



City of Quincy

OFFICE OF THE CITY COUNCIL
1305 Hancock Street
Quincy, MA 02169

2024 MAR 28 PM 2:08
CITY CLERKS OFFICE
QUINCY, MASS 02169

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Monday, April 1, 2024
The Great Hall - Historic City Hall
1305 Hancock Street

Public Hearing

6:30 PM

2024-027 - Utility - Grant of Location - NGrid/Verizon - Harvard St at Granger St

City Council Meeting

6:35 PM

Honoring of Ava Bryan
North Quincy High School
Girls Varsity Basketball Senior Captain

- | | |
|---|-------------------|
| 1. 2024-034 – Appropriation – Community Preservation – \$92,500 for Quincy Homestead Wrought Iron Fence Restoration Project & Adams Crypt Handicap Ramp | Mayor Koch |
| 2. 2024-035 – Appropriation – \$7,000,000 MSRF Loan for FY25 Sewer System Improvements | Mayor Koch |
| 3. 2024-036 – Appropriation – \$2,500,000 MWRA Loan for Lead Service Removal | Mayor Koch |
| 4. 2024-037 – Appropriation – \$1,300,000 S&D Rehab Loan for Squantum Elementary School Drainage Improvements | Mayor Koch |
| 5. 2024-038 – Appropriation – \$157,000,000 for District Improvement Financing | Mayor Koch |
| 6. 2024-039 – Order – Urban Revitalization and Development Plan & Amendment #6 | Mayor Koch |
| 7. 2024-040 – Order – Amendment to FRP Quincy Development, LLC Land Disposition Agreement | Mayor Koch |
| 8. 2024-041 – Ordinance – Amending Zoning – MBTA Bus Yard at 954 Hancock Street to Open Space | Councillor Minton |

It is anticipated that one or more matters contained within the City Council Calendar, including any or all listed items pending in Committee, may be discussed and acted upon at this meeting. For a full Council Calendar, go to www.quincyma.gov

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2024-034

ORDERED:

April 01, 2024

Upon the recommendation of the Community Preservation Committee and with the request of His Honor, the Mayor, the sum of \$92,500 is hereby appropriated for the following purposes:

1. Historic Preservation #4902:
 - A. \$75,000 to complete the walkway and approach for ADA compliant ramp accessing the Adams Family Crypts in the First Parish Church
 - B. 17,500 to restore a wrought iron fence at the Dorothy Quincy Homestead damaged in a motor vehicle accident

The same to be transferred from Community Preservation Fund 4902 – Historic Preservation.



Quincy CPC Members
Lawrence Liuzzo, Chair
Cole Barry
John Brennon
Councillor Noel DiBona
Connie Driscoll
Ellen O'Donnell
Kristen Powers
Tony Ricci



MEMORANDUM

To: Mayor Thomas P. Koch
CC: Christopher M. Walker, Chief of Staff
From: Kerin O'Toole, CPC Administrator *KOT*
Date: March 22, 2024
RE: Committee Recommendation

The Quincy Community Preservation Committee held a public meeting on March 21, 2024. Department of Public Buildings Commissioner Paul Hines, on behalf of the Board of Supervisors Adams Temple & School Fund, Inc. presented an application entitled "**Adams Crypts Accessibility Ramp and Approach**" 2024 *Application #11 – Historic Preservation*. The applicant requested a sum of \$75,000.00. As stated in the application, this request would bring the walkway renovations to the finish line. This walkway leads up to the new ADA/MAAB compliant ramp, allowing access to the Adams Family Crypts for all.

After a discussion between the Commissioner and the Committee, the Committee approved the application on unanimous vote of 6-0 (two members absent at the time of the roll call vote).

During this same meeting on March 21, 2024, Ron MacDonald and Bob Roscansky, represented the National Society of Colonial Dames and presented an application entitled "**Quincy Homestead Wrought Iron Fence Restoration Project**" 2024 *Application #6 – Historic Preservation*. The applicant requested a sum of \$17,550.00. As stated in the application, the request would restore the

wrought iron fence by mitigating the rust and chipped paint as well as address the public safety hazard on the Hancock Street side after it was vandalized. The immediate request for money is to ensure the safety of those walking by.

After a discussion between the applicants and the Committee, the Committee approved the application on unanimous vote of 6-0 (two members absent at the time of the roll call vote).

The Committee respectfully requests that you, Mayor Koch, consider putting these recommendations before the City Council for an appropriation.

Thank you for your attention to this matter.



**City of Quincy
Public Buildings Department**

Thomas P. Koch
Mayor

Paul J. Hines
Commissioner

Memorandum

To: Community Preservation Act Committee

Kerlin OToole
Kristen Powers

From: Paul J. Hines, Commissioner, Department of Public Buildings

Re: Funding Request = Phase II Handicapped Accessibility - Adams Crypts

Date: February 6, 2024

=====

Please accept this memo in support of the CPC funding request made on behalf of the Board of Supervisors of the Adams Temple and School Fund, Inc., for completion of the accessibility project to the Adams Crypts located beneath the United First Parish Church. Construction of the interior elevator to the basement level location of the Adams Family Crypts beneath the United First Parish Church was completed in 2018. In January of 2019 Commonwealth Building, Inc, (CBI) placed a construction cost estimate on the approved exterior handicapped ramp at \$258,290. With a modest 4% cost escalation to summer 2020, the cost of construction rose to \$268,622. Adding a 10% final design and construction oversight fee brought the cost of the project to \$295,484. In 2020, I submitted an approved Application to the Community Preservation Committee for \$300,000 for this work. That ramp project is under construction.

On behalf of the project team and the Board of Supervisors of the Adams Temple & School Fund, I request added funding of \$60,000 to complete this important project. The added costs associated with this request are – 1.) the passage of time since the initial request; 2.) the significant increase in materials costs; 3.) the change from architecturally and historically inappropriate asphalt pavement surface to 12x18 inch granite pavers; and 4.) the decision to install underground electrical conduits to facilitate the installation of low exterior lighting along the accessible walkway and ramp.

Costs:

Revised Contract amount	\$349,286
Add 10% – Construction Oversight	<u>34,900</u>
Total Project Cost	\$384,186

Available Funding:

\$300,000	2020 CPC grant
<u>26,595</u>	2018 CPC grant remaining balance
\$326,595	Total available

Funding needed: \$ 57,591

Contingency \$ 2,409

2024 CPC Funding Request \$ 60,000

Quincy Homestead Fence Preservation

Project Description

The Quincy Homestead property is located at 34 Butler Road, Quincy, MA 02169. The property lot size is 1.8 acres. This property is a National Historical Landmark. The black wrought iron picket fence runs from Furnace Brook to Butler Road on Hancock Street. The cream color wrought iron fence runs the length of the property on Butler Road. The cream color fence has a front pedestrian gate and a driveway gate on Butler Road.

