



# City of Quincy Massachusetts

OFFICE OF THE CITY COUNCIL

1305 HANCOCK STREET, QUINCY, MA 02169

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

Kirsten L. Hughes  
Margaret E. Laforest  
Michael E. McFarland, President  
Brian F. McNamee  
Brian Palmucci

Joseph P. Shea, Clerk  
Jeanne E. Reardon  
Clerk of Committees  
Susan M. O'Connor, Auditor

## **REVISED AGENDA** **MONDAY, APRIL 23, 2012**

**6:30 PM**

***ORDINANCE COMMITTEE MEETING RE:  
#2012-038 COUGHLIN PROPOSAL TO AMEND  
TITLE 17 ZONING IN ACCORDANCE WITH  
CHAP. 43, SECTION 23, TO INCLUDE:  
6.9 SMALL SCALE SOLAR ENERGY***

**7:30 PM**

***CITY COUNCIL MEETING***

***COMMENDATIONS TO QUINCY HIGH SCHOOL GIRLS BASKETBALL  
TEAM, NORTH QUINCY HIGH SCHOOL BOYS BASKETBALL TEAM AND  
NORTH QUINCY HIGH SCHOOL HOCKEY TEAM***

- 1. Accepting Gift of \$1,000 for D.A.R.E. Program from Jay Cashman***
- 2. Accepting Gift of \$600 for D.A.R.E. Program from various donors***
- 3. Appropriation of \$38,000 to City Clerk - \$15,000 to Elections  
Communication & \$23,000 to Elections Capital Equipment – Same to be  
transferred from Pensioner Police \$18,000 & \$20,000 from Election  
Worker***
- 4. Appropriation of \$70,000 to Water Enterprise Other Assessment – Same  
to be transferred from Water Enterprise Professional/Technical***
- 5. Approval of Economic Development Proposal for Downtown under  
provisions of Chap. 293 Acts of 2006 as amended by Chap. 125 of Acts of  
2008 – the so called I-cubed Program***

***It is reasonably 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](http://www.quincyma.gov)***

INTRODUCED BY

**CITY OF QUINCY  
IN COUNCIL**

ORDER NO. 2012-

April 23, 2012

**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>
Jay Cashman	\$1000.00	D.A.R.E. Program

**Deposit To: 31194-484000**

**PASSED TO BE ORDAINED APRIL 23, 2012**

**ATTEST:**

**CLERK OF COUNCIL**

**YEAS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci  
NAYS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci**

QUINCY POLICE DEPARTMENT

GIFT ACCOUNT

APRIL 3,, 2012

TO: The Quincy City Council

Please accept the following gift

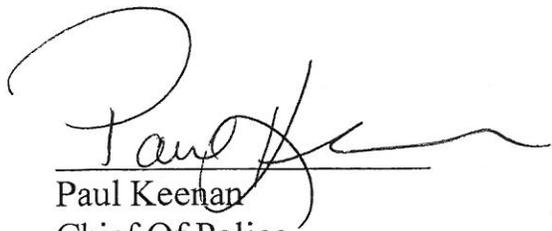
PURPOSE: DONATION TO DARE PROGRAM  
TOTAL AMOUNT \$1000.00

ACCOUNT # 31194-484000

DONOR: JAY CASHMAN

CONTACT JAY CASHMAN

*JK*  
ADDRESS: 549 SOUTH ST  
QUINCY MA 02169

  
Paul Keenan  
Chief Of Police

INTRODUCED BY

**CITY OF QUINCY  
IN COUNCIL**

ORDER NO. 2012-

April 23, 2012

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>
Various Donors	\$600.00	D.A.R.E. Program

Deposit To: 31194-484000

**PASSED TO BE ORDAINED APRIL 23, 2012**

**ATTEST:**

**CLERK OF COUNCIL**

YEAS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci  
NAYS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci

