



# 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

Kirsten L. Hughes  
Margaret E. Laforest  
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

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### City Council Meeting Agenda Monday, March 16, 2015 Council Chambers – City Hall

#### Regular Council Meeting 7:30 PM

RECEIVED  
2015 MAR 12 PM 2:28  
CITY CLERKS OFFICE  
QUINCY, MASS. 02169

1. Appropriation – \$2,800,000 to Stabilization Fund
2. Appropriation – \$669,813 to QPD Superior Officers Personal Services for Contract Mediation
3. Appropriation – \$200,000 for 5 Police Patrol Vehicles
4. Appropriation- \$200,000 for Public Works
5. Appropriation- \$20,000 for Lincoln Hancock Pool
6. Order- Naming the intersection at 260 Quincy Ave. in honor of P.F.C. John P. Coughlin, U.S.M.C.
7. Order- Naming the intersection at 561 Willard St. in honor of C.P.O George R. Levesque, U.S. Navy.
8. Order- Naming the intersection at the corner of Alrick Rd. and Adams St. in honor of 1<sup>st</sup>. Lt. Alfred V. Schofield, U.S. Army.
9. Confirmation- Of Appointment of Mary Ann Morris to the Quincy Housing Authority Board
10. Resolve – Re: Seeking public meetings, public involvement, and greater transparency in

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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](http://www.quincyma.gov)



# City Council Meeting Agenda

City Hall - Council Chambers  
Monday, March 16, 2015

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Koch administration's new Downtown Redevelopment Strategy  
Councillor Gutro

11. Communication- Update to the council, that the Avalon Bay Permit appeal has been dismissed.

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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](http://www.quincyma.gov)

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

**CITY OF QUINCY**  
IN COUNCIL

ORDER NO. 2015 -

ORDERED:

March 16, 2015

Upon the request of the Director of Municipal finance and with the recommendation of His Honor, the Mayor, the sum of \$2,800,000.00 is to be transferred to Stabilization Fund

The same to be charged to Free Cash

**PASSED TO BE ORDAINED MARCH 16, 2015**

**ATTEST:**

**CLERK OF COUNCIL**

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

**CITY OF QUINCY**  
IN COUNCIL

ORDER NO. 2015 -

ORDERED:

March 16, 2015

Upon the request of the Police Chief and with the recommendation of His Honor, the Mayor, the sum of \$200,000.00 is hereby appropriated to Police Dept/ Capital Expenditures-Vehicles. The same to be charged to Free Cash.

**PASSED TO BE ORDAINED MARCH 16, 2015**

**ATTEST:**

**CLERK OF COUNCIL**

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

**CITY OF QUINCY**  
IN COUNCIL

ORDER NO. 2015 -

ORDERED:

March 16, 2015

Upon the recommendation of the Director of Municipal Finance, and with the approval of his Honor, the Mayor, the sum of \$669,813.00 is to be transferred to the Quincy Police Department-Superior Officers Personal services lines. This transferred needed to fund the contract meditation decision rendered in the Fall of 2014.

The same to be charged to Free Cash

**PASSED TO BE ORDAINED MARCH 16, 2015**

**ATTEST:**

**CLERK OF COUNCIL**

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

**CITY OF QUINCY**  
IN COUNCIL

ORDER NO. 2015 -

ORDERED:

March 16, 2015

Upon the request of the Commissioner of Public Works and with the recommendation of His Honor, the Mayor, the sum of \$200,000.00 is hereby appropriated as follows:

Public Works Current Expense- Road Repairs/Asphalt – \$100,000.00

Public Works Contractual/Outside assistance in Road Repairs -\$100,000.00

The same to be charged to Free Cash

**PASSED TO BE ORDAINED MARCH 16, 2015**

**ATTEST:**

**CLERK OF COUNCIL**

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

**CITY OF QUINCY**  
IN COUNCIL

ORDER NO. 2015 -

ORDERED:

March 16, 2015

Upon the recommendation of the Director of Municipal Finance, and with the approval of his Honor, the Mayor, the sum of \$20,000.00 is to be transferred from Lincoln Hancock Pool Reserve to Public Building & Maintenance Department Capital Improvement-Upgrade & Repairs on the pool.

