



*City of Taunton
Municipal Council Meeting Minutes*

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*Temporary City Hall, 141 Oak Street, Taunton, MA
Minutes, March 29, 2016 at 7:25 O'clock P.M.*

Regular Meeting

Mayor Thomas C. Hoye, Jr. presiding

Prayer was offered by the Mayor

*Present at roll call were: Councilor's Croteau, Carr, Pottier, Quinn, McCaul
Dermody, Borges, Cleary, and Marshall*

Record of preceding meeting was read by Title and Approved. So Voted.

Communications from the Mayor:

Mayor Hoye stated that April is Sexual Assault Awareness Month as well as Children's Abuse Prevention Month. We are very fortunate to have representatives from New Hope and the Children's Advocacy Center here to speak about this serious issue. He stated that both of these organizations are extremely busy in meeting the demands. **Motion was made to invite Marcia Szymanski and Marie Palermo from New Hope and from the Children's Advocacy Center; Stephanie Joyal and Michelle Loranger into the enclosure. So Voted.** Mayor Hoye stated that representative O'Connell is also here tonight. Mayor Hoye read a proclamation regarding Sexual Assault Awareness Month. **Motion was made to adopt. So Voted.** Michelle Loranger thanked the Mayor and the Council. She spoke about the work that they do in this community with our constituents. She stated that they are working closely with Superintendent Hackett. She spoke about the 85% increase in cases served since their inception in 2007. They are a relatively young non-profit group. She spoke about how the increase is due to good awareness and education. They are on par to serve more than 600 families in Bristol County who have been impacted by child sexual abuse. It is their primary service delivery but they also service kids who have been severely physically abused and have witnessed violence. They also service DPPC cases. She spoke about Stephanie Joyal's work in our community and how it is funded by Bristol County Savings Bank and other local private funds. She spoke about what kind of work they do around the community. Marcia Szymanski stated that they are happy to partner with the Children's Advocacy Center. She spoke about how New Hope has partnered with many people and organizations. She stated that Marie Palermo, Education Director has spent a lot of time working on prevention. The theme for Sexual Assault Awareness this month is prevention is possible. She spoke about how Marie and her team spend a lot of time going out to schools and many other groups. She discussed how they are working with Bristol County Savings Bank. In FY15, they served 573 people from the Taunton area. Of that 573, 12 individuals were people who came to Morton Hospital's emergency room for medical advocacy as a result of a sexual assault. They have 24/7 coverage for when someone comes into the emergency room as a result of a sexual assault. She spoke about prevention and how it is possible if everyone takes a part. Representative O'Connell

spoke and thanked the organizations for what they have done. She read a citation from the State House for both organizations. Marie Palermo then passed out hand-outs to the Council members. Mayor Hoye thanked everyone for coming and spoke about how it is wonderful that these services are available to the community and Bristol County. He spoke about how by working together with prevention he hopes that the numbers go down next year. He thanked them for all that they do. Mayor Hoye thanked the Taunton Police Department, the State Police and the Bristol County District Attorney for their quick action in arresting the subject in the devastating murder that we had in the Whittenton section of town last week. He stated that it is always difficult when these instances occur. There have been far too many of them lately. By working together, he is hoping that we will see these types of behavior going away. We will continue to put Police out on the streets and will be hiring Police as we did last week. He thanked them for all of their efforts under very difficult circumstances.

Communications from City Officers:

Com. from Human Resource Director stating that the Disability Retirement Account currently has a balance of \$6,000.00 which will cover the month of April but there are still May and June's bills to come in the mail before the end of FY16. Monthly payments have been averaging \$5,500 or more a month. They are requesting the amount of \$12,000 be transferred out of the reserve account into the Disability Retirement Account so that they can process the payments that they are required to by the MGL Chapter 41, Section 100B. **Motion was made to refer to the Committee on Finance and Salaries. So Voted.** Councilor Cleary asked what our financial responsibilities are for disability retirement. Mayor Hoye stated that it is typically budgeted every year and we have money to cover it. The Human Resource Director stated that by MGL we are required to cover all medical expenses for disability retirees from our Police and Fire Department who have been injured in the line of duty and have retired due to those injuries. She spoke about the monthly payments and how from time to time they have to cover additional surgeries. They do break the bills down using a third party administrator and they do discount them. We are responsible for all the expenditures. Councilor Cleary stated that he thought that when they retire they still have medical benefits from the City. She stated that they have medical insurance to cover expenses that are unrelated to the particular injury on duty. This is only specifically for the injury that they were retired on disability.

