



# 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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## Tuesday, September 2, 2014 @ 7:25 PM Council Chambers – City Hall Public Hearing

Public Hearing was called to order at 7:25 PM by Council President Joseph G. Finn. Present were Councillor Coughlin, Councillor Croall, Councillor Finn, Councillor Gutro, Councillor Hughes, Councillor Laforest, Councillor McFarland and Councillor McNamee. Councillor Palmucci arrives at 7:27 pm.

2014 – 163 - National Grid Gas – Glover Avenue, Faxon Road, Rawson Road, Gould Street, Wendell Avenue to Eastern Nazarene College

National Grid to install and maintain 48 Ft of 8 inch gas main on Glover Ave to Faxon Rd. and 387 ft more in Faxon Rd. From Glover Ave easterly to Rawson Rd. and 1930 ft. more of 8 inch gas in Rawson Rd from Faxon Rd to Gould St. and 865 ft. on Gould St from Rawson Rd to East Elm Ave and 70 ft in East Elm Ave from Gould to Eastern Nazarene.

Proper notice to abutters has been given.

Mr. Dennis Regan - Permit Representative from National Grid in attendance

Councillor McNamee requests residents be notified in advance of any disruption to day to day access to their property- i.e. driveways, street closings

No one spoke in favor or opposition.

Pending in Public Works Committee



# City Council Meeting Minutes

City Hall – Council Chambers  
Tuesday, September 2, 2014

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## Regular Council Meeting 7:30 PM

The City Council of the City of Quincy met on Tuesday, September 2, 2014 at 7:30 pm in the City Hall Council Chambers with City Council President Councillor Joseph G. Finn presiding. Present were Councillor Coughlin, Councillor Croall, Councillor Gutro, Councillor Hughes, Councillor Laforest, Councillor McFarland, Councillor McNamee, and Councillor Palmucci.

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Moment of Silence for Divine Inspiration

Meeting was called to order in memory of the following:

Joseph Koch – Mayors Brother & 30 yr City Employee  
George Cullen – Uncle of Councillor Margaret Laforest  
William Dracchio – 33 yr Quincy Police Officer & 20 yr Member of Board of Registrars  
Men & Women in uniform at home and abroad

Pledge of Allegiance

Chairman Shea began the meeting by reading the Open Meeting Law

1. 2014 – 164 - Appointment – Clerk of Committees for remainder of 2013/2014  
Jennifer L. Manning, 44 Hamden Circle, Quincy MA  
Nominated by Councillor Laforest, Seconded by Councillor Croall  
Jennifer L. Manning was elected Clerk of Committees by a unanimous roll call vote and immediately sworn in

Acknowledgement of Jeanne Reardon retirement on June 30<sup>th</sup> 2014  
Mrs. Reardon will be invited to the Sept. 22, 2014 City Council meeting to be honored

2. 2014 – 165 - Appropriation - \$648,660.80 to Water & Sewer Enterprise Contractual –  
Rice Road Improvements from Water & Sewer Stabilization Funds -  
\$324,330.40 to Fund No. 765052-530303 Water Enterprise Contractual  
\$324,330.40 to Fund No. 761052-530303 Sewer Enterprise Contractual

Shawn Hardy – Engineer, Department of Public Works in attendance  
Janet Petkin - Assistant City Solicitor in attendance



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Councillor Hughes questioned the project end date of September 5, 2014. Mr. Hardy informed the council that the contractor is wrapping up & final sewer service tie in was done today and finishing of sewer work by this Friday. Substantial work done to replace both sewer and water mains. Water/Sewer Contractual funds were used to pay for reclamation of the road so that it would be complete prior to school starting and part of this request is to replenish those funds from the Water & Sewer Stabilization Funds. Reclamation is done, binder course is down, and curbing is set in that intersection and are pushing there way down the road. The final closure of road & paving will be finish by end of this construction season. The response to resident issues by the contractor has been good and he is happy with their responses and all have been resolved. Everyone who agreed to new sewer service is now connected from main to homes. Councillor Hughes urged her colleagues to pass this as the neighborhood has been dealing with these issues for years.