**PASSED TO BE ORDAINED MARCH 16, 2015**

**ATTEST:**

**CLERK OF COUNCIL**



**City of Quincy  
Public Building Dept**

Date: March 12, 2015

To: Mayor Thomas P. Koch

Subject: Lincoln Hancock Pool Reserve Account # 65245580000 Transfer

Dear Mr. Mayor,

I would like to propose, with your approval, the transfer of \$20,000.00 to the City of Quincy Public Building Department Maintenance Account: 6524-5580000 from Lincoln Hancock Pool Reserve Account.

**Breakdown of Costs:**

**\$ 5,000.00 Locker Room Repairs & Upkeep:** ( Plumbing Repairs, Shower Room Tile Repair, Rework Lockers.)

**\$10,000.00 Equipment Supplies:** (Chlorine, CO2, Light Bulbs, Repair & Re- Grout areas of damaged floor tile. Handicap Ramp Ramp Repairs)

**\$5,000.00 Filter Room Repairs** ( Repair of Corroded piping in Filter Room)

Thank You for your assistance in this matter.

Walter F. Macdonald III  
Director of Building Maintenance  
City of Quincy, MA 02169

INTRODUCED BY Mayor Thomas P. Koch, Councilor Hughes, Councilor Croall

**CITY OF QUINCY  
IN COUNCIL**

ORDER NO. 2015-

ORDERED:

March 16, 2015

Upon the recommendation of the Director of Veterans Services, Councilor Hughes and Councilor Croall and with the recommendation of his Honor, the Mayor.

Be it ordained that the City Council hereby recommends the following intersection be named in Honor of P.F.C John P. Coughlin U.S.M.C.

The intersestion of Quincy Ave. at Charlesmount Ave.

Dedication to be held on April 30, 2015.

**PASSED TO BE ORDAINED: March 16, 2015**

**ATTEST:**

**CLERK OF COUNCIL**

**APPROVED:**

**MAYOR**

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

# *Vietnam Combat Veterans Combined Armed Forces*

Lawrence M. Norton  
President  
Thomas A. Bolinder  
Treasurer  
David D. Lawson  
Secretary

- Quincy Chapter -  
8 Howe Street  
Quincy, MA 02169-5910  
(617) 472-1846  
[www.quincyveterans.org](http://www.quincyveterans.org)



March 1, 2015

Mr. Brad Croall  
Ward 2 Councillor  
65 Gay Street  
Quincy, MA 02169

Dear Councillor Croall:

Vietnam Combat Veterans are requesting a Memorial Square in honor of P.F.C. John P. Coughlin, U.S.M.C. in the vicinity of 260 Quincy Avenue. We feel it is only appropriate to honor this true American Hero. The showing of respect to hi and his family is long over due.

With your approval and authorization of the four (4) CC's at the bottom of the letter the ceremony will take place on Thursday April 30, 2015 at 12:30 P.M.

Any questions at all concerning this matter please feel free to contact me at 617-472-1846.

Respectfully,

Lawrence M. Norton  
President

c.c. - Thomas Koch, Mayor  
Kirsten Hughes, Chairman Vets Comm.  
George F. Nicholson, Quincy Veterans Services  
Richard L. Keane, CMDR, Quincy Veteran's Council



*"Through us, they will live forever"*



INTRODUCED BY Mayor Thomas P. Koch, Councilor Hughes, Councilor Palmucci

**CITY OF QUINCY  
IN COUNCIL**

ORDER NO. 2015-

ORDERED: March 16, 2015

Upon the recommendation of the Director of Veterans Services, Councilor Hughes and Councilor Palmucci and with the recommendation of his Honor, the Mayor.

Be it ordained that the City Council hereby recommends the following intersection be named in Honor of

1<sup>st</sup> Lt. Alfred V. Schofield, U.S. Army.