Com. from City Solicitor stating that his office received a request from Ms. Lisa Szamreta, a right-of-way agent employed by Mass DOT District 5 in Taunton. Attached are plans which depict the parcels in question along with the two Land Damage Agreements that the City is being asked to sign. He asked the City Engineer to review the documents. He has indicated that these areas consist of land that was previously donated to the City when the CVS was built at this intersection. Ms. Slusarz has informed the Law Department that he is in favor of providing this land to the state. If the Council is in favor of these requests, kindly vote to approve the transactions and to authorize the Mayor to sign the attached Land Damage Agreements. Council President Quinn stated that she would move approval on it but asked if this will be by way of a land taking or will the City just deed the property to the State. Mayor Hoye stated that it is part of the land taking. He met with the Mass DOT last week and there is a lot that has to go into this so this might speed things up. This is land that was previously donated to the

City as part of the CVS deal on the other side of the street. He would support that. **Council President Quinn made a motion to move approval. Councilor Borges made a motion for the two parcels; 28-16 and 28-21 to be done at the same time. So Voted.**

Com. from Human Resource Director submitting Local 1144A Contract for the period of July 1, 2015 ending June 20, 2017. Mayor Hoye stated that Ms. Gomes and representatives from the Union are present. He stated that he is in support of this. Councilor Cleary asked how the 2% annual increases compare to other unions. Mayor Hoye stated that everybody has been about the same. The idea was to get everyone on the same cycle. He stated that the most has been 5% over three years and this one is 4% over two years. Mayor Hoye spoke about how last time that they did the 1144 contract, they did a Classification study that changed some of the salaries and it may have to be done again in the next year or two. Council President Quinn thanked the Human Resource Director for providing the Council with a red line version of the contract which makes it so much easier to compare and see what the changes are to the new contract. Mayor Hoye thanked Mary and Frankie for making this a reality. He spoke about how collective bargaining is never easy. Councilor Croteau stated that it is his understanding that there has been a problem with hiring electricians in the Building Department because of the stated salary. He asked if that problem has been revised. Mayor Hoye asked Ms. Gomes if that was part of this negotiation or was it outside of this scope. She stated that this was presented outside of the negotiations to the Union back in October. The Union declined to negotiate that change until this contract was up. They have a meeting set up with the Union next week. **Councilor McCaul made a motion to accept the contract. So Voted. Councilor Croteau voting in opposition.** Councilor Croteau stated that he finds it much easier to resolve problems while the contract discussion is undergoing than he does after the contract is settled.

Com. from Carol Funke, Board of Trustees, Taunton Public Library submitting letter of resignation. Councilor Borges made a motion to accept Carol Funke's resignation, refer to the Council of the Whole for an opening to that Board and to send a letter thanking her for all of her years as a Board of Trustees' member for the Library. Mayor Hoye stated that those are mayoral appointments. **Councilor Borges made a motion to refer to the Mayor's Office. So Voted.**

Communications from Citizens:

Com. from David Correia, Director, Rotary Club of Taunton, P.O. Box 344, Taunton requesting use of the SAFE House Trailer on Saturday, June 11th. They will be hosting its "Pancake and Family Fun Day", which serves as the Club's primary fundraiser. They will be moving the event back to Taunton High School grounds and will also be expanding the day's activities to include additional attractions, rides and food. The starting time will be mid-to-late morning and end by 4:00PM. **Motion was made to move approval and refer to the Fire Chief. So Voted. Councilor Carr voting in opposition.** She stated that she has voted in opposition on the last six or seven requests and has nothing to do with the organizations. She stated that at least a year ago, Councilor Croteau made a motion that within two weeks we have some type of a process in place to decide who is allowed to get the trailer, who pays for the employees that run the trailer and also she would like to know what kind of liability insurance the people

who use the trailer have to protect the City against injuries to our own employees that are working the trailer or any of the citizens if something happens to them. She stated that it has been at least a year and nothing has been provided to the Council as a policy in writing.

Com. from Kathleen Johnson, 325 Lothrop Street, Taunton requesting assistance with parking on Lothrop Street. She stated that Lothrop Street is a short cut for many vehicles which include eighteen wheelers and other vehicles. She realizes that there is little or nothing that can be done to alleviate this problem. The problem which she is hopeful that can and will be addresses is vehicles constantly parking on the two way street. She is also requesting that no parking is allowed on Lothrop Street. **Councilor Borges made a motion to refer to the Committee on Police and License, the Chief and the Safety Officer. So Voted.**

Communications from Citizens:

Councilor Cleary stated that he received a letter from the Safety Officer stating that he reviewed on street parking on Mason Street in front of the new Taunton Housing Authority Development. He recommends the segment of the North side of Mason St. from the property line of 29 Mason St. to the West side of Wales St. be posted "No Parking". **Motion was made to refer to the Committee on Ordinances and Enrolled Bills to be included in the no parking areas. So Voted.**

