

Thomas M. Bowes
President
District 3

Shannon L. Hume
At Large

CHARLES B. Ryan
At Large

CHARLES C. Kokoros
District 1

JOHN C. MULLANEY
District 2



Sean E. Powers
Vice President
At Large

Stephen C. O'Brien
District 4

Michael J. Owens
District 5

PAUL "DAN" CLIFFORD
District 6

OFFICE OF THE TOWN COUNCIL

January 23, 2014

MINUTES

A meeting of the Town Council was held in the Horace T. Cahill Auditorium, Braintree Town Hall, on Thursday, January 23, 2014 beginning at 7:00p.m.

Council President Bowes was in the chair.

The Clerk of the Council conducted the roll call.

Present: Thomas Bowes, President
Sean Powers, Vice President
Charles Ryan
Shannon Hume
Charles Kokoros
John Mullaney
Stephen O'Brien
Michael Owens

Not Present Paul Dan Clifford

Others: Joseph Sullivan, Mayor
Peter Morin, Chief of Staff
Edward Spellman, Finance Director
Robert Brinkman, Assessor
Eric Kinsherf, Town Auditor
Bob Pike, Haemonetics
Lynn Tokarczyk, Business Development Strategies, Inc
Braintree Youth Hockey, Members

ANNOUNCEMENTS

- Council President: Boston Red Sox 2013 World Series Trophy Night

APPROVAL OF MINUTES

- January 7, 2014

Motion: by Councilor Powers to approve minutes of January 7, 2014

Second: by Councilor Kokoros

Vote: For (8), Against (0), Absent (1- Clifford)

Council President Bowes commented that the Mayor has another meeting later in the evening and if there are no objections Order 14 003 will be taken out of order. No objections came forward.

- **14 003 Mayor: Haemonetics Application for Project Approval or take up any action relative thereto**

Mayor Sullivan commented that he began discussions with Haemonetics Representatives in October 2013 regarding their request for special tax status. He noted that Haemonetics is a global company that is committed to stay and grow here in Braintree. If approved, the project would not begin until Fiscal Year 2017 and last for a five-year period. A fiscal analysis reviewed by Haemonetics, the Braintree Finance Director and the Braintree Town Auditor estimate the recovery of lost revenue would be in approximately nine-years. Mayor Sullivan stated that he is committed that costs of this project will not be shifted to either the residential or commercial taxpayers.

Eric Kinsherf, Town Auditor, provided members with a breakeven analysis detailing, on a year to year basis, revenue flow through the year 2030. Mr. Kinsherf noted that the Town would recoup it's investment by the year 2026.

Councilor Ryan asked if the analysis takes into account present value of the dollar. Mr. Kinsherf responded that it does not account for the value of the dollar today as what it could purchase in 2026 but, the estimate assumes revenues would increase by 2 ½% each year.

Representatives of Haemonetics provided a slide show of the proposed expansion plans with an estimated investment of Ten Million Dollars.

Councilor O'Brien noted that the Massachusetts Economic Development Incentive Program Application indicates that the area is described as a "decadent area". He noted that Massachusetts General Laws does provide a description of a decadent area but he understands the building lies within an economic opportunity area.

Councilor Owens asked if all of the buildings Haemonetics occupies on Wood Road are included in the project. Mr. Pike of Haemonetics responded that only the building they own; 400 Wood Road. The other two buildings are leased; 325 and 355 Wood Road.

Councilor Ryan asked when renovations would begin and what company would they be using. Mr. Pike responded that the project should start this Spring and last for approximately 18-months and they would be looking for qualified builders both union and non-union shops.

Council President Bowes asked if anyone from the public would like to speak on the proposed project. No one came forward.

Councilor Powers made the first of three motions:

14 003 (1) That the Town Council approve the 400 Wood Road Economic Opportunity Area (“EOA”) pursuant to Massachusetts General Law 23A, Section 3E, as shown on Assessors’ Map 2053C, Lot 1F, and authorize the submission of same for approval to the Massachusetts Economic Assistance Coordinating Council (“EACC”).