The property is a historic landmark, the fencing was installed later, but it contributes to the historic landscape setting. Our records show the black fence was installed 1953 and the yellow fence was installed in 1978. This was based on Joseph Everett Chandler concept in 1904.

These property wrought iron picket fence has not been maintained over the years, and are in great need of repair. The Boy Scouts did paint the Butler Road fence back in 2014. Since the fence now requires welders to replace part of the fence and sanding to remove the rust, this repair is beyond the Boy Scouts' ability.

Quincy Homestead was the home to four generations of the Edmund Quincy Family who were active in local and Commonwealth affairs in the early 1600s and through the 18th century. The earliest house on this site was dated 1635, and was the subject of a Quincy CPC- supported archaeological dig in 2021. The current structure's earliest part dates to 1681 and was greatly expanded in the 18th century to the impressive structure that is now stands. The building and the gardens are an important part of the historical heritage of the City of Quincy.

The Colonial Dames of Massachusetts purchased the building in 1904 to save it as an historical site, and subsequently placed it in the hands of the Commonwealth. It is currently owned by the Department of Conservation and Recreation. The Colonial Dames have managed the building in a public-private partnership. The City of Quincy has supported a number of projects at the Homestead, for which we are grateful.

Because The Colonial Dames are comprised of unpaid volunteers, the public hours for tours at the Homestead have been severely limited. City and State officials have encouraged the Colonial Dames to expand our public presence.

To expand our public presence, the Colonial Dames has started construction of the handicapped accessibility project as a priority and should be done before May 2024. This will enable us to welcome visitors and students of all abilities and to make the Homestead a truly welcoming environment.

The Colonial Dames also received a grant from the Quincy Art Council for \$1,500.00 to feature historic programs during tours during 2024. It's called "Bring History to Life at Dorothy Quincy Homestead."

Programs shall include, among others, presentations by a Colonial Printer, Colonial Tailor, Colonial Spinner, Colonial Chocolate Maker and a Native American program from Plimouth Plantation.

The fence's restoration project will include the following elements:

1. Replace the wrought iron picket fence on Hancock Street where the fence has been damaged. The fence was damaged sometime around December 11, 2023. It appears that an automobile hit the fence. Paula Pierce did contact the Quincy Police, to determine if an accident report was filed in order to have drivers insurance pay for the damage. There was no report filed. This is a safety issue because of the drop on Hancock Street to adjacent property is approximately 5 feet. The entire fence along Hancock Street will need to be straighten, sanded, primed and painted black.
2. Repair, sand, prime, and paint the wrought iron picket fence on Butler Road included the pedestrian and driveway gates. This fence color will be approved by DCR, and will be matched to the cream color that is present today.

GOALS

The Colonial Dames' overall goals for this site are to greatly expand the hours we are open to the public and to engage with the City of Quincy Public Schools to make the Homestead a center for history-based education programs.

The repairing of the wrought iron picket fences on Hancock Street and Butler Road will be the first impression the guest see which entering the property, focusing on the beautiful gardens and the Homestead history that the Homestead has to offer.

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2024-035

ORDERED:

April 01, 2024

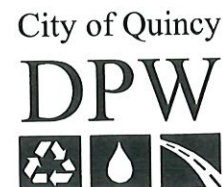
BE IT ORDAINED by the City of Quincy that \$7,000,000 (Seven Million dollars and zero cents) be appropriated for the purpose of financing the engineering and construction of sewer system improvements and any incidental drainage repairs to reduce infiltration and inflow and improve water quality. This amount will be financed through the Massachusetts Clean Water Trust (CWT), and the Treasurer-Collector, with the approval of the Mayor, is authorized to borrow all or a portion of the \$7,000,000 from the CWT to fund this appropriation. The Treasurer-Collector is hereby authorized to enter into a loan agreement and/or security agreement with the CWT relative to such loan, and the Commissioner of Public Works, with the approval of the Mayor, is authorized to contract for and expend any Federal, State or other aid available for the project, including any grant related to such program from the CWT, and to take any other action necessary to carry out this project.



CITY OF QUINCY, MASSACHUSETTS
Department of Public Works

THOMAS P. KOCH
Mayor

ALFRED J. GRAZIOSO
Commissioner



March 27, 2024

Honorable Thomas P. Koch
Mayor's Office
1305 Hancock Street
Quincy, MA 02169

RE: Annual Capital Improvement Plan
2025 Sewer Improvements Funding Opportunity

Mayor Koch,

We are proud to announce that the City has won a competitive State Revolving Fund (SRF) loan for the sewer rehabilitation work in the 2025 construction season, totaling \$7,000,000. The standard terms for this loan are modeled on 2% interest for 20 years, and since the City is listed as a Tier 2 community on the SRF's affordability tier system, this loan is eligible for a minimum of 6.6% principal forgiveness (borrow \$7M and repay \$6.54M, saving \$460,000). As a Massachusetts Housing Choice community, Quincy is also eligible to have the interest rate reduced from 2% to 1.5%.

This funding will allow Quincy to continue our cost-effective renewal of the City's sewer collection system pipes and manholes utilizing a combination of trenchless and excavation rehabilitation methods. The work will reflect priorities from various Infiltration and Inflow (I/I) investigations across the City as well as recommendations from the 2020 Sanitary Sewer Evaluation Survey (SSES). In addition to SSES and I/I based projects, the City continues to successfully advance our Municipal Separate Storm Sewer System (MS4) obligations under the US Clean Water Act. Our programmatic surface water quality investigations and outfall sampling have identified additional recommendations for sewer rehabilitation project specifically targeting the protections of our brooks, streams, and waterways, which are included in this loan request.

Please note that these funds will be eligible for the 2025 construction season and repayment would begin in January 2027, however the City Council will need to approve the attached borrowing language by June 30, 2024 to remain eligible for the SRF Loan.

Sincerely,

Alfred J. Grazioso
Commissioner of Public Works



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

100 Cambridge Street 9th Floor Boston, MA 02114 • 617-292-5500

Maura T. Healy
Governor

Kimberly Driscoll
Lieutenant Governor

Rebecca L. Tepper
Secretary

Bonnie Heiple
Commissioner

Final 2024 INTENDED USE PLAN For the CLEAN WATER STATE REVOLVING FUND March 26, 2024

Excerpts from SRF Announcement, Quincy Highlighted in Yellow



This information is available in alternate format. Please contact Melixza Esenyie at 617-626-1282.

TTY# MassRelay Service 1-800-439-2370

MassDEP Website: www.mass.gov/dep

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EXECUTIVE SUMMARY

The Massachusetts Department of Environmental Protection (MassDEP) is pleased to present the Final Calendar Year 2024 Intended Use Plan (IUP). The IUP details the projects, borrowers, grant recipients, and amounts being offered for financing through the Clean Water State Revolving Fund (CWSRF) program. The CWSRF is a joint federal-state financing program that provides subsidized loans and grants to improve and protect water quality and public health in the Commonwealth.