Councilor Dermody stated that he received a communication from a constituent on Berkley Street concerning the increase in traffic and the speeding on that street. **Motion was made to refer to the Safety Officer, Police Chief and the Committee on Police and License for appropriate action possibly the radar or the radar trailer. So Voted.**

Petitions:

Claim submitted by Renee Borges, 98 East Water Street, Taunton seeking reimbursement for damages to her automobile from hitting a pothole on East Water Street near the park. **Motion was made to refer to the Law Department and the DPW. So Voted.**

Petition submitted by Attorney David Gay, Gay & Gay PC 73 Washington Street, PO Box 988, Taunton on behalf of his client, Martignetti Companies for the discontinuance of Pioneer Way in the City of Taunton. **Motion was made to refer to the City Clerk to schedule a public hearing. So Voted.**

Committee Reports:

Motion was made for Committee reports to be read by Title and Approved. So Voted. Recommendations adopted to reflect the votes as recorded in Committee Reports. So Voted.

Old Business:

Councilor Pottier stated that a couple of weeks ago he asked the DPW to update their schedule for FY16 and FY17 for leaf pickup, special pickups and hazardous pickups. **Motion was made to refer to the DPW to complete that as soon as possible due to the spring season if it is not ready for a mailing to go out he would like it placed on the website. So Voted.**

Councilor Cleary wanted to inform everyone that he has been contacted by the Fire Chief and he would like to conduct fire fighter interviews for the eight candidates. They have scheduled the interviews with four candidates each night on Wednesday, April 6th at 6pm and Monday, April 11th at 6pm. Councilor Cleary stated that he thinks that there are two or three vacancies.

Councilor Quinn stated that about a week ago she had asked for an update on the cameras. She stated that she received it from Officer DeMello and it stated that there are five cameras, three of which are out of service and in need of repair. One is being used in the City and the other one is available for use but has not been used in the last ten months. Officer DeMello is working on getting the three that are out of service repaired and back in service. **Motion was made for the Police Chief to assign someone to be responsible for them on an ongoing basis which would include accounting for them, making sure they are in service, and monitoring them. So Voted.** Her understanding is that the Committee on Solid Waste paid a lot for those cameras and we are in need of them not only for crime but for trash dumping. Mayor Hoye stated that last Thursday they met with the DEP Strike Force who is doing much more outreach in communities which will include Taunton. There are many initiatives, some through the Board of Health, the DPW and the Building Department. There is a large array of programs. He spoke about how 4 or 5 cameras that worked well in another community should be assigned here in the near future and monitored. He spoke about the illegal dumping problem in this City and how Paul Allison is doing an unbelievable job and has issued many citations and will continue to do so. He believes that it will go a long way with the reinforcement from the Strike Force. They are talking about hiring high school students to work with Paul Allison over the summer to pick up some of the badly needed areas. We will be working with the Department of Corrections, along with the Bristol County Sheriff's Office. They will be coming down to clean up Memorial Park very shortly. He stated that resources will be put into place. Councilor Carr stated that she didn't know what group he is working with for the cameras but maybe they would be willing to take on placing and monitoring the five cameras that the City has now. She asked how they will go about deciding where the cameras are going to go. Mayor Hoye stated that along with Paul Allison and Commissioner Cornaglia, they will figure out where the trouble spots are and go from there.

Mayor Hoye spoke about how he has mentioned to District 5 of the DOT how he has seen their street sweepers in Raynham, but they never make it into Taunton.

Councilor Carr spoke about how she has asked DPW Commissioner Cornaglia to have the street sweepers go out and she was called today and was told that two of them were out on Somerset Avenue. She was happy to hear that because Mrs. Greene cannot spray until late summer which is too late because the weeds are three feet high by that time. It makes a big difference if we can get the dirt out of the gutters prior to that. Mayor Hoye spoke about the weed program and how each year there is less and less. He stated that it does take time and the sweeping needs to go along with it.

Councilor Marshall made a motion to receive an update next week on the snow and ice removal from the Budget Director. So Voted. He stated that he had asked for it last week and thought he would be receiving that this week.

New Business:

Councilor Cleary made a motion to refer the new slot machines that are being licensed in the City of Taunton to the Committee of the Whole along with the Police Chief and representatives from the Licensing Board to discuss these operations. So Voted. He stated that this was a very controversial subject a few years ago and the Police Chief went around the City and shut them all down. He thinks that the City may need an Ordinance. He spoke about a \$100 fee that he is not sure if it was approved or not. He stated that this has the potential to cause a lot of problems for the City and he sees no benefit to the City to have these machines in convenient stores.

Councilor Carr made a motion to refer to the Committee on Fires and Wires a policy on the use of the Safe House. So Voted.

