



City of Quincy

OFFICE OF THE CITY COUNCIL

1305 Hancock Street
Quincy, MA 02169

2025 JUN 12 PM 4:11
CITY CLERK
QUINCY, MA. 02169

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Scott S. Campbell
William P. Harris
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Jennifer L. Manning, Clerk of Committees
Susan M. O'Connor, Auditor

Monday, June 16, 2025
The Great Hall - Historic City Hall
1305 Hancock Street

Public Hearing

6:30 PM

2025-058 – Ordinance - Amending Zoning Section 8.5 - Transit-Oriented Districts

6:35 PM

2025-068 - Order – Amending Housing Development Zone and Plan (HDIP)

6:40 PM

2025-078 - Grant of Location - National Grid/Verizon - Granite St at Walter Hannon Pkwy

6:41 PM

2025-079 - Grant of Location - National Grid/Verizon - Elm Street and Edwards Street

6:42 PM

2025-080 - Grant of Location - National Grid/Verizon - Quincy Ave and Faxon Park Rd

6:45 PM

2025-074 - Order – Land Disposition Agreement – 1620 Hancock Street

Ordinance Committee Meeting

6:50 PM

2025-058 – Ordinance - Amending Zoning Section 8.5 - Transit-Oriented Districts

2025-068 - Order – Amending Housing Development Zone and Plan (HDIP)

Finance Committee Meeting

7:00 PM

2025-074 - Order – Land Disposition Agreement – 1620 Hancock Street

2025-075 - Appropriation - \$8,250,000 for Equipment and Capital Improvements



City Council Meeting 7:30 PM

Honoring the U-15 Quincy Youth Boys Lacrosse Team

1. 2025-081 - Appropriation - \$2,611,904.96 Year End Transfers Mayor Koch
2. 2025-082 - Appropriation – \$97,602.80 to Park Dept. Personal Services from
Community Preservation Fund – Administration Mayor Koch
3. 2025-083 - Appropriation – \$2,934,314 to Community Preservation Historic &
Recreation Projects Mayor Koch
4. 2025-084 - Appropriation – \$950,000 to Traffic, Parking, Alarm & Lighting
Personal Services from Reserve for Appropriation – Parking Receipts Mayor Koch
5. 2025-085 - Appropriation – \$331,991 to the Tourism from Hotel/Motel
Tax/Tourism Mayor Koch
6. 2025-086 - Appropriation – \$1,660,000 to Quincy Public Schools & Quincy Access
Television from Comcast Mayor Koch
7. 2025-087 - Appropriation – \$300,000 to Park Department Capital Expenditure for
Tree Offset Mayor Koch
8. 2025-088 - Appropriation – M.G.L. Chapter 44, Section 53E ½ Setting the limits of
what may be expended in FY2026 from Departmental Revolving
Accounts Mayor Koch
9. 2025-089 - Appropriation – \$1,430,2720 to Fire Department Personnel Services
from Free Cash Mayor Koch
10. 2025-090 - Appropriation - \$997,652 from Sewer Retained Earnings / Free Cash Fund
to Sewer Stabilization Fund Mayor Koch
11. 2025-091 - Appropriation - \$997,652 from Sewer Stabilization Fund to Sewer
Enterprise Fund Mayor Koch
12. 2025-092 - Appropriation - \$3,447,030 from Water Retained Earnings / Free Cash
Fund to Water Stabilization Fund Mayor Koch
13. 2025-093 - Appropriation - \$1,000,000 from Water Stabilization Fund to Water
Enterprise Fund Mayor Koch
14. 2025-094 – Order - Disposition of Land – 51 Parker Street Mayor Koch
15. 2025-095 – Order - Disposition of Land – 31 Spring Street Mayor Koch
16. 2024-157 – Order – Correction of Municipal Broadband Project Use of Chapter 149A
Construction Manager at Risk Delivery Method Mayor Koch
17. 2025-096 – Gift - \$14,149.00 from 202 D.A.R.E. Camp Fees for D.A.R.E Mayor Koch

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. 2024-081

ORDERED:

June 16, 2025

Upon the request of the Director of Municipal Finance and with the recommendation of His Honor, the Mayor, the sum of \$2,611,904.96 is hereby appropriated in the following manner.

