



# City of Quincy Massachusetts

## OFFICE OF THE CITY COUNCIL

1305 Hancock Street  
Quincy, MA 02169

Kevin F. Coughlin  
Brad L. Croall  
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, February 1, 2016 The Great Hall – City Hall James R. McIntyre - Government Center 1305 Hancock Street

#### Finance Committee Meeting 6:30 PM

The City Council of the City of Quincy met on Monday, February 1 at 6:30 pm in the in the Great Hall of City Hall with Finance Chairman Brad Croall presiding. Present were Councillor Cain, Councillor Croall, Councillor DiBona, Councillor Finn, Councillor Laforest, Councillor Liang and Councillor Palmucci. Councillor Finn was absent. Christopher Walker was in attendance as administration representative.

2016 – 003 – Appropriation - \$6,752,145 for MSBA Accelerated Repair Program for Beechwood Knoll and Merrymount Schools

Walter MacDonald from Public Buildings gave overview of projects that will be done at both Beechwood Knoll and Merrymount Schools

Beechwood Benefits include insulation, roofing and energy efficiency and Merrymounts work will be roof and other energy efficiencies. The expected reimbursement rate from MSBA to the City is 68.9% but there will be 3 items that will not be covered/reimbursement by MSBA

Councillor Laforest questioned the costs that will not be reimbursed and timelines  
Walter MacDonald addressed the air conditioning units and stated these will be summer projects

Councillor Hughes supports the improvement and questioned the Beechwood timeline and notice to parents

Superintendent Dr. Richard DeCristofaro will notify parents in March of what parents can expect as the projects move forward.

Councillor Liang questioned previous budgets vs actual and labor cost.  
Mr. MacDonald stated that the numbers due in soon and will have them end of this month and will include costs include labor and materials



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Finance Chairman Councillor Croall discussed the Statement of Interest for other project and how they only allow the City to get in line for MSBA funding and asked about what debt instrument will be used?

Chris Walker stated that so far the City has had a 100% success rate with projects submitted to the MSBA

Director of Finance Mark Cavanaugh stated that a MC Short Term Bands with 2% interest, City is authorized for total but only borrows what we end up using.

Cost thru First southwest, Bond Council, Rating Agency 20 year bond

DiBona questioned the punch list for previous projects and other needs in other buildings

Walter windows need to be 20 years old or older and other and a minimum of \$ must be reached and we feel these four schools will qualify

Adjournment 7:04 PM



## Public Hearing

The Public Hearings were called to order at 7:10 PM by Council President Kirsten L. Hughes. Present were Councillor Cain, Councillor Croall, Councillor DiBona, Councillor Finn, Councillor Laforest, Councillor Liang and Councillor Palmucci. Councillor Finn is absent.

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7:10 PM          2016 – 035 – National Grid Gas – Quarry Street

National Grid Gas respectfully requests the Quincy City Council for your consent to the location of mains for the purpose of installing Gas Main under City of Quincy streets.

National Grid to install and maintain approximately 1,125 feet, more or less of 12 inch gas main in Quarry St., Quincy. From existing 12 inch gas main to building #258, easterly to the proposed 8 inch gas main at Avalon Way (Private Way).

Dennis Regan from National Grid in attendance and addressed the Council

No One Spoke in Support

Robert Wallace 270 Quarry St - Questions interruption to street and equipment access. He spoke with Mr. Regan and was satisfied with his response.

One letter was received by City Clerk from Bill O'Neill 1 Cityview Lane and was read into the record

No one spoke in opposition

Councillor Cain questioned the timeline

Councillor Palmucci questioned if there were any plans to repave quarry street following work and why they need to open the street verse running it on private property and running a companion line. 1 out of every 3 time a street is opened it is not repaired as needed.