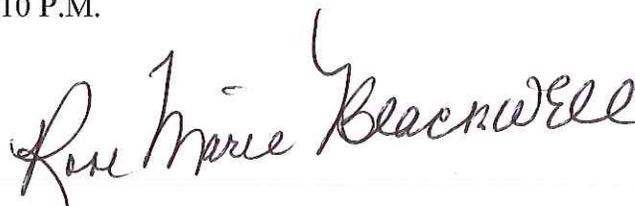
Councilor Carr made a motion to refer the subject of Earth Day to the Committee on Solid Waste. So Voted. She stated that perhaps the people who run Earth Day could come in and talk about it along with how people can participate. Also, they can talk about recycling and remind people what can be recycled. Mayor Hoyer stated that they come in every year so he would expect that they will. He wanted to remind people that they can do their own neighborhood clean-up on Earth Day or any other day. They can call the DPW to come pick up the trash.

Councilor Pottier spoke about a motion that was made several years ago by Councilor Colton which talked about increasing the number of liquor licenses in the City. He spoke about how it went to Beacon Hill on a Home Rule Petition but was never acted upon because the Council wasn't in favor of it at the time. **Motion was made to refer to the Committee of the Whole to see if this Council would bring that up again. Motion was made for the Clerk of Committees to give the Council a copy of the minutes of that vote, the actual vote that was taken at that time and the compromised language in the vote that was approved. Motion was made to refer that to Council President Quinn to schedule it at her convenience. So Voted.** He stated that the reason he brought this up was because many communities have increased their amount of liquor licenses. **Councilor Cleary made a motion that the License Board submits to the Council the availability of liquor licenses in the City. So Voted.** Councilor Pottier stated that it is his understanding that there aren't any for package stores but plenty for restaurants and taverns.

Meeting adjourned at 8:10 P.M.

A true copy:

Attest:



City Clerk

RMB/SJS

CITY OF TAUNTON
MUNICIPAL COUNCIL
MARCH 29, 2016

THE COMMITTEE ON FINANCE AND SALARIES

RESENT WERE: COUNCILOR GERALD CROTEAU, CHAIRMAN AND COUNCILORS CARR AND
CLEARY

MEETING CALLED TO ORDER AT 5:53 P.M.

1. MEET TO REVIEW THE WEEKLY VOUCHERS & PAYROLLS FOR CITY DEPARTMENTS

MOTION: MOVE APPROVAL OF THE VOUCHER WARRANT IN THE AMOUNT OF
\$358,026.07. SO VOTED.

MOTION: MOVE APPROVAL OF THE PAYROLL WARRANT IN THE AMOUNT OF
\$1,030,741.80. SO VOTED.

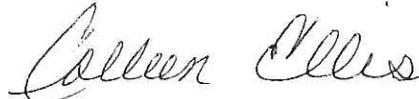
2. MEET TO REVIEW MATTERS IN FILE

Councilor Cleary stated that he would like to know the status of unpaid police and fire details.
He made the following motion:

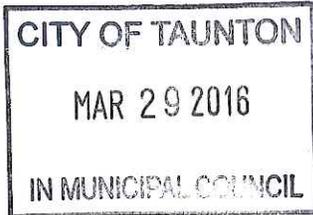
MOTION: THAT THE POLICE CHIEF AND FIRE CHIEF PROVIDE IN WRITING AN UPDATE ON
OUTSTANDING FIRE AND POLICE DETAILS. SO VOTED.

MEETING ADJOURNED AT 5:56 P.M.

RESPECTFULLY SUBMITTED,



COLLEEN M. ELLIS
CLERK OF COUNCIL COMMITTEES



REPORTS ACCEPTED,
RECOMMENDATIONS ADOPTED.


CITY CLERK

RECEIVED
CITY OF TAUNTON OFFICE
2016 MAR 31 / A 9:54
TALUEN, MA
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CITY OF TAUNTON
MUNICIPAL COUNCIL
MARCH 29, 2016

THE COMMITTEE ON PUBLIC PROPERTY

PRESENT WERE: COUNCILOR ANDREW MARSHALL, CHAIRMAN AND COUNCILORS BORGES, QUINN, POTTIER AND CARR. ALSO PRESENT WERE BUILDING SUPERINTENDENT WAYNE WALKDEN AND ARCHITECT MARTHA WERENFELS OF DURKEE BROWN VIVEIROS AND WERENFELS ARCHITECTS

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CITY CLERK'S OFFICE
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TAUNTON
CITY CLERK

MEETING CALLED TO ORDER AT 6:19 P.M.

MOTION: TO GO OUT OF THE REGULAR ORDER OF BUSINESS. SO VOTED.