The Massachusetts Clean Water Trust (Trust) is offering \$932 million to finance wastewater projects across the Commonwealth. As noted in Table 1, approximately \$818 million is being offered to finance 45 new construction projects, and \$92 million is being offered to finance 5 previously approved multi-year projects. Additionally, \$3 million is allocated to the emergency set-aside account, and an additional \$2 million are allocated to fund emergency PFAS or other emerging contaminants remediation projects to mitigate releases to the environment that are impacting drinking water sources, \$5 million is directed to the Community Septic Management Program (CSMP) to remediate failed septic systems in participating communities, and \$13 million is set aside to finance planning projects in calendar year 2024. To encourage communities and public utilities to engage in planning activities, MassDEP is accepting [planning loan applications](#) on a rolling basis while funding is available.

The Trust and MassDEP recognize the value of Asset Management Planning (AMP) to the long-term demand for water infrastructure financing. AMPs help water utility managers make informed decisions regarding the timing and location for asset repairs, replacements, or rehabilitation. AMPs also help develop a long-term funding strategy. In this manner, the utility can ensure its ability to deliver the required level of service perpetually. The Trust is offering grants to communities interested in developing AMPs for one or more of their water utilities. In calendar year 2024, forty-nine project proposals, estimated at approximately \$11.8 million, as shown in Table 2, are being offered grants totaling approximately \$6.4 million. Water utilities will receive 60% of the project cost, up to \$150,000, as a grant from the Massachusetts Clean Water Trust. The remaining costs may be funded by local contributions of cash, or a combination of cash and in-kind services. All or part of the local contribution may be financed by a loan from the Trust at the standard 2% interest rate for a term of up to five years.

2024 Highlights

- On November 15, 2021, President Biden signed the Bipartisan Infrastructure Law (BIL) that provides two new federal grants through the CWSRF:
 - Supplemental CWSRF Grant
 - Emerging Contaminants Grant

These grants are being provided annually in 2022 and will continue through 2026. For fiscal year 2024, Massachusetts expects to receive \$77.99 million for the Supplemental CWSRF Grant and \$7.29 million for the CWSRF Emerging Contaminants Grant. The Supplemental CWSRF Grant requires that Massachusetts provide \$38.22 million, 49% of the total grant

amount as loan forgiveness to Disadvantaged Communities. The CWSRF Emerging Contaminant Grant requires that the entire grant amount \$7.29 million be provided as loan forgiveness for any eligible project.

Using supplemental funds, Massachusetts anticipates being able to offer additional loan forgiveness for eligible projects on the 2024 IUP. The additional loan forgiveness is anticipated to be consistently applied to the IUPs covered under these new BIL federal grants subject to funds availability. Refer to Section A of this IUP for more details. MassDEP, in consultation with the Trust, may amend this IUP as necessary given that the USEPA continues to issue guidance to states on the implementation of the expanded SRF program. The increased capacity in the 2024 IUP is evidence of the additional BIL funding being utilized in Massachusetts. The SRF program looks forward to financing more projects at a lower cost to communities throughout Massachusetts.

Some of the key provisions of BIL include amendments to the Clean Water Act (CWSRF Program):

- **American Iron and Steel (AIS)** – The AIS procurement requirement is permanent for CWSRF treatment works projects going forward.
- **Build America, Buy America (BABA) Act** – With the inclusion of the BABA Act, BIL expands domestic sourcing requirements for CWSRF treatment works projects that are funded with federal capitalization grants. Additionally, per the USEPA, projects being co-funded by an SRF loan and a Congressionally Directed Spending grant are required to comply with the BABA Act. Therefore, starting on **May 14, 2022**, all steel, iron, manufactured products, non-ferrous metals, plastic and polymer-based products (including polyvinylchloride, composite building materials, and polymers used in fiber optic cables), glass (including optic glass), lumber, and drywall used in infrastructure projects for federal financial assistance programs must be produced in the United States, unless (i) the SRF borrower has requested and obtained a waiver from the USEPA pertaining to the Project or the Project is otherwise covered by a general applicability waiver; or (ii) the MassDEP has otherwise advised the borrower in writing that the BABA requirement is not applicable to the project; notification will be given prior to granting permission to advertise. The Made in America Office at the Office of Management and Budget (OMB) has developed initial overarching implementation guidance: <https://www.whitehouse.gov/wp-content/uploads/2022/04/M-22-11.pdf>. Additionally, the USEPA issued an adjustment period waiver for projects that initiated planning design prior to May 14, 2022, a small project applicability waiver for projects with SRF loans of \$250,000 or less, and a De Minimis waiver: <https://www.epa.gov/cwsrf/build-america-buy-america-baba-approved-waivers>. The USEPA issued BABA Implementation Procedures for its Office of Water Federal Financial Assistance Programs which includes both CWSRF and DWSRF programs on November 3, 2022, for details visit: <https://www.epa.gov/system/files/documents/2022-11/OW-BABA-Implementation-Procedures-Final-November-2022.pdf>. Furthermore, on November 13, 2023, the USEPA issued the Amended Public Interest Waiver for SRF projects that initiated design prior to May 14, 2022, for details visit: <https://www.epa.gov/system/files/documents/2023-11/epa-amend-srf-design-planning-waiver.pdf>.

- BIL establishes an additional subsidy range of 10% to 30% for the annual CWSRF Base Grant. While Congress also requires that states use 10% of the annual CWSRF Capitalization Grant for additional subsidy, Massachusetts expects a Base Grant award of approximately \$25.5 million in 2024. Additional subsidy will be provided in the form of loan forgiveness for communities that might otherwise be unable to afford to undertake a project. MassDEP and the Trust will continue to provide loan forgiveness as a fixed percentage of principal. Further details may be found in Section A of this IUP. Information about the Trust's Annual Affordability Calculation may be found on the following webpage: [https://www.mass.gov/info-details/the-disadvantaged-community-program#disadvantaged-community-designation-\(affordability-calculation\)-and-loan-forgiveness-distribution-](https://www.mass.gov/info-details/the-disadvantaged-community-program#disadvantaged-community-designation-(affordability-calculation)-and-loan-forgiveness-distribution-) .
- The Trust is offering loan forgiveness for projects with a renewable energy component regardless of Disadvantaged Community status.
- To better address specific state priorities, Section 302 of the 1996 Safe Drinking Water Act Amendments, allow states the flexibility to move funds between the CWSRF and the Drinking Water State Revolving Fund (DWSRF) programs. Massachusetts will transfer funds from the CWSRF to the DWSRF program in the amount of \$3.5 million (33% of the anticipated 2024 DWSRF base grant amount of \$10.6 million). BIL allows states the flexibility to move funds between the CWSRF and the DWSRF programs. Massachusetts will transfer funds from the CWSRF supplemental grant in the amount of \$16.28 million representing 33% of the 2024 DWSRF supplemental grant amount of \$49.35 million. Due to great demand for PFAS remediation in drinking water projects, Massachusetts will transfer \$5.29 million of CWSRF Emerging Contaminant supplemental funds to the DWSRF Emerging Contaminant program representing nearly 33% of the DWSRF Emerging Contaminant grant amount. This transfer will not adversely impact the CWSRF project financing in this IUP. Furthermore, Massachusetts reserves authority of future transfers of supplemental BIL funds.
- To encourage communities and public utilities to engage in planning activities, MassDEP is accepting planning loan applications on a rolling basis, while funding is available.