The intersection of Adams St. and Alrick Rd.

C.P.O George R. Levesque, U.S. Navy.

The intersection of Willard St and Bunker Hill Ave. (on the odd side of the street)

Dedication to be held on April 30, 2015.

**PASSED TO BE ORDAINED: March 16, 2015**

**ATTEST:**

**CLERK OF COUNCIL**

**APPROVED:**

**MAYOR**

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

# *Vietnam Combat Veterans Combined Armed Forces*

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- Quincy Chapter -  
8 Howe Street  
Quincy, MA 02169-5910  
(617) 472-1846  
[www.quincyveterans.org](http://www.quincyveterans.org)



March 1, 2015

Mr. Brian Palmucci  
Ward 4 Councillor  
138 Willard Street  
Quincy, MA 02169

Dear Councillor Palmucci:

Vietnam Combat Veterans are requesting two Memorial Squares in honor of C.P.O. George R. Levesque, U.S. Navy. at the corner of 561 Willard Street, and in honor of 1<sup>st</sup> Lt. Alfred V. Schofield, U.S. Army at the corner of Alrick Road. & Adams Street. We feel it is only appropriate to honor these true American Heroes. The showing of respect to these two men and their families is long over due.

With your approval and authorization of the four (4) CC's at the bottom of the letter the ceremony will take place on Thursday April 30, 2015 at 11:00 AM and 11:45 AM respectively.

Any questions at all concerning this matter please feel free to contact me at 617-472-1846.

Respectfully,

Lawrence M. Norton  
President

c.c. - Thomas Koch, Mayor  
Kirsten Hughes, Chairman Vets Comm.  
George F. Nicholson, Quincy Veterans Services  
Richard L. Keane, CMDR, Quincy Veteran's Council



*"Through us, they will live forever"*



INTRODUCED BY **Mayor Thomas P. Koch**

**CITY OF QUINCY  
IN COUNCIL**

ORDER NO. 2015-

ORDERED:

March 16, 2015

The Quincy City Council hereby confirms the appointment of Mary Ann Morris of 170 Copeland Street to the Quincy Housing Authority Board as Tenant Representative. Her appointment is for 5 years, effective immediately, which will run through the first Monday in February 2020.

**PASSED TO BE ORDAINED: March 16, 2015**

**ATTEST:**

**CLERK OF COUNCIL**

**APPROVED: March 17, 2015**

**MAYOR**

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

Introduced by: March 16, 2015

Sponsored by City Councilor Doug Gutro

**Resolve seeking public meetings, public involvement, and greater transparency in Koch Administration's new Downtown Redevelopment Strategy**

Whereas, in 2010/2011 the Koch Administration established a public information rollout and public involvement strategy that included meetings in neighborhoods through the City of Quincy prior to the City Council appropriation of funds on downtown redevelopment; and

Whereas; the Koch Administration's new 2015 roadmap for Quincy Center (as created by Red Gate) includes the investment of \$96 million in public monies to fund public infrastructure and parking garages to attract new developers over the next ten years;

Now therefore be it resolved that prior to City Council action, the Quincy City Council respectfully requests Mayor Koch to host community meetings and forums comparable to those that pre-dated the Streetworks proposal;

And be it further resolved that these meetings and said strategy be designed to inform, engage, and involve Quincy residents in the decision-making process relative to public expenditures and plans for future redevelopment in Quincy Center.



## OFFICE OF THE CITY SOLICITOR

QUINCY CITY HALL  
1305 Hancock Street  
Quincy, MA 02169

Phone: (617) 376-1516  
Fax: (617) 376-1519  
TTY: (617) 376-1375

JAMES S. TIMMINS  
CITY SOLICITOR

THOMAS P. KOCH  
MAYOR

### MEMORANDUM

TO: The Honorable Members of the Quincy City Council  
FROM: Jim Timmins, City Solicitor  
RE: Avalon Bay Communities Special Permit  
DATE: March 11, 2015

I attach hereto a copy of a Stipulation of Dismissal of an appeal filed by certain abutters to the permit issued by you - in your capacity as members of the SPGA - to Avalon Bay Communities for its proposed project on Quarry Street. As this is merely an update, and I am not seeking any official action by the SPGA in regard to this update, there is no need for the body to convene as SPGA. You are merely receiving notice in regard to a legal matter, and may do so at a public meeting of the City Council.

