

SSTTDC Advisory Board Meeting  
February 8, 2012 @ 6:30pm  
SSTTDC Town Hall Conference Room

Members Present: William Koplovsky  
Martin Pillsbury  
Kevin White  
Joseph Gambon  
Eugene Blanchard, Vice Chairman

Members Absent: Bruce Hughes  
Laurie Delano  
Joseph Shea  
Robert Long

Also Present: James A. Wilson, Chief Financial Officer  
Scott Bois, Treasurer/Collector  
Keith Nastasia, Facilities Manager/Certified Distribution Operator

Mr. Blanchard called the meeting to order at 6:35pm.

Mr. Wilson began the FY13 Budget power point presentation, noting two key documents from FY12 – the Tax Plan, per Dept. of Revenue(DOR) and the Water and Sewer Permits, per Dept. of Environmental Protection(DEP) - required the hiring of a Treasurer/Collector, Scott Bois, and a certified water superintendent, Keith Nastasia. Both positions were interviewed and filled during FY12.

Mr. Wilson gave an overview of the past year's financial impacts, financial factors coming in FY13, Infrastructure Bond Payments, Parkway Bond Obligations, the status of the SouthField project, and the ongoing evolution of the Corporation from a redevelopment authority into a municipal community with a town hall. Mr. Bois presented FY13 Revenues and Expenses and the Proposed FY13 Budget. Mr. Nastasia discussed the consecutive public water system, Enterprise Funds, DEP permits, rate structures and other water and sewer fees. Mr. Koplovsky was informed the consecutive water supply was purchased from the Town of Weymouth. Mr. Blanchard was informed that two roadways (and infrastructure responsibilities) have been accepted and maintained by the Corporation.

A lengthy discussion ensued on several topics including the NAVY land held back from final transfer for continued environmental cleanup, NAVY clean up obligations, EPA's jurisdiction on the level of cleanup; and SSTTDC liability insurance obligations, building permits issued and the projected number of citizens of SouthField by year's end.

The Board was informed of DOR's recommendation to combine the Water and Sewer Enterprise Funds for simple record keeping and analysis. Mr. Koplovsky was informed that the DEP permit placed restrictions on the public water supply and enforced conservation measures. He was also informed that the planned golf course would utilize a pumped well water irrigation system.

Discussion ensued on the tax impact to FOST 1 & 2 residential properties based on the pending Special Assessments. Financial data collected from independent contractors and new residents (and new businesses) to SouthField, from outside the Commonwealth, would be calculated each year into new state revenues to determine any bond deficiency.

Mr. Wilson noted the Corporation had a statutory obligation to pay debt service and Parkway bond deficiencies first - all other obligations came second. DOR had the right to veto the Corporation's Budget and the CFO maintained constant communication with them.

Mr. Blanchard was informed that the bond obligation covered 30 years, and that residential and commercial growth would pay down the debt. Mr. Pillsbury was informed that Free Cash funds were sufficient to pay this year's debt, but future years were unknown.

The Advisory Board was informed of the service agreements under negotiation with the Town of Weymouth such as Police and Fire protection, and services performed in-house such as inspections, and services not provided at SSTTDC Town Hall, such as voter registration and birth certificates. Right now those issues were handled at the Town of Weymouth Town Hall. Board members agreed that SSTTDC had become a hybrid mix this year - a redevelopment authority/municipal community - governed by the same statutes as a town.

Mr. Wilson noted the Corporation was looking to be established as an issuing authority for cable and electricity, set up similar to an Enterprise Fund. It was noted that the Corporation would have access to two cable stations, one educational and one municipal.

Advisory Board Measure - AB12-001

**VOTED: Motion of William Koplovsky, seconded by Martin Pillsbury, that the Advisory Board in accord with section 11 (d) (iii) of Chapter 303 of the Acts of 2008 (the Enabling Legislation) recommends favorable action to the Board of Directors for the FY13 Annual Budget as presented in Board of Director Measure 12-004**

**Unanimous vote**

Advisory Board Measure - AB12-002

**VOTED: Motion of Martin Pillsbury, seconded by William Koplovsky, that the Advisory Board in accord with section 11 (d) (iii) of Chapter 303 of the Acts of 2008 (the Enabling Legislation) recommends favorable action to the Board of Directors for the combined Water and Sewer Enterprise Fund as presented in Board of Director Measure 12-009**

**Unanimous vote**

Minutes

**VOTED: Motion of Kevin White, seconded by Bill Koplovsky, to approve the December 20, 2011 minutes of the Advisory Board joint meeting with the Board of Directors**

**Unanimous vote**

The CFO noted that some Free Cash would be used for the installation of a radio tower to provide ground communications at SouthField, plus a much needed repeater station for all three Host Town Fire Departments. Mr. Blanchard was informed that a Fire Consultant was looking at frequencies to tie in the Host Towns outside the FAA Weather Radar frequencies.

Discussion ensued on conflicting requirements related to public education of SouthField school age children. The Enabling Legislation stated that all school children would be considered Weymouth residents, educated at no cost to the town; and the Reuse Plan stated there would be a school on the Base. It was noted there were 28 SouthField residents to date with no school age children. An education service agreement would be negotiated with the Town of Weymouth in the near future.

Mr. Pillsbury was informed that the Board of Directors performed the function of Conservation Commission within the Central Redevelopment Area of the Base.

The Board agreed their next quarterly meeting would be a joint meeting with the Board of Directors sometime in April or May.

**VOTED: Motion of Kevin White, seconded by William Koplovsky to adjourn the meeting  
Unanimous vote**

The meeting ended at 8:30pm

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Mary Cordeiro, Recording Secretary

Eugene Blanchard, Vice Chairman

Documents reviewed at the meeting:  
FY13 Budget Presentation