Councillor Gutro discussed history of project - 2011 Appropriation for Water Main (MWRA money), 2012 Appropriation for Gas Main & 2014 Sewer Main \$458,857 appropriation - subsurface issues drained appropriation (22 additional piles needed). Sewer is laid and house connections are made and were paid for with a previous appropriation. 100% of this money is to pave road after work is complete. Historically we use Chapter 90 funds but it is rare that we have a project this substantial. Question to Assistant City Solicitor Janet Petkin – Legally is it permissible to use this fund to pay for this work and have we used that fund in the past and is so when and was it for that exclusive purpose?

Janet Petkin – Mayor did vet use of this account with City Solicitor Jim Timmons who researched it and he contacted the Division of Local Services and got clearance for it because the underlying project was a sewer & water project this fund could be used for the repaving. She does not know if it has been used in the past. She can look into that but she does not believe we have.

Councillor Gutro - Did we not plan the use of our Chapter 90 money for this project for this year since the project has been planned since 2011?

Shawn Hardy - Chapter 90 money has been encumbered. More Chapter 90 money was not expected. This project is not part of the encumbrances of Chapter 90 money. The intent early on was to use the Water & Sewer Stabilization Funds. We now know the amount and are ready to go to public bid. This street was not part of the plan for Chapter 90 money.

Breakdown of Chapter 90 money by DPW was requested by Councillor Gutro.

Motion by Councillor McFarland, Seconded by Councillor Hughes  
Motion carried by unanimous roll call vote



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3. 2014 – 166 - Appropriation - \$460,600.00 to Sewer Contractual – Quincy Point Pump Station from Sewer Rehabilitation Fund

Shawn Hardy – Engineer, Department of Public Works in attendance

Councillor Croall – Historical prospective on Quincy Point Pump Station - Largest Sewer Pump Station. Evaluated was done of the Pump Station & Force Main and the Pump Station is in worse shape then they had thought but Force Main is in a little better shape then they thought. Appropriation is to have a design put in place to go to bid and construct repairs and rehabilitation of the pump station. Design phase is being fast track - city has applied for money through the state for construction hopefully that could start next summer. Also asking for a alternative funding sources.

Councillor Gutro – Happy to see project moving forward.

Motion by Councillor McFarland, Seconded by Councillor Croall

Motion carried by unanimous roll call vote

4. 2014 – 168- Gifts - \$10,000 from State Street Foundation to D.A.R.E  
Thank You letter to be sent to Donor acknowledging their continued generosity to the City of Quincy  
Motion to accept gift by Councillor McFarland, Seconded by Councillor Coughlin  
Motion carried by unanimous roll call vote

5. 2014 – 169 - Gift - \$5,000 from Copeland Family Foundation Inc. to Quincy Animal Shelter  
Thank You letter to be sent to Donor acknowledging their continued generosity to the City of Quincy  
Motion to accept gift by Councillor McFarland, Seconded by Councillor Laforest  
Motion carried by unanimous roll call vote

6. 2014 – 170- Gifts - \$10,000 from Copeland Family Foundation Inc. to D.A.R.E  
Thank You letter to be sent to Donor to thank them for their extreme generosity and numerous gifts to the City and non-profits within the City of Quincy  
Motion to accept gift by Councillor McFarland, Seconded by Councillor Croall  
Motion carried by unanimous roll call vote

7. 2014 – 171 – Gifts - \$600 from Various Donors to D.A.R.E Camp  
Motion to accept gift by Councillor McFarland, Seconded by Councillor Laforest  
Motion carried by unanimous roll call vote

8. 2014 – 172 – Gifts - \$1,300 from Various Donors to D.A.R.E  
Thank You letter to be sent to Donors acknowledging their continued generosity to the D.A.R.E Program  
Motion to accept gift by Councillor McFarland, Seconded by Councillor Coughlin  
Motion carried by unanimous roll call vote



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9. 2014 – 173 – Gifts - \$18,500 from Various Donations from Various Donors to Mayor's Cup Charity Golf Tournament Fund  
Thank You letter to be sent to Donors acknowledging their continued generosity  
Motion to accept gift by Councillor McFarland, Seconded by Councillor Coughlin  
Motion carried by unanimous roll call vote