MassDEP appreciates the efforts that all project proponents have invested in the development of project proposals and recognizes their intent to enhance and protect the quality of waters of the Commonwealth.

TABLE 1
CLEAN WATER STATE REVOLVING FUND
Calendar Year 2024 CWSRF Intended Use Plan

NEW PROJECTS

Rating	Applicant	SRF ID	Project	Project Cost	2024 IUP Cost
553	BARNSTABLE (PF)(SG)	16677	Nitrogen Removal Improv. & New Headworks Facility	\$155,265,000	\$30,000,000
548	NEW BEDFORD (PF)#	16872	Wastewater Pumping Station Improvements	\$13,485,000	\$13,485,000
547	BARNSTABLE (H)(PF)	16683	Route 28 West Sewer Expansion Project	\$59,650,000	\$10,000,000
547	ROCKLAND (PF)(BG)	16871	Wastewater Treatment Facility Upgrades	\$21,500,000	\$21,500,000
544	NEW BEDFORD (PF)#	16873	Wastewater Collection System Improvements	\$74,965,000	\$17,515,000
543	BILLERICA (H)(PF)#	16802	Infiltration/Inflow Rehabilitation Project	\$1,586,500	\$1,586,500
542	NANTUCKET (H)#	16693	Phase 2 Surfside WWTF Improvements	\$13,118,000	\$13,118,000
541	HARWICH (PF)	16674	Harwich Route 28 Sewer Project	\$6,500,000	\$6,500,000
540	FALL RIVER (PF)#	16727	Stafford Square Flood Mitigation	\$29,385,400	\$25,720,000
540	HAVERHILL (PF)#	16876	Haverhill Locke Street Phase 1	\$8,894,300	\$8,894,300
540	MASHPEE (PF)(BG)	16791	Phase 2 Mashpee Treatment and Collection System	\$80,000,000	\$50,000,000
540	REVERE (H)(PF)#	16729	Phase 15 Construction - I/I, IDDE, P.S. & Drainage	\$12,000,000	\$12,000,000
540	FALL RIVER (PF)#	16710	Mothers Brook Sewer Replacement	\$24,280,000	\$24,280,000
540	HAVERHILL (PF)#	16691	Locke Street Sewer Separation - Phase 2	\$14,040,000	\$14,040,000
540	BARNSTABLE (H)(PF)	16754	Phinney's Lane Neighborhoods Sewer Expansion	\$38,766,000	\$10,000,000
539	SAUGUS (PF)#	16762	Comprehensive Sewer System Rehabilitation - 2	\$2,480,495	\$2,480,495
539	GLOUCESTER (H)(PF)(SG)	16775	WPCF Secondary Treatment and Facility Upgrades	\$205,972,280	\$50,000,000
538	ACUSHNET (PF)	16709	CWMP Needs Area 2 Sewer Extension	\$15,000,000	\$15,000,000
538	LOWELL (H)(PF)#(SG)	16760	Phase 1 Humphrey's Brook Area CSO Separation	\$23,000,000	\$23,000,000
537	SANDWICH (PF)	16718	Sandwich High School WWTF Upgrades	\$9,100,000	\$9,100,000
536	EASTON (H)	16851	Five Corners Needs Area - Secondary Pump Station	\$3,955,000	\$3,955,000
536	HAVERHILL (PF)#	16711	Sewer System Improvements - CIPP Lining	\$2,345,000	\$2,345,000
536	LAWRENCE (H)(PF)#	16712	Sewer and Drainage Improvements/ Contract 7	\$9,251,000	\$9,251,000
535	QUINCY (H)(PF)#	16753	FY25 Sewer & Drain Improvements	\$7,000,000	\$7,000,000
535	HAVERHILL (PF)	16761	WWTF and South Mill Street Pump Station Upgrades	\$54,710,000	\$14,594,200
534	DENNIS (PF)	16676	Phase 1 - WRRF and Collection System	\$188,600,000	\$50,000,000
532	BILLERICA (H)(PF)	16724	Sewer Contract 38	\$25,525,500	\$25,525,500
532	FALMOUTH (PF)	16728	Falmouth TASA Phase 1 Collection and Recharge	\$41,300,000	\$41,300,000
532	NEWTON (H)	16829	PCP Structural Stormwater Control Implementation	\$20,127,081	\$20,127,081

531 NAHANT	16706 Sewer Collection System Repair & Replacement 2024	\$24,471,000	\$24,471,000
531 NORTH READING (H)	16801 North Reading Wastewater Collection System	\$113,600,000	\$50,000,000
530 WESTPORT (PF)	16704 Route 6 Phase 1A Sewer	\$7,509,017	\$7,509,017
528 SWANSEA (PF)	16705 Route 6 Corridor Sewer Collection System	\$57,109,938	\$57,109,938
526 BROCKTON (H)(PF)	16743 Sewer System Rehabilitation Phase 4	\$2,500,000	\$2,500,000
526 WELLFLEET (H)	16854 95 Lawrence Wastewater Treatment and Collection	\$6,309,000	\$6,309,000
524 QUINCY (H)(PF)	16779 Wollaston Stormwater Capacity Improvements Phase 1	\$5,250,000	\$5,250,000
523 BOSTON WATER AND SEWER COMMISSION (H)#	16690 East Boston Sewer Separation Phase IV	\$143,936,993	\$50,000,000
448 NEW BEDFORD (PF)	16864 WWTP Improvements	\$19,000,000	\$19,000,000
437 PROVINCETOWN (H)#	16758 I-I and Sewer Redirects	\$974,000	\$974,000
437 MARION	16785 Creek Road Pump Station Resiliency Improvements	\$3,350,000	\$3,350,000
434 PROVINCETOWN (H)	16703 Provincetown Phase 6B Collection System Expansion	\$32,988,700	\$32,988,700
434 HAVERHILL (PF)	16799 Closure of Northern Mound of Haverhill Landfill	\$10,126,500	\$10,126,500
433 PROVINCETOWN (H)	16716 Jerome Smith Pump Station	\$848,000	\$848,000
433 BILLERICA (H)(PF)	16868 Brown Street Force Main Rehabilitation/Replacement	\$14,655,198	\$14,655,198
423 WELLFLEET (H)	16780 Wellfleet Enhanced I&A Septic System Program	\$448,800	\$448,800
TOTAL OF NEW PROJECTS		\$1,604,878,702	\$817,857,229

(Count: 45)

(Average Rating: 518.71)