Motion: by Councilor Powers

Second: by Councilor Kokoros

Vote: For (8), Against (0), Absent (1- Clifford)

Councilor Powers made the second of three motions:

14 003 (2) That the Town Council approve a Special Tax Assessment (“STA”) Plan and Agreement pursuant to Massachusetts General Law 23A, Section 3E, between Haemonetics Corporation (“Company”), and the Town of Braintree (“Town”) for property located at 400 Wood Road shown on Assessors’ Map 2053C, Lot 1F and within the proposed 400 Wood Road EOA, which STA Plan and Agreement provide for real estate tax exemptions over a five (5) year period and authorize the submission of same for approval to the EACC;

Motion: by Councilor Powers

Second: by Councilor Kokoros

Vote: For (8), Against (0), Absent (1- Clifford)

Councilor Powers made the last of three motions:

14 003 (3) That the Town Council approve the Haemonetics Corporation Local Tax Incentive Only Project application, and authorize the submission of same for approval to the EACC.

Motion: by Councilor Powers

Second: by Councilor Kokoros

Vote: For (8), Against (0), Absent (1- Clifford)

CITIZEN CONCERNS/COUNCIL RESPONSE

• 001 14 Council President: Braintree Youth Hockey – Discussion on Braintree Ice Rink

Thomas McDonough, President of Braintree Youth Hockey (BYH), commented that the league has doubled over the past few years to 600 children, ranging from age 4 to high school age, and represents 450 families. The status of a local skating facility impacts the future planning of BYH programs. The league is made up of 32 teams and there is a demand for ice time in order to sustain these programs. The league spends a half-million dollars each year for ice time; all of which

is outside of Braintree. They rent ice in Milton, Quincy, Weymouth and Randolph. And there is a possibility that the Randolph rink will be closing this year. The goal this evening was to let members know that BYH has a strong and sustainable program that can provide a strong revenue stream to a local facility.

Mayor Sullivan noted that he had conversation with the Town Administrator of Randolph earlier in the day and was told that the Randolph rink would be open at least through the 2014-2015 season. A lack of funding for maintenance for the rink contributed to a facility that is in disrepair. Mayor Sullivan noted that Braintree has committed \$1.5 million and 4-6 acres of prime land to hopefully have a private company build and operate a local rink. Additionally, BELD has committed building a co-generation facility on the site for ice making. Attempts have been made in the past to build a local ice facility to no avail. This proposal, although moving more slowly than he would like, has gone further than any in the past and he remains hopeful it will succeed.

Councilor Mullaney asked the Mayor if he could provide updates to the Council and BYH every two months. Mayor Sullivan commented he will provide updates to anyone at any time.

COMMUNICATIONS AND REPORTS FROM THE MAYOR AND TOWN BOARDS

- **003 14 Council President: Town Council Committee Appointments or take up any action relative thereto**

Councilor Bowes commented that members have been provided with a list of new committee assignments.

- **004 14 Council President: MMA Meeting Approval or take up any action relative thereto**

Councilor Powers made the following motion “to approve each Council Members expenditure to attend the Massachusetts Municipal Association Annual Conference as submitted on the Departmental Travel Form.”

Motion: by Councilor Powers

Second: by Councilor Kokoros

Vote: For (8), Against (0), Absent (1- Clifford)

- **005 14 Council President: February Meeting Schedule or take up any action relative thereto**

Council President Bowes commented that the order has been withdrawn.

- **006 14 Councilor O’Brien: Abutter Notification Process or take up any action relative thereto**

Councilor O’Brien noted that he recently held a neighborhood meeting to discuss the White’s Hill subdivision proposal and several residents indicated that they had not received a notice regarding the project. Councilor O’Brien noted, he, himself, an abutter to the property, had not received a notice.

Peter Morin commented that he would provide Councilor O'Brien with the names and documents that were sent to the abutters. Mr. Morin also mentioned that the town has the ability to notify defined neighborhoods via automated phone calls of meetings. This is a process that should be looked at for future notifications.

Councilor Kokoros asked Mr. Morin if the Council Office could receive electronic copies of all documents relating to OIB (White's Hill) since the initial filing going back many years. Mr. Morin said he would obtain the documents.

OLD BUSINESS

- **13 062 Elmlawn LLC: Street Acceptance – Elmlawn Road Extension or take up any action relative thereto**

Motion by Councilor Powers to reschedule public hearing to March 4, 2014 at 7:30pm.