2. MEET TO DISCUSS PARCEL 25-52 ON LAKEVIEW AVENUE

The Chairman noted that the Council received a letter from a Mr. Conte regarding this property. As this was looked into, it was discovered that the Council had also received a letter with a request for the same parcel back in May of 2015 from a Beverly Pacheco. In speaking with the Tax Possession Agent in the Law Office they thought that the best thing to do would be to refer both of these letters to the Law Office and to get a final determination as to whether this is tax title property or not and to determine the best way to dispose of this whether it be public auction or sealed bid.

MOTION: TO REFER THE TWO LETTERS TO THE LAW OFFICE FOR INVESTIGATION OF OWNERSHIP OF THE PARCELS

On discussion, the Chairman said that originally it was thought that the abutter's ordinance could be used, but where we have 2 abutters that are interested, he feels that the City may have to use some type of a sealed bid or public auction.

The above motion was clarified to read as follows:

MOTION: TO REFER THE TWO LETTERS TO THE LAW OFFICE FOR INVESTIGATION OF OWNERSHIP OF THE PARCELS AND TO ALSO DETERMINE AND PROVIDE RECOMMENDATION TO THIS COMMITTEE ON HOW TO PROPERLY DISPOSE OF THE PROPERTY. SO VOTED.

3. MEET TO DISCUSS REQUEST OF TAUNTON PILOTS ASSOCIATION TO SURVEY, FLAG AND CUT TREES ON CITY PROPERTY ON MIDDLEBORO AVENUE IN THE RUNWAY PROTECTION ZONE

The Chairman stated that a letter was received from the Pilot's Association a while ago and it was referred to this Committee.

The Chairman read a letter dated 3/29/2016 from Assistant City Solicitor Daniel De Abreu which stated that he was shown a copy of a document dated 8/26/1977 which purports to be a deed conveying land from Everett L. King and Olga R. King to the City of Taunton and recorded at Book 1741 Page 1116 at the North Bristol Registry of Deeds. The deed indicates that the premises were acquired by the City of Taunton through the Taunton Airport Commission pursuant to a Federal Aviation Administration Grant for use as a clear zoned approach area. Assuming that this property was properly conveyed to the City, the language in the deed would appear to be sufficient to place the property described in the deed under the control of the Airport Commission.

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THE COMMITTEE ON PUBLIC PROPERTY – CONTINUED

The Chairman noted that the Committee received a letter from the Pilot's Association asking for permission to go in and flag and cut trees. According to his conversations with the Assistant City Solicitor the property is not under this Committee's jurisdiction it is actually under the Airport Commission's jurisdiction. He would like to forward a copy of the communication from the Law Department to the Taunton Pilot's Association and tell them to work with the Airport Commission.

MOTION: TO SEND A COPY OF THE ASSISTANT CITY SOLICITOR'S LETTER TO THE TAUNTON PILOT'S ASSOCIATION ASKING THEM TO WORK WITH THE AIRPORT COMMISSION ON THIS MATTER. SO VOTED.

1. MEET WITH WAYNE WALKDEN, BUILDING SUPERINTENDENT AND THE ARCHITECT TO REVIEW OPTION D FOR CITY HALL

The Architect, Ms. Werenfels stated that several different options were looked at for ways to reuse the granite building and repurpose the brick building that is attached to the back of it. Options A and B that were looked at involved renovating the brick addition that is on the back of the granite building. They would add a monitor to the roof so there would be a usable third floor and configuring the building to accommodate the same departments that were in the previous City Hall. In Option A they reused the former Council chamber, restored that Council Chamber which was on the second floor.

Option B was quite similar except that the entrance was on the other side of the brick building in the back and they were constructing a new Council Chamber on the main floor. In terms of square footage, both Option A and Option B were similar and also had similar construction costs.

Option C involves removing the brick building on the back of the granite structure and constructing a new addition which would accommodate all of the City Hall departments. This was a greater number of square footage and new construction behind the granite building. Option C had a lower level that you entered from behind the building as well as a larger Council Chamber on the first floor of the building and 2 floors above.

They looked at 3 different site plans for those options in 2013. The existing site plan has 162 parking spaces; Option A was one configuration on the site which resulted in 179 parking spaces. Option B was a slightly different site configuration for parking which had 167 spaces. Option C which has a large new addition on the back of the granite structure, they looked at a different site configuration which was predicated on part of the Star Theater building not being there. They looked at the possibility of perhaps retaining just the front portion of that building and this option resulted in approximately 186 parking spaces.