10. 2014 – 174 – Resolve - Re: City Council update of state investigation of Quincy Housing Authority - Councillor Gutro/Councillor Croall

Councillor Gutro spoke regarding issues including broken elevators, mold, sewerage, heating issues etc. Over the past several months there have been state inspections, meetings at each building, state has taken over maintenance functions, HUD suggesting an audit etc. Council in oversight capacity seeking an update on the state inspections of the 1500-1600 units Quincy residents occupy. Councillor Gutro would like to invite State/DHCV to come to future hearings and give an update on audit, inspections, maintenance department and other changes at the Quincy Housing Authority.

Thanks to Senator Keenan and other State Representatives for passing H.4374 (An Act Relative to Local Housing Authorities, which will professionalize and modernize the operations and financial management of the Commonwealth's housing authorities enacted on July 31, 2014 and signed by Governor Patrick on August 6, 2014.)

Motion to refer to Senior Citizen Committee by Councillor Gutro, Seconded by Councillor Croall

Councillor Gutro asks that Councillor Laforest be added as a co-sponsor to resolve

Councillor Croall – Wants the best for the housing authority. How do we learn from the past? How do we create acceptable living conditions? Opportunity to hear about notable process in place and mistakes being corrected.

Councillor Laforest – Held neighborhood meeting and open office hours at O'Brien Towers & family housing at Snug Harbor. Communication is a big issue. There is a large diverse population in all the housing buildings. Thank you to Quincy Asian services for the translation of the open office notice. Quincy Housing staff member of Chinese decent was very helpful. Translation on communications may be needed and is interested and learning the processes for advocacy and channels to communicate with residents.

Moved to Senior Citizens Committee

11. 2014 – 175 – Resolve: Re: Department of Public Works to provide an update of F.E.M.A - Councillor Laforest/Councillor Coughlin/Councillor Palmucci/Councillor Gutro

Councillor Laforest – Refer to Public Works Committee. Spoke to J. Shea Jr. of Woodard & Curran regarding status of to June 9<sup>th</sup> submission to F.E.M.A.



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F.E.M.A. had 90 days to approve/appeal/request more information. F.E.M.A. has requested more information (4 questions) and the appeals team has 90 days to submit. Appeals team will submit prior but Councillor Laforest would like to hear what the questions were, what we are preparing and any updates from Joe Shea Jr. of Woodard & Curran. Schedule a Public Works Committee meeting in the next 30 days.

Motion by Councillor Laforest to move to Public Works Committee,  
Seconded by Councillor Palmucci

Moved to Public Works Committee, Mayors Office/Department of Public Works

12. 2014 – 176 – Resolve Re: Department of Inspectional Services to provide an update relative to violations at chronic blight properties – Councillor Laforest/Councilor Coughlin

Councillor Laforest – Recycled from last council session. Chronic problems throughout the city not just broken pickets. Impacts abutting property values and is a quality of life issue. Looking for updates from Inspectional Services Dept. on status of particular properties and others that are tucked away.

Councilor Coughlin – Wrote original blight ordinance in 2007 prior to market crash. Ward 3 also has specific properties that are in significant disrepair or unfinished construction. City needs housing court specific for housing issues including blight. Public health and property value issues.

Councillor Gutro – Supports resolve. City needs forum to figure out how to hold people accountable. Minimize number of properties and length of time to they remain a blight.

Motion by Councillor Laforest to move to Public Works Committee, Mayors Office and Inspectional Services

Moved to Public Works Committee, Mayors Office and Inspectional Services

## **Communications & Reports-**

### **Nation Grid Gas –**

Craig Ave. – Install & Maintain 225 Ft of 2 inch gas main to service houses 12 & 20 Craig Ave.

Doane St. – Install & Maintain 85 Ft of 3 inch gas main to service houses 36 Doane St.

Myophia Road - Install & Maintain 50 Ft 4 gas main to service houses 64 & 72 Myophia Rd.

