCH**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2014 -

ORDERED:

December 1, 2014

Be it ordained that the City of Quincy accept the following gift upon the conditions attached and herein set forth:

<u>DONOR</u>	<u>GIFT</u>	<u>PURPOSE</u>
Douglas Gutro	\$350.00	City of Quincy/Gift

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2014 -

ORDERED:

December 1, 2014

Dedication of Public Space in Honor of Joseph W. Koch

WHEREAS, On August 20th, 2014 the City of Quincy lost a son and an outstanding civic servant with the passing of Joseph W. Koch; and

WHEREAS, Joseph “Joe” Koch was a veteran of the United States Army and 1974 graduate of North Quincy High School; and

WHEREAS, Joe served the City for 37 years as a Foreman, Arborist, and Heavy Equipment Operator; and

WHEREAS, Joe’s contributions can be visible throughout our City at our Parks and Public open spaces; and

WHEREAS, His tireless efforts resulted in taxpayer savings of hundreds of thousands of dollars and improved operational efficiencies; and

WHEREAS, The City Council again extends its deepest sympathy to the family of Joe;

BE IT THEREFORE RESOLVED by the Quincy City Council that the Quincy School Committee and the Park and Recreation Board identify a suitable memorial to honor the memory and contributions of a favorite son, Joseph W. Koch.