

Board of Directors Meeting
Monday, November 14, 2016 @ 7:00pm
Board Room, SRA Offices

Directors Present: Lyndsey Kruzer, Chairman
Pat O'Leary, Acting Vice Chairman/Clerk
Chris Primiano
Kelli O'Brien-McKinnon
Tom Henderson
Steve LeMott
Chris Aiello

Directors unable to attend: Anthony Agnitti
Robert Rizzi

Also Present: Jim Young, Land Use Administrator
Scott Bois, Finance/Treasurer
Tom Murray, Matt Barry and Bill Ryan, LStar Management

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

Minutes

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Steve LeMott, to approve the minutes of the Board meeting held on October 24, 2016

5-0-2 vote to approve, Aiello and Henderson abstained

Board Reorganization

The Board agreed to reorganize at the November 28th meeting. All Directors were encouraged to attend.

Public Access Easement Agreement – Dorset Park

Mr. Young noted public access to Dorset Park Lane was a requirement of the Site Plan approval; the Easement Agreement was similar in form to prior public access easements entered into with Whitman Homes and IBG, and the form was approved by prior counsel.

Board Measure 16-050

VOTED: Motion of Tom Henderson, seconded by Chris Aiello, that the Board of Directors authorize the Chairman to sign the Public Access Easement by and between Dorset Park, LLC and the Authority, as presented

Unanimous 7-0 vote

Conservation Commission – Certificate of Compliance

Mr. Young noted the completion of the TACAN Outfall Drainage Ditch Improvement Project, to replace the Stormwater control structure previously in place. The contractor has demobilized, the site has been

stabilized; the Conservation Agent's report found no evidence of erosion, or of beaver activity; noted regrowth of groundcover, and recommended issuance of the Certificate.

Discussion ensued on debris collected at the grate structure that would need to be periodically removed, and the fact that SRA constructed the weir (per DEP order) on property owned by LStar. Mr. Young noted that O&M would be discussed with LStar.

Board Measure 16-051

VOTED: Motion of Tom Henderson, seconded by Steve LeMott, to issue a Certificate of Compliance for the TACAN Outfall Drainage Ditch Improvements Project (MassDEP File Number SE373-0363)

Unanimous 7-0 vote

LIFOC Alterations Request – Acknowledgement

Mr. Young informed the Board that NAVY granted conditional approval for the request to abate and demolish Buildings 2 and 142. The Board must acknowledge, and LStar must comply with NAVY's list of conditions. Mr. Barry stated that LStar had discussed this matter with NAVY, and that LStar would be able to provide a side letter to SRA acknowledging LStar's obligations.

Board Measure 16-052

VOTED: Motion of Tom Henderson, seconded by Steve LeMott, that the Board of Directors acknowledge and concur with the conditions outlined in the Navy's November 4, 2016 letter regarding the SRA's alterations request under the LIFOC to demolish Buildings 2 and 142, and to authorize the Chairman to sign said acknowledgement on behalf of the Board of Directors

Unanimous 7-0 vote

Status Reports

Master Plan – A meeting took place on Nov. 1st, the master plan was still a work in progress.

Agreements – The workgroup met with LStar to explore different DDA proposals.

Infrastructure/Construction – A meeting took place on Oct. 25th with Abington/Rockland Joint Water Works resulting in some potential feasibility studies to pursue and consider. Mr. Henderson noted that a discussion also took place at Rockland Town Hall on potential sewer capacity from construction projects approved, but never started.

Parkway/Navy – Mr. Murray stated the parkway extension was scheduled to open to traffic on Nov. 21st.

SRA Operations – Mr. Primiano noted that Mr. Bois provided the workgroup with bank account information, and that Mr. Agnitti would be asked to review current SRA insurance policies.

Staff – Mr. Bois noted that free cash has been certified by the DOR at approximately \$2.2M. Last year's Free Cash was certified at \$2.9M; and was reduced as a result of previous appropriations including \$111K for the TACAN Outfall Improvement Project and \$98k in Legal Expenses. Free Cash was also used to supplement the FY16 General Fund revenue. Water and Sewer Retained Earnings were certified at approximately \$600K. The Board was informed that property values were certified in Weymouth and Abington. Certification of Rockland values was expected soon; then SRA could begin the process of setting the District Tax Rate.

Mr. Young indicated that a draft Parkway maintenance agreement had been sent to Rockland, but Rockland had not yet responded.

Public Comments

Mr. Galluzzo, East Bridgewater, was informed that the recently proposed amended Water/Sewer Agreement between SRA and the Town of Weymouth was never executed.

Next Meeting- November 28, 2016

The Board voted to adjourn the open meeting and move into an Executive Session discussion at LStar Management's office. The Chairman declared that an open meeting discussion may be detrimental to SRA's negotiating position.

VOTED: Motion of Steve LeMott, seconded by Chris Primiano, to adjourn the Open Session meeting, to convene in Executive Session, to be held at 26 Memorial Grove Ave., to consider the purchase, exchange, lease or value of real property, not to reconvene in open session

Unanimous 7-0 roll call vote Primiano, aye, O'Leary, aye, Kruzer, aye, Aiello, aye, O'Brien-McKinnon, aye, Henderson, aye, LeMott, aye

The meeting adjourned at 7:30pm

Mary Cordeiro, Recording Secretary

Lyndsey Kruzer, Chairman of the Board

Documents reviewed during the meeting:

Proposed Public Access Easement Agreement

Ivas Environmental Memo, Nov. 8, 2016

NAVY letter to SRA, Nov. 4, 2016