Motion by Councillor Laforest Seconded by Councillor Coughlin to Referred to Public Works Committee

Public Hearing to be scheduled for all



## Communications & Reports-

### **From Traffic Department –**

#### **Councillor Laforest-**

Install Handicap Parking Spot at 62 Parkhurst Street

#### **Councillor Coughlin-**

Install Do Not Enter 1:30–2:30 pm School Days signs at Puritan Dr. @ Adams St (2 locations)

Install Stop Signs at North Central Avenue & Taylor Street (4 way stop)

Install Stop Signs at Hobart Street at Stafford Street (4 way stop)

#### **Councillor Hughes-**

Remove Handicap Parking Spot at 27 Wollaston Avenue

Install 2 Hour Parking at 135 Old Colony Avenue

#### **Councillor Palmucci -**

Install No Parking Wed, Thurs. Fri. 6 pm - 10 pm/Sat. & Sun. 8am - 10 pm at 47 Buckley Street  
Christ the King Presbyterian Church

Remove Handicap Parking Spot at 153 Independence Avenue

#### **Councillor McNamee -**

Install Handicap Parking Spot at 83 Botolph Street

Install Handicap Parking Spot at 47 Botolph Street

Remove Handicap Parking Spot at 61 Arnold Road

Remove Handicap Parking Spot at 59 Holyoke Street

All of the above referred to Ordinance Committee for advertising

Below on Hold-

#### **Councillor Laforest-**

Install Stop Sign at Albatross Road at Plover Road westbound (Hold per Councillor Laforest)

Attorney Edward Fleming representing Highpoint/Avalon Bay Communities, Inc. –

Application for a three hundred ninety eight (398) unit residential development with related garage and surface parking, maintenance facility, pool house and amenities. The subject property on Quarry Street is located within P.U.D. Zoning District as shown on City of Quincy Assessors Plan #1195H, Plot 2, Lot 16 and Plan #1195G/2/17 respectively. This Public Hearing has been continued from May 19, 2014

Public Hearing Scheduled – Tuesday September 23, 2014 @ 7:00 pm

## Unfinished Business from Previous Meeting-

None



## Report of Committees –

2014-163 - National Grid to install and maintain 48 Ft of 8 inch gas main on Glover Ave to Faxon Rd. and 387 ft more in Faxon Rd. From Glover Ave easterly to Rawson Rd. and 1930 ft. more of 8 inch gas in Rawson Rd from Faxon Rd to Gould St. and 865 ft. on Gould St from Rawson Rd to East Elm Ave and 70 ft in East Elm Ave from Gould to Eastern Nazarine.

Public Hearing held prior to this evenings council meeting

Move Positive Recommendation by Councillor Laforest, Seconded by Councillor McNamee  
Note concerns of Councillor McNamee

Motion was adopted by an 8-0 roll call vote with Councillor Palmucci voting present

## Petitions, Memorial, Remonstrance –

Councillor Gutro -

Happy 60<sup>th</sup> Anniversary to former Mayor & City Councillor Francis McCauley & his wife Sandra McCauley

Congratulations to former Councillor Leo Kelley on his recent marriage to Margaret Milne

## Motions, Orders, Resolutions -

None

## Scheduling of Committee Meetings & Public Hearings –

Wednesday, September 17, 2014	6:30 PM	Oversight Committee Meeting
Monday, September 22, 2014		Public Hearings
	7:15 PM	National Grid Gas – 12 & 20 Craig Ave.
	7:20 PM	National Grid Gas – 36 Doane St.
	7:25 PM	Nation Grid Gas – 64 & 72 Myophia Rd.
Tuesday, September 23, 2014	7:00 PM	Special Permit Granting Authority Meeting – Highpoint/Avalon Bay Communities, Inc.
Monday, September 29, 2014	6:30PM	Downtown & Economic Growth Committee – Escrow Account Update & I - Cube Update
Monday, October 27, 2014	6:30 PM	Downtown & Economic Growth Committee – District Improvement Financing (DIF) Update
Monday, November 5, 2014	6:30 PM	Downtown & Economic Growth Committee – District Improvement Financing (DIF) Update

Adjournment at 8:41 pm