To		
Org	Description	Amount
0122051	Fire Personnel Services	\$ 769,728.00
0191654	FICA Assessment	\$ 488,130.81
0142354	Snow & Ice Contracted	\$ 481,539.00
0121052	Police Contractual	\$ 302,635.00
0113551	City Leave Buyback	\$ 300,000.00
0151051	Health Personnel Services	\$ 76,653.72
0163051	Recreation Personnel Services	\$ 60,000.00
0115551	IT Personnel Services	\$ 50,073.74
0129252	Animal Control Personnel Services	\$ 40,000.00
0191354	Unemployment	\$ 23,200.00
0116151	Clerks Personnel Services	\$ 11,555.39
0113851	Purchasing Personnel Services	\$ 8,389.30
Total		\$ 2,611,904.96

From		
Org	Description	Amount
0121051	Police Personnel Services	\$ 702,635.00
0129251	Animal Control Personnel Services	\$ 40,000.00
0142151	Highway Personnel Services	\$ 169,539.00
0145051	Drain Personnel Services	\$ 112,000.00
0143352	Trash/Recycling Contractual	\$ 200,000.00
0112654	FY 2025 Cable Fee Appropriation Expense	\$ 114,691.40
0116251	Elections Personnel Services	\$ 200,000.00
0116252	Election Contractual	\$ 75,000.00
0126051	TPAL Personnel Services	\$ 200,000.00
0126052	TPAL Contractual	\$ 125,000.00
0149151	Cemetery Personnel Services	\$ 85,000.00
0151052	Health Contractual	\$ 75,000.00
0191251	Worker's Comp	\$ 135,039.56
0154351	Veteran Personnel Services	\$ 88,000.00
0154354	Veteran Expense	\$ 200,000.00
0163052	Recreation Contractual	\$ 60,000.00
0164054	Downtown Expense	\$ 30,000.00
Total		\$ 2,611,904.96

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

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2025-082

ORDERED:

June 16, 2025

Upon the request of the Director of Municipal Finance, and with the recommendation of His Honor, the Mayor, the sum of \$ 97,602.80 is hereby appropriated to the Park Dept. - Personal Services.

The same to be transferred from Community Preservation Fund - Administration

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

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2025-083

ORDERED:

June 16, 2025

Upon the request of the Community Preservation Committee and with the recommendation of His Honor, the Mayor, the sum of \$ \$2,934,314.00 is hereby appropriated for the following purposes:

1. Historic Preservation Fund #4902:

- A. \$83,000.00 - National Society of Colonial Dames of Massachusetts
 - a. Restoration of John Hancock Chariot
- B. \$119,017.0 - National Society of Colonial Dames of Massachusetts
 - a. Restoration of Carriage House
- C. \$100,000.00 - United States Naval Shipbuilding Museum
 - a. Addressing Accessibility to Museum
- D. \$100,000.00 - Houghs Neck Congregational Church
 - a. Restoring Historic Façade
- E. \$246,795.00 - Bethany Congregational Church
 - a. Five Historic Doorway Restorations
- F. \$8,125.00 - City of Quincy Department of Natural Resources
 - a. Removing Graffiti from Historic Sculpture
- G. \$9,030.00 - Fort Square Presbyterian Church:
 - a. Restoration of Stain Glass Windows
- H. \$132,765.00 - First Baptist Church of Wollaston
 - a. Comprehensive Masonry Restoration of Historic Building
- I. \$400,000.00 - Lighthouse Fellowship Church
 - a. Extensive Restoration and Preservation of Historic Building
- J. \$150,000.00 - Quincy Yacht Club
 - a. Assessment for Preservation Work
- K. \$919,000 - Quincy Quarry and Granite Workers Museum
 - a. Movement of Historic Home

A total of \$ \$2,267,732.00 to be charged to the Community Preservation Historic Reserve Account. Of which \$875,469.30 is transferred from Budgetary Reserve.