**D.A.R.E. Donors**

<b>Donor</b>	<b>Check#</b>	<b>Date</b>	<b>Amount</b>
Eastern Bank	517213	4/6/2012	\$ 500.00
Agnitti Insurance Agency, Inc.	15460	4/4/2012	\$ 100.00
			<b>\$ 600.00</b>

INTRODUCED BY

**Mayor Thomas P. Koch**

**CITY OF QUINCY**

IN COUNCIL

ORDER NO.           **2012-**

ORDERED:

**April 23, 2012**

**Upon the request of the City Clerk, and with the recommendation of His Honor the Mayor, the sum of \$38,000.00 is hereby appropriated to City Clerk Elections Communication and Elections Capital Equipment. The same to be transferred from City Clerk Elections Personal Services:**

**\$18,000.00 from #0116251 512816 Pensioner Police**

**\$20,000.00 from #0116251 512880 Election Worker**

**\$15,000.00 to #0116252 530400 Elections Communication**

**\$23,000.00 to #0116258 580500 Elections Capital Equipment**

**Transfer from available funds in City Clerk's Election current budget.**

**PASSED TO BE ORDAINED APRIL 23, 2012**

**ATTEST:**

**CLERK OF COUNCIL**

**YEAS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci**

**NAYS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci**

**INTRODUCED BY**

**CITY OF QUINCY  
IN COUNCIL**

**ORDER NO. 2012-**

**April 23, 2012**

**Upon the request of the Commissioner of Public Works and with the recommendation of His Honor, the Mayor, the sum of \$70,000.00 is hereby appropriated to Water Enterprise Other Assessments. The same to be transferred from Water Enterprise Professional/Technical.**

**PASSED TO BE ORDAINED APRIL 23, 2012**

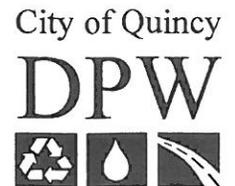
**ATTEST:**

**CLERK OF COUNCIL**

**YEAS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci  
NAYS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci**



**CITY OF QUINCY, MASSACHUSETTS**  
**Department of Public Works**



**Thomas P. Koch**  
Mayor

**Daniel G. Raymondi**  
Commissioner

**Phone: (617) 376-1959**  
**TTY: (617) 376-1375**

**Fax: (617) 376-1969**

**April 9, 2012**

**Dear Mayor Koch,**

**The Treasurer/Collector has informed us that she is anticipating a shortfall for Fiscal 2012 in the account that we use to pay the MRWA for water.**

**Therefore I am requesting that \$70,000.00 be transferred from the Professional/Technical Code 765052-530000 to the Other Assessments Code 765054-565054.**

**I am aware that a Council Order is needed and ask that this request be put on the next agenda.**

**Thank you in advance for your cooperation regarding this matter.**

**Sincerely,**

**Daniel G. Raymondi**  
Commissioner

**MC/klm**

**Xc: Commissioner Raymondi**  
**File**

INTRODUCED BY: Ward Two Councilor Brad Croall

**CITY OF QUINCY  
IN COUNCIL**

*April 23, 2012*

ORDER NO:

The City of Quincy, in accordance with the provisions of G.L. c. 60 § 62A, hereby authorizes the treasurer to enter into written agreements with persons entitled to redeem parcels in tax title to pay off outstanding tax title account balances over a period not to exceed five (5) years. The agreements may contain such terms as the treasurer deems necessary and appropriate in order for the city to recover sums owed; provided, however, that nothing within the agreement shall be inconsistent with the statutory proscriptions contained within Section 62A.

The treasurer may, as necessary and appropriate, waive not more than 50 per cent of the interest that has accrued on the tax title account that is subject of the agreement, and accept not less than 25 per cent of the outstanding tax title account balance as an initial payment at the time of execution of the agreement.

Such agreements shall be provided for irrespective of the class of tax title, all as provided for under the statute.