Motion: by Councilor Powers

Second: by Councilor Kokoros

Vote: For (8), Against (0), Absent (1- Clifford)

- **14 002 Mayor: Appointment to Community Preservation Committee – Ronald F. Frazier or take up any action relative thereto**

Motion by Councilor Powers to approve appointment of Ronald F. Frazier to the Community Preservation Committee.

Motion: by Councilor Powers

Second: by Councilor Kokoros

Vote: For (8), Against (0), Absent (1- Clifford)

NEW BUSINESS

Refer to Committee on Ways & Means

- **14 004 Mayor: Community Preservation Committee Appropriation – Pond Meadow Park or take up any action relative thereto**

Motion: by Councilor Powers to refer Order 14 004 to Committee

Second: by Councilor Kokoros

Vote: For (8), Against (0), Absent (1- Clifford)

- **14 005 Mayor: Community Preservation Committee Appropriation – Braintree Housing Authority or take up any action relative thereto**

Motion: by Councilor Powers to refer Order 14 005 to Committee

Second: by Councilor Kokoros

Vote: For (8), Against (0), Absent (1- Clifford)

Executive Session

- 002 14 Council President: **First Executive Session** pursuant to G.L. c. 30A, Sec. 21(a) purpose number 1: "To discuss the reputation, character, physical condition or mental health, rather than the professional competence, of an individual, or to discuss the discipline or dismissal of, or complaints or changes brought against, a public officer, employee, staff member or individual."

Motion by Councilor Powers to take Order 002 14 off the table.

Motion: by Councilor Powers

Second: by Councilor Kokoros

Vote: For (8), Against (0), Absent (1- Clifford)

Council President Bowes noted that the person who had requested to meet with the Town Council in Executive Session is not in the auditorium and requests a motion to continue Order 002 14 to February 4, 2014 at 7:30pm.

Motion: by Councilor Powers to continue Order 002 14 to February 4, 2014 at 7:30pm

Second: by Councilor Kokoros

Vote: For (8), Against (0), Absent (1- Clifford)

- 006 14 Council President: **Second Executive Session** pursuant to G.L. c. 30A, Sec. 21(a) purpose number 1: "To discuss the reputation, character, physical condition or mental health, rather than the professional competence, of an individual, or to discuss the discipline or dismissal of, or complaints or changes brought against, a public officer, employee, staff member or individual."*

Council President Bowes noted the Council received a request from the individual for a continuance of Executive Session and requests a motion to continue Order 006 14 to February 4, 2014 at 7:30pm.

Motion: by Councilor Powers to continue Order 006 14 to February 4, 2014 at 7:30pm

Second: by Councilor Kokoros

Vote: For (8), Against (0), Absent (1- Clifford)

ADJOURNMENT

It was unanimously voted to adjourn the meeting at 7:57p.m.

Respectfully submitted,
James M. Casey
Clerk of the Council

Documents provided for Meeting

- January 7, 2014 Minutes
- 001 14 Council President: Braintree Youth Hockey – Discussion on Braintree Ice Rink
- 003 14 Council President: Town Council Committee Appointments
- 004 14 Council President: MMA Meeting Approval
- 005 14 Council President: February Meeting Schedule
- 006 14 Councilor O'Brien: Abutter Notification Process
- 13 062 Elmlawn LLC: Street Acceptance – Elmlawn Road Extension
- 14 002 Mayor: Appointment to Community Preservation Committee – Ronald F. Frazier
- 14 003 Mayor: Haemonetics Application for Project Approval
- 14 004 Mayor: Community Preservation Committee Appropriation – Pond Meadow Park
- 14 005 Mayor: Community Preservation Committee Appropriation – Braintree Housing Authority
- 002 14 Council President: **First Executive Session** pursuant to G.L. c. 30A, Sec. 21(a) purpose number 1: "To discuss the reputation, character, physical condition or mental health, rather than the professional competence, of an individual, or to discuss the discipline or dismissal of, or complaints or changes brought against, a public officer, employee, staff member or individual."
- 006 14 Council President: **Second Executive Session** pursuant to G.L. c. 30A, Sec. 21(a) purpose number 1: "To discuss the reputation, character, physical condition or mental health, rather than the professional competence, of an individual, or to discuss the discipline or dismissal of, or complaints or changes brought against, a public officer, employee, staff member or individual."*