7:26 PM



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## Special Permit Granting Authority – C-Mart 7:25 PM

The Quincy City Council acting in its capacity as Special Permit Granting Authority held a public hearing on Monday, February 1, 2016 at 7:25 pm in the Great Hall of City Hall with Council President Kirsten L. Hughes presiding. Present were Councillor Cain, Councillor Croall, Councillor DiBona, Councillor Laforest, Councillor Liang and Councillor Palmucci. Councillor Finn was absent

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Review C-Mart's application for development at 10-40 Hayward Street, # 2013 – 015.

Solicitor Timmins addressed the council and plans to file a notice of appeal. Applicant has filed to recoup costs and to protect their position. This is to protect the SPGA and the appeal is not expected to go forward and the City will continue to work on mitigation with the applicant to move forward.

No representatives from C-Mart were in attendance.

Solicitor Timmins requests of the body to be a motion to support a notice to appeal.

Solicitor Timmins will work with the applicant on mitigation.

Councillor Palmucci expressed concern that the current traffic issued raised from numerous residents during the SPGA process have not been explored and addressed outside of this project and that there is currently no suggested mitigation from the City. and what has been done as far as mitigation

City Solicitor stated that mitigation

SPGA recessed 7:44 PM



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## Regular Council Meeting 7:30 PM

The City Council of the City of Quincy met on Tuesday, January 19, 2016 at 7:30 in the Great Hall of City Hall with Council President Hughes presiding. Present were Councillor Cain, Councillor Croall, Councillor DiBona, Councillor Finn, Councillor Laforest, Councillor Liang and Councillor Palmucci. Christopher Walker was in attendance as administration representative.

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Moment of Silence for Service Members

Pledge of Allegiance

City Clerk Joseph Shea read the open meeting law

Motion to move by Palmucci/Croall to go back into SPGA

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## Special Permit Granting Authority Meeting – C-Mart

Councillor Palmucci does not want to purposely delay the issuance of the permit and asking when the mitigation will be done in hopes of not purposely delaying and the City does not need to file a notice to the appeal

The notice of appeal is on a deadline and it is 30 days from motion of damages and will not be filed until the final judgment and will protect city. There were no damages only expenses.

Councillor Palmucci does not feel that there a good faith basis for appeal and filling will retching up legal back and forth and feels this may not be a good idea.

Solicitor Timmins discussed with Councillor Cain, Councillor Liang and President Hughes about this decision and reviewed the flaws in the decision and the good faith basis for filing appeal. And the SPGA could in the near future called the Solicitor back in front of the SPGA and directed the appeal not be filed.

Councillor Palmucci is worried about cost to taxpayers

Councillor Croall questioned the mitigation that will be seeked is pretty much narrowed down. Solicitor Timmins stated that light signalization and limitations are the main issues. And things are more defined. The Traffic Studies have been reviewed extensively during the trial so there is a better understanding the during the permitting process

Councillor Laforest is the timeframe that the motion needs to be done by and are there any benchmarks between now and final judgement?

Solicitor Timmins - 30 days from final decision if final judgement is June we will need to have a special council meeting. Conference call with the Judge this week and those will be set with a potential to report in to the court in 30 day intervals. He expects a conscience from all parties in the next 30-60 days and then will come back before the council. The SPGA is to get as much possible as it can but the Judge will make the decision on the mitigation



Solicitor Timmins stated he extended an invitation to Mr. Fangs attorney to speak to the SPGA but was unable but is aware that they City is willing to work and not filing for hostel reasons

Councillor Hughes thinks that it is important to reserve the City's rights by filing an appeal and continue to work with the applicant on the mitigation. The applicant has filed for expenses in an effort to protect their interest and the city should do the same.