PASSED TO BE ORDAINED,

ATTEST:  
CLERK OF COUNCIL

**YEAS** Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci  
**NAYS** Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci

shall knowingly collect or attempt to collect for the redemption of any such land a sum of money greater than that authorized by this section.

If in the opinion of the treasurer, there has been a substantial or misleading error or irregularity in the amount of any item of water, sewer use or municipal light rates or charges, or interest thereon or costs relative thereto, included in a tax title account, or in connection with the proceedings with respect to any of them, he may accept in redemption the amount of the tax title account less the amount of such items, including interest thereon after their addition to any tax under applicable provisions of law. If in such case the tax title was held by the city or town, said treasurer shall make an entry in his books of the amount so deducted and of the reason for the deduction, which shall relieve him of further responsibility therefor. If the tax title was held by a person other than the city or town, the treasurer shall pay to such person the amount of the account without deduction and shall make a similar entry, which shall entitle him to credit for the excess so paid.

Nothing in this section nor in sections sixty-five to seventy-five, inclusive, shall be construed to prevent the title of a person or a city or town purchasing land at a sale under section seventy-nine or eighty from becoming absolute without any foreclosure proceedings under said sections sixty-five to seventy-five, inclusive.

Amended by St.1933, c. 325, § 10; St.1934, c. 218; St.1935, c. 278; St.1935, c. 414, § 2; St.1936, c. 392, § 2; St.1938, c. 415, § 5; St.1941, c. 231; St.1947, c. 133; St.1966, c. 263, § 1; St.1970, c. 235, § 1; St.1976, c. 250, § 3; St.1979, c. 503, § 2; St.1980, c. 261, § 17; St.1981, c. 340, § 1; St.2004, c. 295, § 7, eff. Nov. 11, 2004; St.2006, c. 354, §§ 1, 2, eff. Feb. 7, 2007.

#### Historical and Statutory Notes

St.1785, c. 70, § 7.  
 R.S.1836, c. 8, § 32.  
 St.1848, c. 166, §§ 6, 8.  
 St.1850, c. 98, §§ 1, 2.  
 G.S.1860, c. 12, §§ 36, 37.  
 St.1878, c. 266, §§ 9, 14.  
 St.1879, c. 73, § 94.  
 St.1881, c. 304, § 4.  
 P.S.1882, c. 12, §§ 49, 50.  
 St.1888, c. 390, §§ 57, 58.  
 St.1891, c. 288.  
 R.L.1902, c. 13, §§ 58 to 60.  
 St.1902, c. 443.  
 St.1905, c. 325, § 1.  
 St.1909, c. 490, pt. 2, §§ 59 to 61.  
 St.1915, c. 237, § 16.  
 St.1918, c. 257, § 53.  
 St.1919, c. 5.  
 St.1920, c. 2.  
 St.1924, c. 3.  
 St.1925, c. 51, 77.

St.1925, c. 241, § 5.  
 St.1928, c. 10.

### § 62A. Municipalities; payment agreements

Municipalities may by bylaw or ordinance authorize payment agreements between the treasurer and persons entitled to redeem parcels in tax title. Such agreements shall be for a maximum term of no more than 5 years or such lesser period as the ordinance or bylaw may specify and may waive not more than 50 per cent of the interest that has accrued on the amount of the tax title account, subject to such lower limit as the ordinance or bylaw may specify. An ordinance or bylaw under this section shall provide for such agreements and waivers uniformly for classes of tax titles defined in the ordinance or bylaw.

Any such agreement must require a minimum payment at the inception of the agreement of 25 per cent of the amount needed to redeem the parcel. During the term of the agreement the treasurer may not bring an action to foreclose the tax title unless payments are not made in accordance with the schedule set out in the agreement or timely payments are not made on other amounts due to the municipality that are a lien on the same parcel.

Added by St.2004, c. 295, § 8, eff. Nov. 11, 2004.