(BG) - Base Capitalization Grant

(D) - Dropped by Applicant

(H) - Housing Choice Communities

(PF) - Affordability Criteria

(RE) - Potential Renewable Energy Projects

(SG) - BIL CWSRF General Supplemental Grant

- Projects contains Energy Efficiency, Renewable Energy and/or meets EPA's definition of a Green Project (<https://www.epa.gov/greeningepa/energy-and-emissions-epa>)

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2024-036

ORDERED:

April 01, 2024

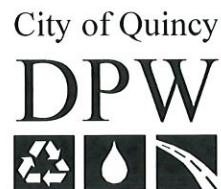
BE IT ORDAINED by the City of Quincy that \$2,500,000 (Two Million five hundred thousand dollars and zero cents) be appropriated for the purpose of financing the engineering and construction of the replacement of water service lines containing lead, lead lined, or lead gooseneck piping through the Massachusetts Water Resources Authority (MWRA) Lead Loan Program (LLP), and the Treasurer-Collector, with the approval of the Mayor, is authorized to borrow all or a portion of the \$2,500,000 from the MWRA and in connection therewith, to enter into a loan agreement and/or security agreement with the MWRA relative to such loan, and the Commissioner of Public Works, with the approval of the Mayor, is authorized to contract for and expend any Federal, State or other aide available for the project, including any grant related to such program from the MWRA, and to take any other action necessary to carry out this project.



CITY OF QUINCY, MASSACHUSETTS
Department of Public Works

THOMAS P. KOCH
Mayor

ALFRED J. GRAZIOSO
Commissioner



March 27, 2024

Honorable Thomas P. Koch
Mayor's Office
1305 Hancock Street
Quincy, MA 02169

RE: DPW Request for Council Approval for MWRA Loan Authorization
Lead Service Line Replacement Project

Mayor Koch,

The City is eligible to apply for a \$2,500,000 loan for the replacement of water service lines containing lead, lead lined, or lead gooseneck piping through the Massachusetts Water Resource Authority (MWRA) Lead Loan Program (LLP). The MWRA LLP is a 10-year zero-interest loan program that focuses on fully replacing any of the few remaining lead service pipes in our City.

This funding will allow Quincy to continue our cost-effective renewal of the City's water distribution system and fulfill the Massachusetts Department of Environmental (MassDEP) mandate to replace 10% of all lead service lines per year. Construction will utilize a combination of trenchless (pulling the service) and excavation replacement methods. The City is actively performing the MassDEP required water service line inventory in order to identify and locate the few remaining lead service pipe, or partial lead service pipes, throughout the system. The work reflected in this proposed project will focus on the removal of these identified lead lines over the first 3 years of the 10 year program.

For your consideration, attached is a Council Order for the authorization to borrow the \$2,500,000. The City Council will need to approve the attached borrowing language in order for the City to apply for this funding.

Sincerely,

Alfred J. Grazioso
Commissioner of Public Works

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2024-037

ORDERED:

April 01, 2024

Upon the recommendation of the Commissioner of Public Works and with the approval of his Honor, the Mayor, that the following sums be appropriated:

The sum of \$1,300,000.00 to a new Capital Fund No. Squantum Elementary School area drainage improvements account controlled by the Department of Public Works for the following work:

\$1,300,000.00 for the design and construction of Municipal Separate Storm Sewer System (MS4) pipes and associated appurtenances, which convey overflow stormwater from Squantum Elementary School site and conveys stormwater from the streets around the Squantum Elementary School to Quincy Bay, and any costs associated or incident thereto.

to be charged to the following funds:

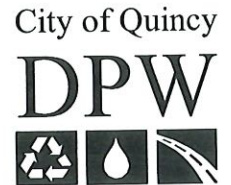
Sewer and Drainage Rehabilitation Account; \$1,300,000.00
Fund No. 4510-104000



CITY OF QUINCY, MASSACHUSETTS
Department of Public Works

Thomas P. Koch
Mayor

Alfred J. Grazioso
Commissioner



March 26, 2024

Mayor Thomas P. Koch
Quincy City Hall
1305 Hancock Street
Quincy, MA 02169

Re: DPW Request for Council Approval for 2024 Drainage Work

Dear Mayor Koch:

For your consideration, attached is a Draft Council Order for the transfer of \$1,300,000 from the Sewer & Drainage Rehabilitation Fund for the for following work:

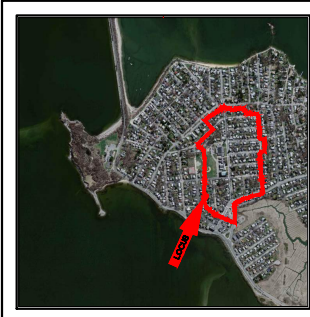
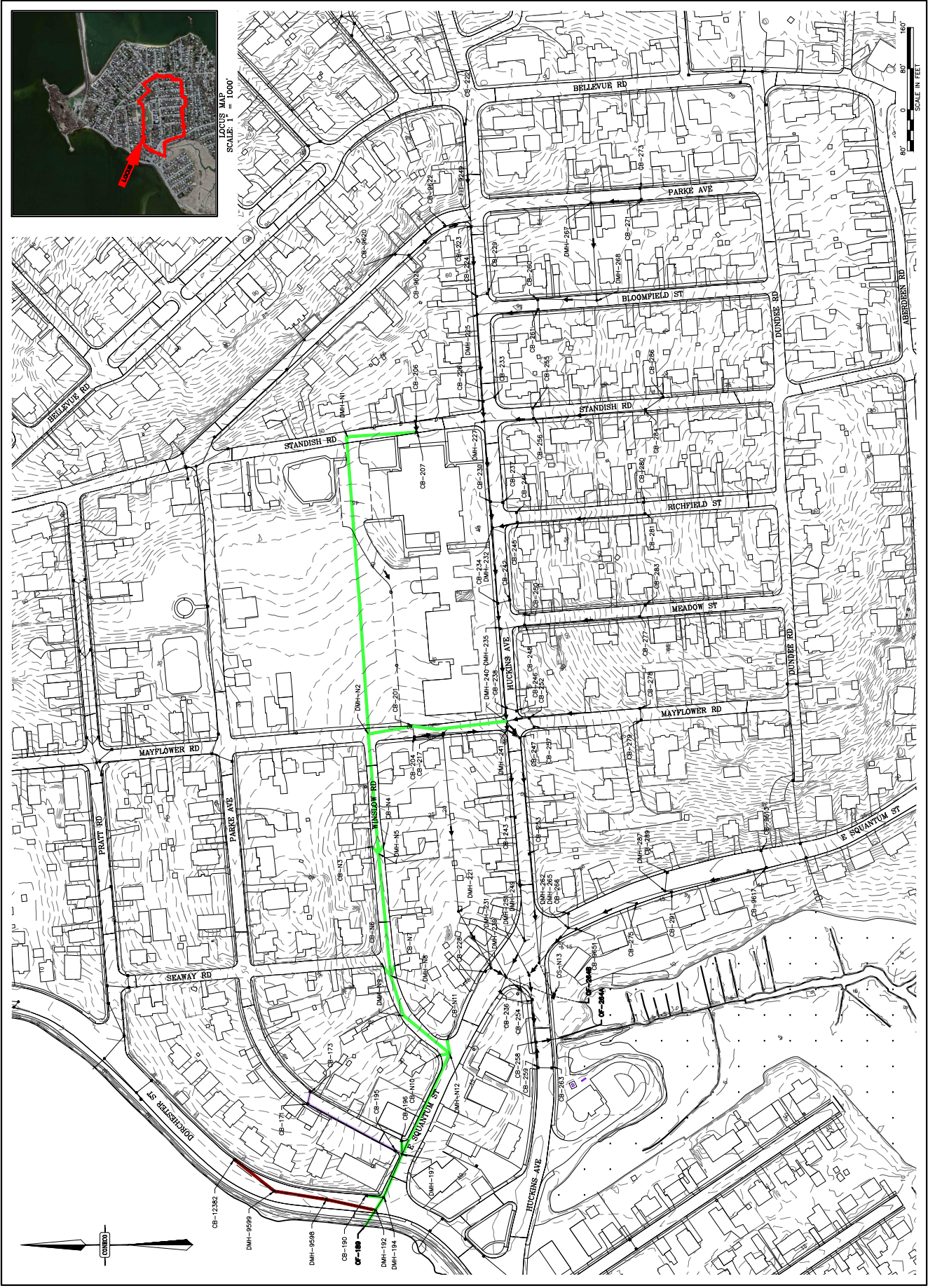
Construction of increased stormwater system capacity for the Municipal Separate Storm Sewer System (MS4) and outfall pipe(s) and associated appurtenances, which convey overflow stormwater from Squantum Elementary School site and the residential streets around, and downhill from, the Squantum Elementary School site, including but not limited to Mayflower Road, Huckins Ave, Standish Road, and Winslow Road. Work on the MS4 outfalls to Quincy Bay may also be necessary.