Motion by Councillor Hughes, Seconded by Councillor Croall  
6-1 Roll Call Vote – Councillor Palmucci No - Councillor Finn was absent

SPGA Adjournment at 8:24 pm

## Returned to Regular Council Meeting – 8:25 pm

Councillor Palmucci requested that the Council take items 2016 – 039 thru 2016 – 042 out of order and waived the reading on all

Christopher Walker addressed the Council on items 2016 – 039 thru 2016 – 042 - Municipal School Building Statement of Interest for Atherton Hough Elementary School, Beechwood Knoll Elementary School, Merrymount Elementary School and Wollaston Elementary School stating that this is the first step in the process and does not a guarantee approval. He thanked that body for the prior support and working together with Mayor, School Committee, Legislature and MSBA on all of the past projects.

Walter MacDonald from Public Building explained that each year they review along with the School Dept. all the schools to come up with a list of priorities. These projects fall into the program the MSBA is offering and if approve will likely be done Summer 2017 prior to school starting.

2016 – 039 - Order - Municipal School Building Statement of Interest – Atherton Hough Elementary School – Mayor Koch

Motion by Councillor Croall, Seconded by Councillor Laforest  
Motion passed by 7-0 roll call vote

2016 – 040 - Order - Municipal School Building Statement of Interest – Beechwood Knoll Elementary School – Mayor Koch

Motion by Councillor Croall, Seconded by Councillor Cain  
Motion passed by 7-0 roll call vote

2016 – 041 - Order - Municipal School Building Statement of Interest – Merrymount Elementary School – Mayor Koch

Motion by Councillor Croall, Seconded by Councillor Laforest  
Motion passed by 7-0 roll call vote

2016 – 042 - Order - Municipal School Building Statement of Interest –Wollaston Elementary School – Mayor Koch

Motion by Councillor Croall, Seconded by Councillor Cain  
Motion passed by 7-0 roll call vote



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2016 – 036 - Appropriation - \$170,000 for Outside Council for Zoning Appeal – Mayor Koch  
Councillor Croall waived reading and referred to Finance Committee  
Councillor Palmucci questioned Solicitor Timmins on why the final judgment is not included with the attorney fees. There is no final judgment yet but the attorneys working on this have completed their work and are not involved with the case going forward.  
Councillor Croall placed in committee because he did not feel adequate back up was supplied in time for a vote  
Referred to the Finance Committee

2016 – 037 - Appropriation - \$65,000 for Election Cost for Presidential Election and Special Election – Mayor Koch  
Motion to waive to reading  
Referred to the Finance Committee

2016 – 038 - Ordinance - Updating Title 17, Zoning Ordinance Section 5.8.3 Specific Types of Signs: Standards – Councillor Finn  
Councillor Laforest recommends referral to Ordinance Committee  
Referred to the Ordinance Committee & Advertise

2016 – 043 - Gift - \$3,500.00 Donation from Various Donors to Mayor's Cup Charity Golf – Mayor Koch  
Motion to waive the Reading  
Motion by Councillor Croall, Seconded by Councillor DiBona  
Motion Passed by a 7-0 Roll Call Vote - Councillor Palmucci voted Present – Councillor Finn Absent

2016 – 044 - Gift - \$1,500.00 from Various Donors to D.A.R.E. Program – Mayor Koch  
Motion to waive the Reading  
Thank You to be sent  
Motion by Councillor Croall, Seconded by Councillor Cain  
Motion Passed by a 7-0 Roll Call Vote – Councillor Palmucci voted Present – Councillor Finn Absent

2016 – 045 - Resolve – Requesting the Planning Department Conduct an Urban Planning Assessment Regarding the Future Development of South Quincy  
Councillor Palmucci request referral to Public Work & Downtown Committees  
Referred to the Downtown & Economic Development Committees

2016 – 046 - Resolve – Regarding Oversight and Management of QPD Detail Operations  
Councillor Palmucci spoke regarding his resolve  
Refer to Oversight Committee and send to Police Chief  
Motion by Councillor Palmucci, Seconded by Councillor Cain  
Motion Passed by a 7-0 Roll Call Vote - Councillor Finn Absent  
Councillor Palmucci requested Councillor Finn be added as a sponsor