### § 63. Payments to treasurer instead of purchaser; certificate of release

The treasurer shall receive money paid to him instead of the purchaser or assignee of a tax title, if the amount tendered equals the amount stated in the instrument of assignment or collector's deed plus additional interest at the rate stated in section 62 from the date of sale or assignment to the date the treasurer receives such payment, and give to the person paying it a certificate specifying the amount paid, the name of the person to whom and the real estate on which the tax was originally assessed, and the registry of deeds and the book and page of the records therein where the collector's deed or evidence of taking and the instrument of assignment, if any, is recorded; and the recording of the certificate in said registry shall extinguish all right and title acquired under the collector's deed or evidence of taking. The treasurer shall forthwith pay over all money so paid, to the person entitled thereto as determined by him, ex-

INTRODUCED BY: MAYOR THOMAS P. KOCH

**CITY OF QUINCY  
IN COUNCIL**

**ORDER NO:**

*april 23, 2012*

**ORDERED:** It is hereby ordered that:

*WHEREAS*, the City of Quincy has entered into a certain Land Disposition Agreement dated January 25, 2011, with Hancock Adams Associates, LLC an affiliated entity with now Beal-StreetWorks, LLC, concerning the sale of certain city-owned parcels of land and providing for the redevelopment of the downtown of the City;

*WHEREAS*, pursuant to the terms of the Land Disposition Agreement, the City of Quincy is obligated to obtain up to fifty-million dollars (\$50,000,000 US) in state and Federal money to fund three public works projects, being the design and construction of the relocation and enhancement of the Town Brook Culvert; the design and construction of a motor vehicle bridge over the MBTA tracks in the vicinity of Cliveden Street as extended to Mayor Thomas Burgin Parkway; and the design and construction of Hancock Common, also known as Adams Green, a public green space connecting the Church of the Presidents, Old Town Hall and the Hancock Cemetery, collectively called the “core public improvements” in the Land Disposition Agreement;

*WHEREAS*, pursuant to the terms of the Land Disposition Agreement, the City of Quincy is obligated to undertake the construction of the three core public improvements, thereby putting the City of Quincy to be a co-developer with Hancock Adams Associates, LLC with regard to the construction of the three core public improvements;

*WHEREAS*, the City of Quincy has endeavored to obtain the necessary state and Federal funding for the three core public improvements, a significant portion of which funding is available to the City of Quincy through the Commonwealth of Massachusetts pursuant to an economic development program established by and under the authority granted in Section 293 of the Acts of 2006 as amended by Chapter 129 of the Acts of 2008, the Commonwealth’s so-called I<sup>3</sup> or “I-Cubed” program;

*WHEREAS*, acting in accordance with the requirements of the I-Cubed program, and the regulations adopted pursuant thereto, the City of Quincy acting in concert with Hancock Adams Associates, LLC, filed an application with the Commonwealth known under the I-Cubed program as an Economic Development Proposal, seeking approval of its Economic Development Proposal and funding under the I-Cubed program in the amount of fifty-million dollars (\$50,000,000 US);

**YEAS** Coughlin, Finn, Gutro, Hughes, LaForest, McFarland, McNamee, Croall, Palmucci

**NAYS** Coughlin, Finn, Gutro, Hughes, LaForest, McFarland, McNamee, Croall, Palmucci

**WHEREAS**, acting in accordance with the requirements of the I-Cubed program, and the regulations adopted pursuant thereto, the Secretary of the Executive Office of Administration and Finance for the Commonwealth gave preliminary approval to the Economic Development Proposal of the City of Quincy in the amount of fifty-million dollars (\$50,000,000 US);

**WHEREAS**, the I-Cubed program, and the regulations adopted pursuant thereto, require that after an Economic Development Proposal receives such preliminary approval by the Secretary of the Executive Office of Administration and Finance for the Commonwealth, that the Economic Development Proposal receive municipal approval;

**WHEREAS**, in the case of the Economic Development Proposal of the City of Quincy, such municipal approval must be granted by the City Council and the Mayor;