This work will alleviate the existing flooding condition on Mayflower Road and in many of the backyards between Huckins Ave and Winslow Road. The drainage work is being performed in coordination with the improvements associated with Squantum Elementary School site. This off-site work is intended to be constructed this coming summer to ensure that the MSBA funded work being performed at the school next year will not be impacted.

Thank you for your kind consideration.

Sincerely,

Alfred J. Grazioso
Commissioner of Public Works

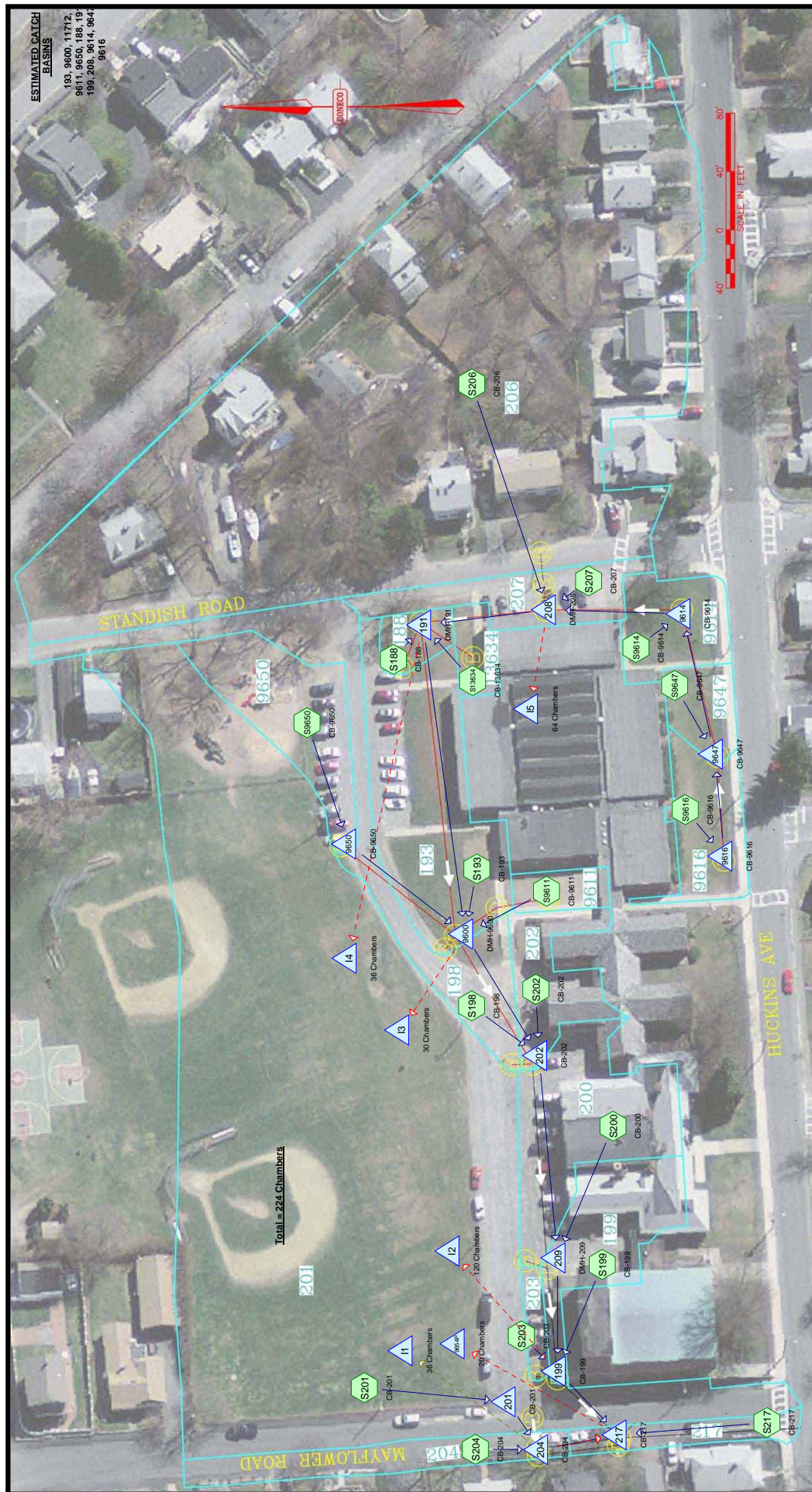


Squantum School Area - CY2024 Drainage Improvements
Cost Estimate
3/26/2024

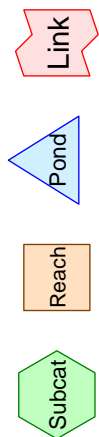
<i>Pay Item</i>	<i>Description</i>	<i>MassDOT Bid No.</i>	<i>Structure Locations</i>	<i>RCP Pipe Dimensions</i>	<i>Units</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Subtotal</i>	<i>New Pipe (feet)</i>
1A	Standish Avenue Drain Pipe Removed	146	CB-10317 to DMH-0027	12" RCP	Feet	268	\$20.00	\$5,360	
1B	Standish Avenue Drain Structure Removed		CB-10317		Each	1	\$1,150.00	\$1,150	
1C	Standish Avenue Drain Structures Reset		CB-10317 to DMH-0027		Each	6			
1D	Standish Avenue Drain Pipe Improvements	243.18	DMH-00227 to DMH-N1	12" to 18" RCP	Feet	271	\$230.00	\$62,330	271
1E	Standish Avenue Drain Structures (1 DMH, reuse 5 CBs)	201.5; 210; 221; 222	DMH-1		Each	1	\$8,620.00	\$8,620	
2A	School Site Drain Pipe Removed	146	CB-9616 to CB-9614; to DMH-00191; to DMH-09600; to CB-00202; to CB-00199	10" to 12" VCP/RCP	Feet	1,230	\$20.00	\$24,600	
2B	School Site Drain Structure Removed		CB-9616 to CB-9614; to DMH-00191; to DMH-09600; to CB-00202; to CB-00199		Each	18	\$1,150.00	\$20,700	
2C	School Drain Corridor Pipe Improvements		DMH-N1 to DMH-2	10"/12" to 18" RCP	Feet	582	\$230.00	\$133,860	
2D	School Site New Drain Structures (2 DMHs)	201.5; 210; 221; 222	DMH-N1A and DMH-2		Each	2	\$8,620.00	\$17,240	582
3A	Mayflower Road Drain Pipe Removed	146	DMH-00205 to DMH-00241	12" RCP	Feet	244	\$20.00	\$4,880	
3B	Mayflower Road Drain Structure Removed		DMH-00205 to DMH-00241		Each	5	\$1,150.00	\$5,750	
3C	Mayflower Road Drain Pipe Improvements		DMH-00201 to DMH-N2	12" to 18" RCP	Feet	267	\$230.00	\$61,410	
3D	Mayflower Road Drain Structures (4 CBs)	201.5; 210; 221; 222	DMH-00201 to DMH-N2		Each	4	\$8,620.00	\$34,480	267
4A	Winslow Road Drain Pipe Removed	146	N/A	N/A	Feet	0	\$20.00	\$0	
4B	Winslow Road Drain Structure Removed		N/A		Each	0	\$1,150.00	\$0	
4C	Winslow Road Drain Pipe Improvements		DMH-N2 to DMH-N12	0" to 18"-22" RCP	Feet	673	\$240.00	\$161,520	
4D	Winslow Road Drain Structures (6 CBs, 4 DMHs)	201.5; 210; 221; 222	DMH-N2 to DMH-N12		Each	10	\$8,620.00	\$86,200	673
5A	East Squantum Street Drain Pipe Removed	146	FIT-09206 to DMH-00194	12" VCP	Feet	121	\$20.00	\$2,420	
5B	East Squantum Street Drain Structure Removed		FIT-09206 to DMH-001924		Each	2	\$1,150.00	\$2,300	
5C	East Squantum Street Drain Pipe Improvements		DMH-N12 to DMH-00194	12" to 24"	Feet	312	\$250.00	\$78,000	
5D	East Squantum Street Drain Structures (1 CB, 1 DMH)	201.5; 210; 221; 222	DMH-N12 to DMH-00194		Each	2	\$8,620.00	\$17,240	312
6A	Dorchester Street Outfall (OF-00189) Removed	146	DMH-00194 to OF-00189	12" VCP	Feet	65	\$20.00	\$1,300	
6B	Dorchester Street Outfall (OF-00189) Structure Removed		DMH-00194 to OF-00189		Each	1	\$1,150.00	\$1,150	
6C	Huckins Ave Outfall (OF-00189) Drain Pipe Improvements		DMH-00194 to OF-00189	12" to 36"	Feet	65	\$390.00	\$25,350	