2016 – 047 - Resolve – Regarding Update from the Department of Inspectional Services relative to violations at chronic blight properties

Councillor Laforest request referral to Oversight & Public Health Committee

President Hughes mentioned the efforts of other communities and defining

Add Palmucci to resolve

Referred to the Oversight Committee

## Communications & Reports-

### **Traffics –**

Ward 1 – Councillor Laforest - **Add** – Handicap Parking at 110 Narragansett Road

Ward 4 – Councillor Palmucci - **Add** – Do Not Enter on Rogers Street intersecting with Willard Street from 4:00 PM to 6:00 PM

Refer to Ordinance & Advertise

## Reports of Committees -

### **Ordinance Committee – Traffics**

2016 – 027 - **Add** – Handicap Parking at 56 Burns Avenue

Positive recommendation made by Ordinance Committee Chairman Councillor Laforest

Motion made by Councillor Laforest, Seconded by Councillor DiBona

Motion passed by a 7-0 roll call vote – Councillor Finn was absent

2016 – 028 - **Add** - Handicap Parking at 91 Farrington St. – Update Order for CAIN

Positive recommendation made by Ordinance Committee Chairman Councillor Laforest

Motion made by Councillor Laforest, Seconded by Councillor Cain

Motion passed by a 7-0 roll call vote – Councillor Finn was absent

2016 – 029 - **Remove** - Handicap Parking at 120 Safford St. CAIN

Positive recommendation made by Ordinance Committee Chairman Councillor Laforest

Motion made by Councillor Laforest, Seconded by Councillor Liang

Motion passed by a 7-0 roll call vote – Councillor Finn was absent

2016 – 030 - **Add** – “No Parking Tow Zone” on the West side of Hayden St., Loring St. to Willard Street

Positive recommendation made by Ordinance Committee Chairman Councillor Laforest

Motion made by Councillor Laforest, Seconded by Councillor Liang

Motion passed by a 7-0 roll call vote – Councillor Finn was absent

2016 – 031 - **Add** – “No Parking Tow Zone December, January, February & March” on the East side of Hayden St., Loring St. to Willard Street

Positive recommendation made by Ordinance Committee Chairman Councillor Laforest

Motion made by Councillor Laforest, Seconded by Councillor Palmucci

Motion passed by a 7-0 roll call vote – Councillor Finn was absent



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2016 – 032 - **Remove** – No Parking at 65 Hughes Street  
Positive recommendation made by Ordinance Committee Chairman Councillor Laforest  
Motion made by Councillor Laforest, Seconded by Councillor Cain  
Motion passed by a 7-0 roll call vote – Councillor Finn was absent

2016 – 033 - **Add** – Handicap Parking at 1 Bedford St.  
Positive recommendation made by Ordinance Committee Chairman Councillor Laforest  
Motion made by Councillor Laforest, Seconded by Councillor Liang  
Motion passed by a 7-0 roll call vote – Councillor Finn was absent

2016 – 034 - **Add** – Handicap Parking at 70 Old Colony Ave  
Positive recommendation made by Ordinance Committee Chairman Councillor Laforest  
Motion made by Councillor Laforest, Seconded by Councillor Cain  
Motion passed by a 7-0 roll call vote – Councillor Finn was absent

2016 – 035 - National Grid – Quarry Street will be held in committee

## **Petitions, Memorial, Remonstrance –**

Councillor Laforest remembered Paul Briggs who recently passed

Councillor Croall acknowledge the recent retirement of Roy Pettinelli from DWP after 43 years

## **Motions, Orders, Resolutions –**

None

## **Scheduling of Committee Meetings & Public Hearings –**

Tuesday, February 16, 2016	6:30 PM	Oversight Committee
	7:30 PM	Regular Council Meeting
Monday, March 7, 2016	7:30 PM	Regular Council Meeting
Monday, March 21, 2016	7:30 PM	Regular Council Meeting

Adjournment at 9:12 PM

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)