As I advised you at the time each of you received the complaint, I filed an appearance as counsel to the SPGA. Almost immediately, the abutters and the project proponent began negotiations toward a resolution. Those negotiations were confidential at the parties' request, and I neither participated in, nor am privy to, the details. Last week, prior to a court hearing scheduled to occur on Friday, March 6, I was advised that the matter had been settled and the stipulation that was attached had been filed. I provide a copy to you for your information and records.

As I stated, I do not know the particulars of the resolution. I asked - and I was told that the settlement was confidential. I was not asked to provide any input or concessions in regard to the settlement, and would not have done so without conferring first with the SPGA. The permit stands as granted, and the parties negotiated between them a resolution that allows Avalon Bay to move forward under the terms of that permit.

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

LAND COURT DEPARTMENT  
MISC. No. 489127

PAUL T. BONOLI, JOSEPH C. COYNE, and  
WILLIAM F. FARRELL, JR.,

Plaintiffs,

v.

JOSEPH G. FINN, KEVIN F. COUGHLIN, BRAD L.  
CROALL, DOUGLAS S. GUTRO, KRISTIN L.  
HUGHES, MARGARET E. LAFOREST, MICHAEL  
E. MCFARLAND, BIRNA F. MCNAMEE, BRIAN D.  
PALMUCCI as they are members of the QUINCY  
CITY COUNCIL in its capacity as SPECIAL PERMIT  
GRANTING AUTHORITY, HIGHPOINT II, LLC, and  
AVALONBAY COMMUNITIES, INC.,

Defendants.

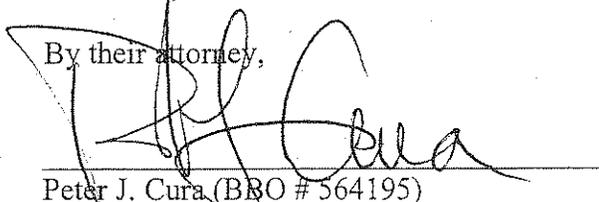
**STIPULATION OF DISMISSAL WITH PREJUDICE**

Pursuant to Mass.R.Civ.P. 41 (a) (ii), plaintiffs Paul T. Bonoli, Joseph C. Coyne, and William F. Farrell, Jr., and the individually named Municipal Defendants as they are Members of the Quincy City Council, and Defendant AvalonBay Communities, Inc., and Defendant Highpoint II, LLC hereby stipulate to the dismissal of all claims asserted in the above-captioned action with prejudice and without costs, all parties waiving all rights of appeal..

**BONOLI, COYNE AND FARRELL**

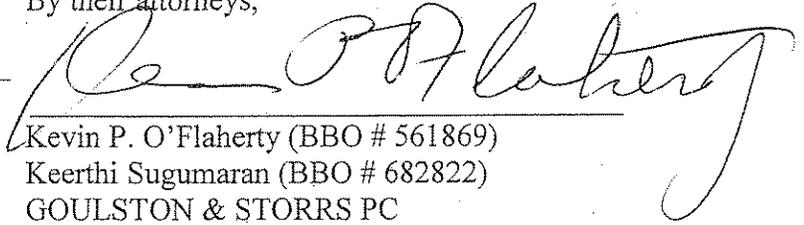
**AVALONBAY COMMUNITIES, INC. and  
HIGHPOINT II, LLC**

By their attorney,



Peter J. Cura (BBO # 564195)  
Peter J. Cura, P.C.  
43 Thorndike Street  
Cambridge, MA 02141  
Telephone: (617) 494-0003  
pcura@pjcura.com