6D	Huckins Ave Outfall (OF-00189) Drain Structures (1 DMH)	201.5; 210; 221; 222	DMH-00194 to OF-00189		Each	1	\$8,620.00	\$8,620	65
7	Class A Trench Excavation	141			Cubic Yard	1,600	\$65.00	\$104,000	
8	Disposal on Unregulated Soils	181.11			Ton	300	\$54.00	\$16,200	
9	Temporary Asphalt Repair	472			Ton	215	\$300.00	\$64,500	
10	Engineering Design & Permitting (Percent of Construction)	12%			LS			\$113,902	
11	Contingency Percent of Construction	20%			LS			\$189,836	
10	Police Details (two officers over nine weeks)	999.001			Hour	720	\$62.00	\$44,640	

\$1,297,558	2,170
\$1,300,000	
\$597.95	PER LF

Say



Routing Diagram for Quincy - Drainage Analysis - Mayflower Street Flooding - Elementary School Only



INTRODUCED BY: **MAYOR THOMAS P. KOCH**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2024-038

ORDERED:

April 01, 2024

BE IT ORDAINED by the City of Quincy that \$157,000,000 is appropriated to finance costs of carrying out the Quincy City Center District Improvement Financing Program within the Quincy Center Development District, including all costs incidental and related thereto; that to meet this appropriation the Treasurer-Collector with the approval of the Mayor is authorized to borrow \$157,000,000 under G.L. c.40Q, or any other enabling authority; that without limiting the generality of the foregoing, such bonds may be issued for the payment of project costs, which may include interest before and during the carrying out of a project and, for a reasonable time thereafter, such reserves as may be required by any agreement securing the bonds and all other expenses incidental to planning, carrying out and financing the project; that the Treasurer-Collector is authorized to file an application with the Municipal Finance Oversight Board to qualify any or all of the bonds under G.L. c. 44A and to provide such information and execute such documents as may be required by said Board for these purposes; and that the Mayor is authorized to take any other action necessary to carry out this project. All such borrowing shall be considered general obligations of the City of Quincy.

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2024-039

ORDERED:

April 01, 2024

WHEREAS, the City Council of the City of Quincy approved and adopted the Quincy Center District Urban Revitalization and Development Plan (the “Plan”) on May 21, 2007; and

WHEREAS, in accordance with and pursuant to Mass. General Law c. 121B, sec. 48, the Plan was approved by the Commonwealth of Massachusetts, Department of Housing and Community Development on July 6, 2007; and

WHEREAS, the City Council approved and adopted a first Amendment to the Quincy Center District Urban Revitalization and Development Plan on June 15, 2009; and

WHEREAS, in accordance with and pursuant to Mass. General Law c. 121B, sec. 48, the First Amendment to the Plan was approved by the Commonwealth of Massachusetts, Department of Housing and Community Development on January 8, 2010; and

WHEREAS, the City Council approved and adopted a second Amendment to the Quincy Center District Urban Revitalization and Development Plan on December 20, 2010; and

WHEREAS, in accordance with and pursuant to Mass. General Law c. 121B, sec. 48, the Second Amendment to the Plan was approved by the Commonwealth of Massachusetts, Department of Housing and Community Development on April 20, 2011; and