Ms. Werenfels said this brings us to today where we now have an empty lot next to the former City Hall. They thought it was advantageous to reevaluate the site plan and really to take advantage of the fact that now this proposed new addition could have a presence on Main Street, on Summer Street. Instead of having the missing tooth of not having a building filling in that gap on a very prominent location they thought it would make sense to look at an architectural design that actually filled in urbanistically space on Summer Street and design a new addition in

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THE COMMITTEE ON PUBLIC PROPERTY – CONTINUED

a way that it would fill in that space, create some prominence on the street and also wrap around the granite structure and fill in behind it to accommodate the departments. So, for Option D they were looking at accommodating all the City Hall departments in the new building as well as the repurposed granite structure. What they came up with for Option D is new construction that fills in that gap on Summer Street. It is a 3 story building on Summer Street so it corresponds to the granite building but it has its own architectural vocabulary that relates back to the granite building but really reads as its own entity on the street. The large 2 story windows on the second and third floors would encompass a new Council Chamber. The idea is that the Council Chamber would have a strong presence on the street, it would be a double height space and it would read correspondingly to the second and third floors of the historic granite building. There is a small slot of glass between the 2 buildings so that they each have their own identity and they read somewhat independently even though they are connected. As the building wraps around the back of the granite building it maintains the architectural vocabulary of that brick building, and as you go around the back it starts to relate to some of the other buildings that you see behind Main Street. There would be a 3 story glass atrium in the center at the back that would be the main entry point, This is the place in the building where everyone circulates to get to the various departments. It is a large building – 59,000 square feet. In Option D the departments are organized on each floor around this atrium. They would also reactivate the entrance to the granite building, open up the original staircase there and provide the handicap access to the side of the main stairs. One level up from the street would be where the Council Chamber is and it would be a double height space facing Summer Street. On the top floor you would have the departments that require less activity, less foot traffic from the general public and are somewhat less visited. The Mayor's Office, Auditor, Law Department, Human Resources would be on the top floor again sort of wrapping around the atrium which does not extend up to this level.

Ms. Werenfels said Options A and B were approximately 36,000 square feet, Option C was 57,000 square feet because it incorporated all of the different departments. The cost for Options A and B, which were projected numbers in 2013 and projected to 2015, was \$14.7 million, now it would be about \$16 million, Option C at that time was projected to be \$23 million and now would be \$26.1 million. Both options A and B in the conceptual designs include keeping the Annex Building for the departments that are occupying that building. Renovating that building was estimated at the time to be about \$700,000.00. Demolishing it, which is what would happen with Option C was approximately \$22,000.00. Those two numbers would have to be added to A, B and C options.

Ms. Werenfels further said with the conceptual design for Option D, they were asked to develop the architectural concept and then they were asked to stop. What would come next in their process is to actually hire a Professional Cost Estimator to look at their plans for this conceptual design and develop a professional cost estimate. They have not proceeded to that step yet. The projections are completely based on information they had from other projects. The projected cost they came up with was \$32,472,000.00. Again, these are projected numbers, they are very generalized numbers and they have not had a professional cost estimate done.

PAGE FOUR**MARCH 29, 2016****THE COMMITTEE ON PUBLIC PROPERTY – CONTINUED**

Mr. Walkden said that a few weeks ago he, the Mayor, Councilor Marshall and the Council President met briefly to talk about Option D and whether or not it made sense to return all departments back to City Hall. It has always been his thought that certain departments could remain out of City Hall and reduce the overall project scope and size by approximately 10,000 square feet. His opinion was having this building – Maxham School – and using it as a permit center, you could have Planning and Conservation, Building, Fire Prevention, and Board of Health here because there is about 22,000 square feet in this building. So, right off the top, if the Council wants to consider that, you can take 10,000 square feet out of City Hall, reduce the size of City Hall and reduce the number by at least \$5 million in construction costs, so that \$32 million cost would come down closer to \$27 million if you did another smaller version of Option D or even another version of Option C. This is something to consider.

Mr. Walkden said before going any further in this process a decision does have to be made by the Council whether or not to pursue the idea of all departments back at City Hall. His recommendation is that we do not do that, and continue on the path that we are on now, but that is the decision he needs the Council to make.

Chairman Marshall said that this is a lot of information to take in this evening, and when they met a couple of weeks ago, they did not have all the slides that were presented tonight. Tonight he just wanted people to know that the work on Option D was conceptualized and there are some very rough numbers. The Council needs to spend the next couple of weeks thinking about a proposal and he would like to reconvene the Public Property Committee in 2-3 weeks and have those discussions, a comprehensive discussion on Options A, B, C and D. It also needs to include a reuse plan for this site, potentially taking Oak Street Fire Station off line, School Street building where the Board of Health currently is off line, have that discussion. He also noted that there has been talk about the Armory on Eldridge Street potentially becoming a property, but that is not in stone but is definitely in play, but should be part of the discussion as a comprehensive plan is developed for City buildings and offices moving not just this year, but the next 10-15 years of where we need to go.

The Mayor addressed the Committee and said that it is time to get moving on this. It is a huge financial commitment, and he does agree that you do not need to have everyone back in that City Hall building. He also said he does not think we need Option C and feels that we should go with Option A or B. He urged the Council to work together.