2. Open Space Fund #4903:

- A. \$2,907.00 - Karen Walker, private resident
 - a. Purchase and Installation of Purple Martin House for Nesting
- B. \$12,675.00 - Houghs Neck Garden Club
 - a. Phase II of Revitalization of Area Around Veteran Monument
- C. \$7,000.00 - Seaside Gardeners of Squantum
 - a. Continuation of Causeway Beautification Program
- D. \$44,000.00 - City of Quincy Department of Natural Resources
 - a. Ongoing Manet Lake Restoration

A total of \$66,582.00 to be charged to the Community Preservation Open Space Reserve Account

3. Recreation Projects Fund #4905:

- A. \$250,000.00 - City of Quincy Department of Natural Resources
 - a. Rehabilitation of the Brill Field Street Hockey Court
- B. \$350,000.00 - City of Quincy Department of Natural Resources
 - a. Development of "Quincy Challenge Course," which is a New Rope Course for the City's Youth Programming

A total of \$ \$600,000.00 is charged to the Community Preservation Recreation Reserve Account transferred from Budgetary Reserve of which \$600,000 is transfer from Budgetary Reserve

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

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2025-084

ORDERED:

June 16, 2025

Upon the request of the Director of Municipal Finance, and with the recommendation of His Honor, the Mayor, the sum of \$950,000 is hereby appropriated to Traffic, Parking, Alarm & Lighting – Personal Services.

The same to be transferred from Reserve for Appropriation – Parking Receipts

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

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2025-085

ORDERED:

June 16, 2025

Upon the request of the Director of Municipal Finance, and with the recommendation of the His Honor, the Mayor, the sum of \$331,991 is hereby appropriated to Tourism in the following manner for Fiscal Year 2025:

Account Codes		Amount
Personnel Services	\$	226,991.00
Contractual	\$	75,000.00
Current Expense	\$	30,000.00
Total	\$	331,991.00

The same to be transferred from Hotel/Motel Tax - Tourism

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

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2025-086

ORDERED:

June 16, 2025

In accordance with the Massachusetts Department of Revenue IGR#16-102 and upon the request of the Director of Municipal Finance and with the recommendation of His Honor, the Mayor, the sum of \$1,660,000 is appropriated as follows-

A. \$680,000 is hereby be appropriated to the School Department (01300-590700)

The same to be charged to the Revenue for Fiscal Year 2026

B. \$980,000 is hereby to be appropriated to Quincy Access Television.

The same to be charged to the Revenue for Fiscal Year 2026; but the actual expenditures cannot exceed three and a half percent of total revenue from Comcast in Fiscal Year 2025.

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

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2025-087

ORDERED:

June 16, 2025

Upon the request of His Honor, the Mayor, and with the recommendation of the Commissioner of Natural Resources the sum of \$300,000 is hereby appropriated to the Park Department's capital expenditure line for Fiscal Year 2025.

The same to be transferred from Hotel/Motel Tax – Open Space

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

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2025-088

ORDERED:

June 16, 2025

In accordance with the provisions of General Laws Chapter 44, section 53E 1/2, as amend-ed by the Municipal Modernization Act and established by Council Order 2018-187 the following sums are the limit, which may be expended in the Fiscal Year 2026 from each of the attached Department Revolving Funds