WHEREAS, the City Council approved and adopted a third Amendment to the Quincy Center District Urban Revitalization and Development Plan on March 21, 2016; and

WHEREAS, in accordance with and pursuant to Mass. General Law c. 121B, sec. 48, the Third Amendment to the Plan was approved by the Commonwealth of Massachusetts, Department of Housing and Community Development on April 7, 2016; and

WHEREAS, the City Council approved and adopted a fourth Amendment to the Quincy Center District Urban Revitalization and Development Plan on June 27, 2016; and

WHEREAS, in accordance with and pursuant to Mass. General Law c. 121B, sec. 48, the Fourth Amendment to the Plan was approved by the Commonwealth of Massachusetts, Department of Housing and Community Development on July 16, 2016; and

WHEREAS, the City Council approved and adopted a fifth Amendment to the Quincy Center District Urban Revitalization and Development Plan on May 6, 2019; and

WHEREAS, in accordance with and pursuant to Mass. General Law c. 121B, sec. 48, the Fifth Amendment to the Plan was approved by the Commonwealth of Massachusetts, Department of Housing and Community Development on July 8, 2019; and

WHEREAS, subsequent to the adoption and approval of the Plan, the City has undertaken additional study and reviewed additional information pertaining to the scope of the area covered by the Plan (the “Project Area”) ; and

WHEREAS, the Quincy Department of Planning and Community Development, acting pursuant to Chapter 898 of the Acts of 1973, (the "Planning Department") has determined that an additional amendment to the Plan is necessary and advisable so as to further the goals of the Plan by extending the time of performance of the plan 20-years to the year 2047 and expanding the boundary of the Project Area to include new areas to the north, east, south, and southwest. The identified redevelopment areas include acquisition of private parcels, investment in new public utilities (surface and subsurface), and the construction of a new public parking garage. The Plans budget has been updated reflecting \$___ million in public expenses to be financed through local, state and federal funding sources, and in so doing, keeping to and furthering the vision of the Quincy Urban Renewal Plan (the "Proposed Amendment #6"); and

WHEREAS, a duly noticed public meeting was held by the City of Quincy Planning Board on _____, following which the Planning Board voted to approve Proposed Amendment #6, and found that the Plan is based on a local survey; that the revisions made by the Proposed Amendment #6 are in conformance with the general plan for the community as a whole; and the Planning Board recommended that the City Council and the Mayor approve Proposed Amendment #6 to the Plan, and that the Planning Department thereafter forward URDP Amendment #6 to the Commonwealth of Massachusetts Department of Housing and Community Development for its approval; and

WHEREAS, In compliance with 760 CMR 12.02 (11) and as required by the Plan, at a duly noticed meeting held on _____, the Citizens Advisory Committee reviewed Proposed Amendment #6, voted to support the revisions to the Plan made by this Proposed Amendment #6, and issued its report thereon dated _____, to the Quincy City Council and the Quincy Planning Board; and

WHEREAS, at an open meeting off the Quincy City Council, said Council did referred the matter of this Proposed Amendment #6, to its Ordinance Committee and its Downtown and Economic Growth Committee, the chairperson of the Ordinance Committee did schedule a public hearing of that Committee jointly with the Downtown and Economic Growth Committee regarding this Proposed Amendment #6 to the URDP; and said Public Hearing was noticed for and conducted on _____.

WHEREAS, at a duly noticed joint meeting of the Ordinance Committee and the Downtown & Economic Growth Committee held on _____, the Ordinance Committee and the Downtown and Economic Growth Committee did affirmatively vote to recommend to the City Council that the Council approve Proposed Amendment #6 to the URDP.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL:

1. That it is hereby found and determined that based on further study and additional information pertaining to the scope of the Project Area, a certain amendment to the Plan is necessary and advisable.
2. That it is hereby found and determined that this Proposed Amendment #6 to the URDP furthers and enhances the goals and objectives set forth in the Plan.
3. That it is hereby found and determined that as hereby amended, the Plan continues to conform to the general plan for the community as a whole.
4. That it is hereby found, determined and directed that, except as modified by the findings above, the findings made by the City Council on December 20, 2010, with respect to the Plan are hereby reaffirmed and confirmed.

NOW, THEREFORE, in accordance with the requirements of Mass. General L. c. 121B, sec. 48, the City Council of the City of Quincy does hereby approve the Proposed Amendment identified as Amendment #6 dated April 1, 2024 to the Urban Revitalization Development Plan, and directs the Planning Department to cause Amendment #6 to be forwarded, along with such additional information the Planning Department determines to be necessary or advisable, to the Commonwealth of Massachusetts Department of Housing and Community Development for consideration and final approval.

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2024-040

ORDERED:

April 01, 2024

WHEREAS, the Quincy City Council in 2019 approved a Land Disposition Agreement for the Ross Lot with FRP Quincy Development, LLC;

THEREFORE BE IT ORDERED, that the Quincy City Council, at the request of his Honor the Mayor, that in furtherance of urban redevelopment in the Quincy Center Urban Revitalization District and to provide the opportunity for the City to bring Beth Israel Lahey Hospital (“BILH”) to Quincy Center as tenant for the proposed medical office building on the former Ross Garage site in accordance with the terms of that certain Settlement Agreement and Land Disposition Agreement dated June 18, 2019 with FRP Quincy Development, LLC as Redeveloper and the exhibits thereto (the “LDA”), the City authorizes the Redeveloper under the LDA to construct for the benefit of and to convey to the City a parking garage containing approximately 500 parking spaces for use by the public and, pursuant to a lease between the City and the Redeveloper, for the use of the tenants and occupants of the proposed medical office building and further to provide for the City’s acceptance of a deed to the land on which such parking garage is to be located with the benefit of and subject to appurtenant easements and the Mayor of the City of Quincy is hereby authorized to enter into such amendments of the LDA and into such other documents on behalf of the City as may be necessary or appropriate to effect the foregoing upon such terms and conditions as the Mayor deems in the best interest of the City of Quincy.

INTRODUCED BY: **WARD FIVE COUNCILLOR – DANIEL J. MINTON**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2024-041

ORDERED:

April 01, 2024

WHEREAS, the property located at 954 Hancock Street is owned by the Massachusetts Bay Transportation Authority and said land is currently zoned as Residence D; and

WHEREAS, much of the land surrounding the property at 954 Hancock Street and contiguous with said property has long been preserved as open space dedicated to uses including parkland and recreation areas; and

WHEREAS, Quincy has a long and proud history of preserving and creating open space for the benefit of its residents; and

WHEREAS, the rezoning of the property at 954 Hancock Street as open space would be in keeping with the character of the existing use for a large expanse of abutting park land; and

NOW, THEREFORE, LET IT BE ORDERED by the Quincy City Council that the zoning classification of the parcel at 954 Hancock Street be changed from Residence D to Open Space.