Councilor Borges said that she agrees with Councilor Marshall in that the Committee needs more time to look at the information. She further said looking at the price tag for Option D she cannot see moving forward with that option.

Councilor Marshall asked to have the Council provided with, when the Committee meets in 2 or 3 weeks, the program analysis study that was done for each department, what we need from before and under today's code what we need for each department for City offices. He also would like a square footage layout of the existing Maxham School because if this building is going to be used we need to know what is exactly in the building for square footage. He would also like to know an estimate, if we are going to stay here, with some type of City offices what it is going to cost to renovate these large

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THE COMMITTEE ON PUBLIC PROPERTY – CONTINUED

classrooms into a more functional space and what it is going to cost to maintain this building on an annual basis.

Councilor Borges asked for a copy of tonight's power point presentation.

Councilor Carr asked for a list of every City Department and where they will go if we do not go with the option that puts everything back into City Hall. She understands that some want to keep this building possibly as a permitting center, but Park and Recreation cannot stay where they are. They violate every single ADA law there is. They cannot stay there and that is a place that she did not hear anybody bring up. The Council needs to know, before a decision is made, where every single City department is going to land when an Option is chosen. She also wants to make sure that there is a vault for the City Clerk's office, which there is.

Councilor Quinn added that she knows that it is not necessarily Mr. Walkden's call what departments will be where, but based on the discussion that he had and the suggested list, what, not necessarily his preferences, but what those departments are and what square footage those particular departments are taking up in the new plans for Option D. Some of them look to her, from the previous meeting and again tonight, to be more than those departments needed within City Hall, so how much of the square footage in Option D would be removed along with which departments would be his suggestion and concerning his communication with the Mayor as well, what the recommendations would be.

Councilor Marshall then told Mr. Walkden that a very easy way to lay this out is a spread sheet. In column A he would like to see all the City departments listed, the next column would be the exiting square footage they currently occupy. The next column would be, after the program analysis, what the program analysis determined they should have, then the following columns would be Option A, where they would be, City Hall, or for example using the Building Department under Option A they would be a City Hall, Summer Street, Option B he would be at Summer Street, Option C he would be at Maxham School, Option D he would be at City Hall. He would like this done for every department, where they would be under each Option.

Councilor Pottier also asked to have a conversation over some of the other assets that we have that may become vacant and whether we would be able to spin them off into some sort of a revenue stream or sell to come up with some capital, or is it something we would have to give away for \$1.00 and hope to have someone develop it because he really does not know if there is a market for some of these assets in the City. If we are looking to consolidate and move people around he does not want to be stuck with having to deal with another Pole School or Leonard School type of situation. He would like this to be some part of this discussion so there is an all-encompassing type of feel of what we own, what we are going to use and what some of the reuse possibilities are, which might be helpful to the discussion.

Mr. Walkden said they looked at program analysis back in 2013 and did it again just 3 months ago and compared the 2 and they were pretty much similar with most departments. They verified that the numbers are pretty accurate with what was done 3 years ago. That includes storage, anything that they need for space we are not planning on providing elsewhere. If they need vault space that is included, shelving space, cabinet space, that is all included, nursing stations at the Board of Health is included. The Board of Health needs significant space, an area

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MARCH 29, 2016

THE COMMITTEE ON PUBLIC PROPERTY – CONTINUED

equal to one half of one whole corridor on the other side. Each classroom on the other level is 900 square feet apiece, so they would need 6 classrooms.

Councilor Borges said she wants to know if with each department it is actually what they need. Mr. Walden said he has those numbers.

Ms. Werenfels said that they can provide the information requested as they have that spreadsheet that indicates what the departments currently have, what they had in the former City Hall and what their needs are space by space and what they were projected to have in each of these options.

Councilor Carr asked when the studies were done were any kind of future growth needs taken into thought for the next 20, 30, 50 years.

Mr. Walkden said they did not look at future growth to that far out but what they did look at was the near future in terms of how many people do we expect to hire, what those needs are going to be and they have accounted for that. There is no department that is growing significantly over time.

Councilor Carr said we need to make sure that the City has adequate space.

Councilor Borges asked to have hard copies of the information requested prior to when the next meeting is scheduled – at least a week before.

Councilor Croteau said that an inventory of space needs to be done. He also said there are 27 vacant store fronts on Main Street that could be used temporarily. He is also opposed to tearing down the brick section of City Hall as most of the history is in that section.

Councilor Dermody said that he is concerned with parking issues downtown.

Councilor McCaul said that he likes the idea of having the permitting departments in one place. He asked about TEMA and whether they would be going back to City Hall.

Mr. Walkden said TEMA will remain at the DPW.