<u>Revolving Fund</u>	<u>Department, Board, Committee, Agency or Officer Authorized to Spend from Fund</u>	<u>Fees, Charges or Other Receipts Credited to Fund</u>	<u>Program or Activity Expenses Payable from Fund</u>	<u>Restrictions or Conditions on Expenses Payable from Fund</u>	<u>Other Requirements/ Reports</u>	<u>Fiscal Years</u>
DPW	Commissioner of Public Works	Fees and charges from: collection of recyclable materials, collections of used clothing, books, textiles, donations, grants, transfer of funds from the sale of composting machine and/or compost products, and the payment of dumping permits from commercial landscapers, other communities and/or other entities	Outreach, education, training, employee celebration, employee training, employee recognition, National Public Works Week, recycling and waste supplies, processing yard waste, fencing, disposal of televisions, monitors, and other materials	Limit of \$100,000 in total annual expense		Fiscal 2026 and subsequent years
DPW	Commissioner of Public Works	Fees collected from utility companies for repairs to roadways and sidewalks after utility works.	Repair roadways and sidewalks	Limit of \$2,000,000 in total annual expense		Fiscal 2026 and subsequent years
DPW Drainage Consulting, Inspection and Maintenance Fees	Commissioner of Public Works	Fees from private developers for the inspection and maintenance of newly permitted private drain infrastructure	Purpose of complying with Environmental Protection Agency Storm water Management Regulations (Council Order 2015-101)	Limit of \$150,000 in total annual expense		Fiscal 2026 and subsequent years
Recreation	Commissioner of the Department of Natural Resources	Fees related to recreational programs	Expenses related to Recreational Activities	Limit of \$800,000 in total annual expense		Fiscal 2026 and subsequent years
Park	Commissioner of the Department of Natural Resources	Fees related to park usage programs	Expenses related to Parks Activities	Limit of \$400,000 in total annual expense		Fiscal 2026 and subsequent years
Public Building Energy Improvements	Commissioner of Public Buildings	Fees received through net metering contract agreement, above the fees needed for energy costs	Expenses related to energy improvements	Limit of \$400,000 in total annual expense		Fiscal 2026 and subsequent years
Emergency Management Fees	Director of Emergency Management	Fees received through Emergency Management fines and fees related to the storage and possession on hazardous material	Expenses related to education and inspections involving hazardous material and emergency response.	Limit of \$100,000 in total annual expense		Fiscal 2026 and subsequent years
Furnance Brook Golf Course	Department of Natural Resources	Fees related to the operation of Furnance Brook Golf Course	Expenses related to the maintenance and capital of Furnance Brook Golf Course	Limited to \$100,000 in total expenses	Revenues in excess of limit shall be transferred to the General Fund	Fiscal 2026 and subsequent years
Tourism	Director of Tourism	Funds received from the sale of tourism related souvenirs and like material.	Expenses related to the purchase of tourism related souvenirs and material.	Limit of \$100,000 in total annual expense		Fiscal 2026 and subsequent years
Library	Director of Libraries	Fees received from late fees, fines, and related revenues.	Expenses related to the purchase of books, digital media, and other library product that are accessible to the public.	Limit of \$25,000 in total annual expense		Fiscal 2026 and subsequent years

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

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2025-089

ORDERED:

June 16, 2025

Upon the request of the Director of Municipal Finance and with the recommendation of His Honor, the Mayor, the sum of \$1,430,272 is hereby appropriated from Free Cash for the purpose of Fire Department Personnel Services in Fiscal Year 2025.

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

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2025-090

ORDERED:

June 16, 2025

Upon the recommendation of the Commissioner of Public Works, and with the approval of his Honor, the Mayor, that the sum of \$997,652 is hereby appropriated to the Sewer Enterprise Stabilization Fund.

The same to be charged to Sewer Free Cash / Retained Earnings.

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

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2025-091

ORDERED:

June 16, 2025

Upon the request of the Commissioner of Public Works, and with the recommendation of his Honor, the Mayor, the sum of \$997,652 is hereby appropriated to the Sewer Enterprise Fund.

The same to be charged to Sewer Enterprise Stabilization Fund

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

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2025-092

ORDERED:

June 16, 2025

Upon the request of the Commissioner of Public Works, and with the recommendation of his Honor, the Mayor, the sum of \$3,447,030 is hereby appropriated to the Water Enterprise Stabilization Fund.

The same to be charged to Water Free Cash / Retained Earnings.