**WHEREAS**, Mayor Thomas P. Koch has requested that the City Council approve the Economic Development Proposal of the City of Quincy so that the City of Quincy can satisfy its obligation under the Land Disposition Agreement to obtain up to fifty-million dollars (\$50,000,000 US) for the three core public improvements; and

**WHEREAS**, the City Council finds that the public convenience and necessity would be served by the Council approving the Economic Development Proposal of the City of Quincy; now

**THEREFORE**, be it ORDERED that:

the City Council of the City of Quincy, duly constituted and authorized, pursuant to the provisions of Section 293 of the Acts of 2006 as amended by Chapter 129 of the Acts of 2008, and the regulations adopted thereunder, commonly known as the I<sup>3</sup> or “I-Cubed” program of the Commonwealth of Massachusetts, by a vote of the members of said Council, does hereby APPROVE the Economic Development Proposal of the City of Quincy not to exceed the issuance of fifty-million dollars (\$50,000,000 US) of I-Cubed bonds;

the City Council of the City of Quincy, duly constituted and authorized, pursuant to the provisions of Section 293 of the Acts of 2006 as amended by Chapter 129 of the Acts of 2008, and the regulations adopted thereunder, commonly known as the I<sup>3</sup> or “I-Cubed” program of the Commonwealth of Massachusetts, by a vote of the members of said Council, does hereby APPROVE the establishment of one or more Municipal Liquidity Reserve account or accounts as provided for and mandated by the I-Cubed program in the amount or amounts as set forth in the Economic Development Proposal of the City of Quincy;

**YEAS** Coughlin, Finn, Gutro, Hughes, LaForest, McFarland, McNamee, Croall, Palmucci

**NAYS** Coughlin, Finn, Gutro, Hughes, LaForest, McFarland, McNamee, Croall, Palmucci

the City Council of the City of Quincy, duly constituted and authorized, pursuant to the provisions of Section 293 of the Acts of 2006 as amended by Chapter 129 of the Acts of 2008, and the regulations adopted thereunder, commonly known as the I<sup>3</sup> or "I-Cubed" program of the Commonwealth of Massachusetts, by a vote of the members of said Council, does hereby APPROVE the funding of the Municipal Liquidity Reserve account or accounts in the amount or amounts and by the means and manner set forth in the Economic Development Proposal of the City of Quincy;

the City Council of the City of Quincy, duly constituted and authorized, pursuant to the provisions of Section 293 of the Acts of 2006 as amended by Chapter 129 of the Acts of 2008, and the regulations adopted thereunder, commonly known as the I<sup>3</sup> or "I-Cubed" program of the Commonwealth of Massachusetts, by a vote of the members of said Council, does hereby APPROVE the establishment of the Assessment Parcels as provided for and mandated by the I-Cubed program as each such Assessment Parcel is set forth in the Economic Development Proposal of the City of Quincy;

the City Council of the City of Quincy, duly constituted and authorized, pursuant to the provisions of Section 293 of the Acts of 2006 as amended by Chapter 129 of the Acts of 2008, and the regulations adopted thereunder, commonly known as the I<sup>3</sup> or "I-Cubed" program of the Commonwealth of Massachusetts, by a vote of the members of said Council, does hereby ACCEPT as to the City of Quincy the obligation to make Local Infrastructure Development Assistance payments provided for and mandated by the I-Cubed program;

the City of Quincy, acting through its Treasurer, is authorized to enter into an Infrastructure Development Assistance Agreement, so called, as provided for and mandated by the I-Cubed program, upon such terms and conditions as said Treasurer shall deem to be in the best interest of the City of Quincy;

**PASSED TO BE ORDAINED APRIL \_\_\_\_, 2012**

**ATTEST:**

**CLERK OF COUNCIL**

**YEAS** Coughlin, Finn, Gutro, Hughes, LaForest, McFarland, McNamee, Croall, Palmucci

**NAYS** Coughlin, Finn, Gutro, Hughes, LaForest, McFarland, McNamee, Croall, Palmucci