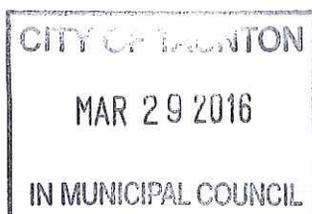
Councilor McCaul asked about putting Park and Recreation at the DPW complex.

Mr. Walkden said there is no room for Park and Recreation at the DPW site. He also said that he does have a plan for Park and Recreation.

Mr. Walkden was asked to provide all information concerning Options A and B to Councilor Dermody.

MOTION: THAT MR. WALKDEN PROVIDE ALL OF THE ABOVE REQUESTED INFORMATION PRIOR TO THE NEXT MEETING. SO VOTED.

MEETING ADJOURNED AT 7:09 P.M.



RESPECTFULLY SUBMITTED, r

A handwritten signature in cursive script that reads "Colleen Ellis".

COLLEEN M. ELLIS
CLERK OF COUNCIL COMMITTEES

REPORTS ACCEPTED, RECOMMENDATIONS ADOPTED.

A handwritten signature in cursive script that reads "RM Blackwell".

CITY CLERK

CITY OF TAUNTON
MUNICIPAL COUNCIL
MARCH 29, 2016

THE COMMITTEE OF THE COUNCIL AS A WHOLE

PRESENT WERE: COUNCIL PRESIDENT JEANNE QUINN AND COUNCILORS CLEARY, MARSHALL, BORGES, DERMODY, MCCAUL, POTTIER, CARR AND CROTEAU

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CITY CLERK

MEETING CALLED TO ORDER AT 7:14 P.M.

1. MEET TO DISCUSS APPOINTING TWO NURSING HOME BOARD OF DIRECTORS

The Council President updated everyone on the status of the Nursing Home. She said that the Ordinance was finally read for a third time last week so it has been passed and approved redefining the last 2 members of the Nursing Home Board of Directors. Several resumes have been received for those 2 positions which are a legal person with elder law experience or a professional with elder law experience and the other is a Nurse. Several resumes have been received to fill those appointments and they will be meeting as a Council with scheduled appointments over the next week or two, have a little discussion and then the Council will make those appointments.

Right now the Nursing Home Board has been operating with 3 Directors and Mr. Brennan has been serving in an interim bases while those Directors have been interviewing for a new Administrator. Things are moving right along. She hopes to get those 2 Board Members in the short term rather than the long so that they will have their full 5 member Board and can proceed from there and hire the Administrator and move along.

She also said they will continue to address the financial issues that the Nursing Home has. Several Councilors have been attending the Nursing Home Board of Directors Meetings and have learned a lot, and hopefully have contributed a lot.

Councilor Pottier said that one thing he brought up before, since there were so many good qualified candidates who showed interest and there is such a definite need up there, perhaps adding a couple of wild card or some other criteria of those who fit those slots because as he mentioned limiting it to one from column A, one from Column B, one from column C, there might not be as robust a committee as perhaps we have the opportunity to assign. He hopes this can be taken under advisement. He also understands that by ordinance we only have so many and they have to fit that criteria, however he would hope that the Board will see the value of expanding that a little bit, especially if we have people that are interested in joining. All too often we see communities that don't have enough people running for office and here we have people looking to give up their own time to help turn the facility around and keep it on a good track. Perhaps expanding the Board could be looked at.

Council President Quinn said that she agrees with that, and it has been discussed and she thinks there was a general consensus to have 2 non-voting members who will be part of the process. She further said that right now the 3 member Board is functioning, but they clearly need additional members. So, the Council can get those 2 additional members on board and then take that next step.

Councilor Croteau asked why couldn't the 2 additional members that Councilor Pottier referred to be voting members. He finds it difficult to expect people to go to meetings and not be able to vote.

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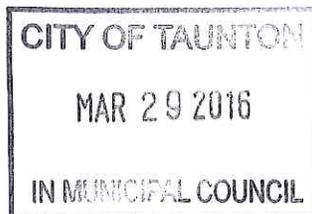
THE COMMITTEE OF THE COUNCIL AS A WHOLE – CONTINUED

Councilor Quinn said her personal opinion is that this could be discussed later, and that it would involve changing the Ordinance

Councilor Croteau said he feels that this would affect the caliber of the people you would attract.

Councilor Borges also said she feels it is a good idea to add members.

MEETING ADJOURNED AT 7:20 P.M.



RESPECTFULLY SUBMITTED,

A handwritten signature in cursive script that reads "Colleen M. Ellis".

COLLEEN M. ELLIS
CLERK OF COUNCIL COMMITTEES

REPORTS ACCEPTED,
RECOMMENDATIONS ADOPTED.

A handwritten signature in cursive script that reads "Ron Blanchard".

CITY CLERK