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

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2025-093

ORDERED:

June 16, 2025

Upon the request of the Commissioner of Public Works, and with the recommendation of his Honor, the Mayor, the sum of \$1,000,000 is hereby appropriated to the Water Enterprise Fund.

The same to be charged to Water Enterprise Stabilization Fund.

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

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2025-094

ORDERED:

June 16, 2025

BE IT ORDAINED by the City Council of the City of Quincy that the Mayor is hereby authorized to take all steps lawfully necessary to convey the land located on Parker Street consisting of .012 acres, listed by the City Assessors on Map 1192A, Block 66, Lot B upon the payment of the sum of Eighty One thousand (\$81,700.00) dollars, to Paul Lexner and Victoria Gomez of 51 Parker Street, Quincy; this body having declared the Property to no longer be required for public purposes. The land is to be conveyed upon the express condition that development on the parcel be limited to the construction of a garage structure that is dimensionally-compliant with regard to side and rear setbacks and ancillary to the primary use located at 51 Parker Street. An accessory dwelling unit, as provided for under Section 8 of Chapter 150 of the Acts of 2024, may be included as part of the garage structure. The Mayor shall direct the City Solicitor to prepare and cause to be recorded at the Norfolk County Registry of Deeds a proper deed of conveyance upon such terms as are hereby ordered and/or deemed necessary and appropriate in the best interests of the City.

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

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2025-095

ORDERED:

June 16, 2025

BE IT ORDAINED by the City Council of the City of Quincy that the Mayor is hereby authorized to take all steps lawfully necessary to convey the land located on Spring Street known and numbered as 31 Spring Street consisting of .010 acres, listed by the City Assessors on Map 1056, Block 34, Parcel Lot 13 upon the payment of the sum of One hundred thousand (\$100,000.00) dollars, to Keith Nolfi of 37 Spring; this body having declared the Property to no longer be required for public purposes. The land is to be conveyed upon the express condition that there be no development of any kind and nature, other than natural landscaping, the land being now zoned and designated Open Space. The Mayor shall direct the City Solicitor to prepare and cause to be recorded at the Norfolk County Registry of Deeds a proper deed of conveyance upon such terms as are hereby ordered and/or deemed necessary and appropriate in the best interests of the City.

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

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2024-157

ORDERED:

December 16, 2024

WHEREAS, the City of Quincy is working on a core project to build a fiberoptic broadband network in the City; and

WHEREAS, the laws of the Commonwealth of Massachusetts allow for alternate statutes under which the City is able to construct a fiberoptic broadband network; those statutes being MGL Chapter 149 commonly known as the “design-build option”.

WHEREAS, these options and the process, pros, and cons of each construction delivery method were presented to the satisfaction of the City Council; and

WHEREAS, the Mayor has requested and recommended that the City Council of the City of Quincy authorize the use of the Chapter 149A Design Build delivery method for the municipal broadband project.

NOW THEREFORE the City Council of the City of Quincy does hereby approve of the use of the MGL Chapter 149A Design Build delivery method for the construction of the fiberoptic broadband network itself, as well as all supporting and implementing utility and public works projects relating thereunto.

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

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2025-096

ORDERED: June 16, 2025

BE IT ORDAINED that the City of Quincy accept the following gift upon the conditions attached and herein set forth:

<u>DONOR</u>	<u>GIFT</u>	<u>PURPOSE</u>
Various Donors	\$14,149.00	D.A.R.E. Camp

Deposit To: 31194 – 484000

QUINCY POLICE DEPARTMENT

GIFT ACCOUNT

JUNE 10, 2025

TO: The Quincy City Council

Please accept the following gift

PURPOSE: DONATION FOR DARE PROGRAM
TOTAL AMOUNT \$14,149

ACCOUNT # 31194-484000

DONOR: 2025 DARE CAMP FEE'S

CONTACT: OFFICER MELANIE REEVES

ADDRESS: QPD



Mark P. Kennedy

Mark P. Kennedy
Chief Of Police