By their attorneys,



Kevin P. O'Flaherty (BBO # 561869)  
Keerthi Sugumaran (BBO # 682822)  
GOULSTON & STORRS PC  
400 Atlantic Avenue  
Boston, Massachusetts 02110-3333  
Telephone: (617) 482-1776  
Facsimile: (617) 574-4112  
koflaherty@goulstonstorrs.com  
ksugumaran@goulstonstorrs.com

**THE CITY OF QUINCY CITY COUNCIL and  
Its Individually Named Members**

By their attorneys,



James S. Timmins (BBO # 547512)  
City Solicitor  
1305 Hancock Street  
Quincy, MA 02169  
Telephone: (617) 376-1511  
Facsimile: (617) 376-1519  
jtimmins@quincyma.gov

*(By KPO w/ permission)*

Dated: 2/24, 2015

March 5, 2015

VIA HAND

Clerk  
Land Court  
3 Pemberton Square  
Boston, MA 02108

Re: *Bonoli, et al. v. Finn, et al.*  
Land Court Case No. 14-489127 (RBF)

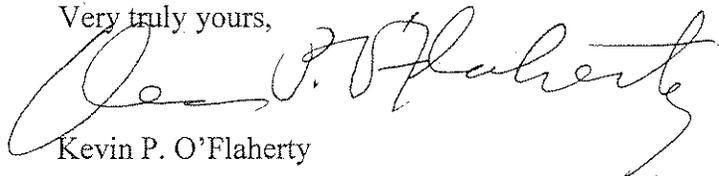
Dear Clerk:

Enclosed for filing in the above-referenced matter please find the parties' Stipulation of Dismissal with Prejudice.

A Case Management Conference is currently scheduled in this matter for tomorrow, March 6, 2015. That conference will no longer be necessary.

Thank you for your assistance in this matter. If you should have any questions, please do not hesitate to contact me.

Very truly yours,



Kevin P. O'Flaherty

cc (w/encl): Ms. Jennifer Noonan, Sessions Clerk to Judge Foster (via hand)  
Peter J. Cura, Esq. (via email and mail)  
James Timmins, Esq. (via email and mail)

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

**CITY OF QUINCY**  
IN COUNCIL

ORDER NO. 2015 -

ORDERED:

March 16, 2015

Upon the recommendation of the Director of Municipal Finance, and with the approval of his Honor, the Mayor, the sum of \$669,813.00 is to be transferred to the Quincy Police Department – Superior Officers Personal Service lines. This Transfer is needed to fund the contract mediation decision rendered in the Fall of 2014.

The same to be charged to Free Cash

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

**CITY OF QUINCY**  
IN COUNCIL

ORDER NO. 2015 -

ORDERED:

March 16, 2015

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INTRODUCED BY

MAYOR THOMAS P. KOCH

CITY OF QUINCY  
IN COUNCIL

ORDER NO.  
ORDERED:

*2015*

~~2010-057~~

*March 16, 2015*

~~February 1, 2010~~

The Quincy City Council hereby confirms the appointment of  
Mary Ann Morris of 170 Copeland Street to the Quincy Housing  
Authority Board as Tenant Representative. Her appointment  
is for 5-years, effective immediately, which will run through the  
*Monday* *2020*  
first ~~Monday~~ in February ~~2015~~.

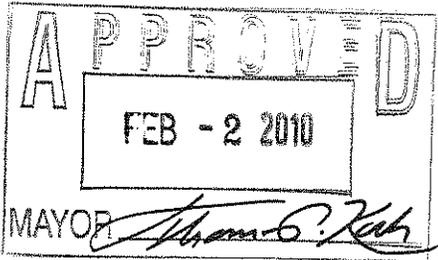
*March 16, 2015*

~~PASSED TO BE ORDAINED FEBRUARY 1, 2010~~

ATTEST:

*[Signature]*

CLERK OF COUNCIL



YEAS: Coughlin, Finn, Gutro, Keenan, Laforest, McFarland, McNamee, Palmucci, Raymondi  
NAYS: Coughlin, Finn, Gutro, Keenan, Laforest, McFarland, McNamee, Palmucci, Raymondi