

Southfield Redevelopment Authority  
Board of Directors Meeting  
Conservation Commission  
Thursday, August 15, 2019 @ 7:00pm  
Conference Room, SRA office

Directors Present: Tom Henderson, Chairman  
David Rubin, Vice-Chairman  
Pat O'Leary, Clerk  
Brittany Besler  
Kevin Donovan  
Kelli O'Brien-McKinnon  
Chris Primiano

Not Present: Robert Rizzi

Also Present: Jim Young, Land Use Administrator  
Eric Hart, Treasurer  
Bob Galvin, SRA Attorney

The Chairman called the meeting to order at 7:00pm.

**Minutes:**

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Dave Rubin, to accept the July 10, 2019 minutes as written**

**7-0 unanimous vote**

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Dave Rubin, to accept the July 24, 2019 minutes as written**

**7-0 unanimous vote**

**Sewer Pump Station #1:**

*-Briefing from SRA Counsel:*

Attorney Bob Galvin said that pump station is technically owned by LStar. Atty. Galvin said attempts to reach LStar for pump station access have been unsuccessful and court intervention may be required.

Attorney Galvin also stated that, in an emergency, DEP would likely provide an order for gaining access; in a non-emergency, access could be considered trespassing.

*-Approve Proposal from Williamson New England Electric Motor Service Corporation*

Mr. Young said he reached out to Williamson New England, the operator of record, for an assessment of the pump station. He said Williamson's Aug. 13<sup>th</sup> proposal lists those items required to bring the station up to normal operating standards. The total cost would be approximately \$120,000 for equipment, material and labor. Mr. Young recommended addressing the critical items immediately: installation of a back-up generator and automatic transfer switch, new control panel, and a new auto dialer. Mr. Young said the cost to complete these critical items would not exceed \$78,000, and the other necessary items can be addressed when more funding is available.

The balance of work needed on the pump station was discussed. It was agreed to discuss the transfer of funds, to cover items 3, 4 and 6 shown on the work proposal, at the next meeting.

Motion 19-015

**VOTED: Motion of Kevin Donovan, seconded by Chris Primiano, to authorize the Board to authorize Williamson New England Electric Motor Service Corporation to proceed with work items 1, 2 and 5 from the Williamson Proposal dated August 13, 2019 hereby noting the public safety and convenience and necessity therefore, and also exempting said transaction from Chapter 30B of the General Laws. The Board hereby authorizes the Land Use Administrator to issue a notice to proceed to Williamson for approved work items, with a total cost not to exceed \$78,000. Approval will be subject to proper authority to access the pump station. All labor will be at prevailing wage rates, and all equipment would be covered under a 1-year warranty.**

**Unanimous 7-0 vote**

**Status of Agreement for Parkway Maintenance between the SRA and the Southfield Landowners Association:**

Chairman Henderson said they are trying to work out a date with the SLA to meet, but more time is needed to reach a consensus.

**VOTED: Motion of Kevin Donovan, seconded by Kelli O'Brien-McKinnon, to authorize the Chair and legal counsel to engage in the negotiations for an extension to Sept. 30, 2019**

**5-0-2 vote; Dave Rubin & Brittany Besler abstained**

**Conservation Commission:**

-Partial Certificate of Compliance (PCOC) for Weymouth Assessor's Parcel 58-597-97 (82 Parkview Street) (MassDEP File #SE081-1005)

Mr. Young said the PCOC was requested by the current home owner of 82 Parkview Street; the closing attorney wants to clear the permit from title prior to the sale of the home to the next owner.

Atty. Galvin said he doesn't think the PCOC needs to be issued, but recommended issuance if necessary.

Mr. Rubin said he would like to see this issue addressed more globally; Atty. Galvin suggested a cohesive policy.

Motion 19-014

**VOTED: Motion of Kevin Donovan, seconded by Kelli O'Brien-McKinnon, on advice of counsel, to issue a Partial Certificate of Compliance to document that the work required under the Order of Conditions for DEP File #SE081-1005, as amended, is complete within the property located on Weymouth's Assessor's Parcel 58-597-97.**

**Unanimous 7-0 vote**

**Treasurer's Report:**

*-Transfers:*

Mr. Hart said the Management Liability Insurance was non-renewed on June 30, 2019. The current insurance agent recommends going back to that company to purchase an extended reporting period for up to six years for \$27,388.

Motion 19-013

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Brittany Besler, to authorize the transfer of \$27,388 from the budget line item "Reserve Fund" to the budgeted line item "Fire, MV & Other Insurance" to cover the cost of an Extended Reporting Period for the Management Liability Insurance, and hereby authorizes the Chairman to execute the related contract.**

**Unanimous 7-0 vote**

*-2010A BOD Refunding Discussion:*

Mr. Hart said the SRA has been solicited by a couple of companies in regards to a refund of the 2010A Bond. He said it is a complicated trust agreement and would like to review this with Bond Counsel.

**Land Use Administrator's Report:**

Mr. Young said, regarding site safety and security, that R. V. Pompeo will be assisting with installation of barricades to cut down on unauthorized access to specific areas of the site.

**Topics not reasonably anticipated by the Chairman 48 hours in advance of the meeting: none**

**Public Comments on topics discussed at this meeting:**

-Mary Parsons, Rockland resident, asked where the Navy maps are. She then asked if the taxes were being paid by LStar and was told by Chairman Henderson that the Towns are responsible for monitoring payment of taxes.

-Steve LeMott, Union Point resident, asked how many would be affected by pump station failure; he was told that all the houses are serviced by the pump station.

**Next Meeting:** August 21, 2019

**Adjournment:**

**VOTED:** Motion of Kevin Donovan, seconded by Pat O'Leary, to adjourn at 7:33pm.

**Unanimous 7-0 vote**



Patricia Fitzgerald, Recording Secretary



Tom Henderson, Chairman

**Documents reviewed during the meeting:**

-Measure 19-013

-Measure 19-014

-Measure 19-015