



*City of Taunton
Municipal Council Meeting Minutes*

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*Temporary City Hall, 141 Oak Street, Taunton, MA
Minutes, June 3, 2014 at 10:11 O'clock P.M.*

Regular Meeting

Mayor Thomas C. Hoyer, Jr. presiding

A moment of silence was observed in memory of Police Officer Helvio Silvia and Bishop Michael Lunsford who passed away over the past week.

Prayer was offered by the Mayor

Present at roll call were: Councilor's Borges, Carr, Quinn, McCaul, Pottier, Croteau, Costa-Hanlon, Marshall and Cleary.

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

Communications from the Mayor:

Mayor Hoyer announced that on Monday, June 9, 2014, the Opiate Task Force will be holding a community event called "You are not alone, together we can tackle addiction". The program will run from 6:30pm-8:00pm in the Croteau Auditorium at Benjamin Friedman Middle School. Taunton residents will be sharing their personal stories and also, places where those who are addicted and their families can find some help and assistance will be present. This will be a good opportunity for the public to have some questions answered regarding opiate addiction. It is a problem that has affected our community although we have turned a corner and things are looking much better. Mayor Hoyer would like to personally thank the Opiate Task Force and its members who have taken the time to put this program together, along with Bishop Lunsford, who was a big part of it. He invited members of the public to attend and discuss this issue that is not only affecting Taunton, but much of Southeastern Massachusetts and the country for that matter.

Communications:

Com. from Treasurer/Collector requesting that the Authorized and Unissued balances on the Loan Orders for the Warner Boulevard Land Acquisition and the Galligan Roof Replacement projects. The amounts to be rescinded are \$175,000.00 for the Warner Boulevard Land Acquisition and \$76,592.00 for the Galligan Roof Replacement. They were completed during Fiscal 2014 and the unused portion may not be utilized for other purposes. **Motion was made to rescind as requested. So Voted.**

Com. from Treasurer/Collector notifying of a Land Court Decree on a tax title parcel assessed to Dorothy E. McCone for the property located at 17 Barnum Street. The City of Taunton is now the owner and should make every effort to insure and secure the premises, as all responsibility and liability for this property now rests with the City of

Taunton. Once the recorded judgment decree is received, the parcel will be transferred to the Tax Possession Custodian. **Motion was made to refer to City Solicitor and Building Department. So Voted. Motion was also made to look into the property becoming a possible parking lot for Barnum School. So Voted.**

Com. from Assistant City Solicitor stating that the Columbia Cultural Trust has expressed to this Department and to the Water Supervisor of the DPW to convey a portion of the property it owns to the City of Taunton. It has been suggested that the parcel would provide access to the water tower on adjoining land, and might be used for a walking trail that would provide access to publicly owned land on Watson's Pond. There are outstanding taxes on the property which the proceeds from the conveyance could be immediately applied to. The Trust proposes to reach an agreement regarding the remainder of the taxes and also would like to address how the remaining property would be taxed going forward. They suggested that, because of the circumstances in which the land was conveyed by the Commonwealth of the Trust, the conveyance would have to be approved by DCAMM. Any resolution as to the taxes would be subject to DOR approval. These issues would have to be fully explored before this proposal could come to fruition. The Trust is represented in this matter by Attorney David T. Gay. It has been requested that this matter be scheduled for discussion at an upcoming committee meeting and that Attorney David T. Gay, a representative from the DPW and a representative from the Law Department be invited. **Motion was made to refer to the Council as a Whole in one month. So Voted.**

Com. from Chairman, Taunton Planning Board discussing a meeting regarding a modification of a Site Plan Review at 397 Winthrop Street. They are requesting a 8.3'x27.7' trailer to be used as office space and a restroom. The meeting for this petition will be on Tuesday, June 17, 2014 at 9:30AM in the Taunton Planning Board Office, 15 Summer Street., Annex Bldg. at which time the application shall be reviewed by the DIRB and again on Thursday, July 17, 2014 at 5:30PM at the Chester R. Martin Municipal Council Chambers, 141 Oak Street, Taunton, MA at which the petition will be reviewed by the Planning Board. **Motion was made to receive and place on file. So Voted.**

Com. from Chairman, Taunton Planning Board discussing a meeting regarding a Site Plan Review for property at 457 Winthrop Street for a Daycare Facility in a Highway Business District submitted by Michael & Stacie Ruffini. The meeting for this petition will be on Tuesday, June 17, 2014 at 9:45AM in the Taunton Planning Board Office, 15 Summer Street., Annex Bldg. at which time the application shall be reviewed by the DIRB and again on Thursday, July 17, 2014 at 5:30PM at the Chester R. Martin Municipal Council Chambers, 141 Oak Street, Taunton, MA at which the petition will be reviewed by the Planning Board. **Motion was made to receive and place on file. So Voted.**

Com. from the General Manager of the TMLP, discussing the action taken on street-lights on Colton Drive located in the Myles Standish Industrial Park. They recommended transferring the cost of lighting from Taunton Development/Mass Development Corp. to the City of Taunton. The lights to be transferred would be 12-250w high pressure sodium lights on aluminum standard poles, 1 through 12 on Colton Drive, which now is a City

approved street. The estimate cost is \$163.32 per month, the cost of each light is \$13.61 which does not include fuel adjustment credit. They requested that this street lighting report be presented to the Municipal Council, for approval of the energy services.

Councilor Cleary inquired about whether or not we are paying for all the light poles in the Industrial Park. Mayor Hoye stated that he believes that we are. Councilor Carr stated that there is only one business on Colton Drive and questioned why we would pay for all of those lights when there is only one business located there. **Motion was made to deny. Motion dies for lack of a second. Motion was made to table this, check to see who is paying for the other poles in the Industrial Park, why 12 poles are needed and to revisit this issue in two weeks. So Voted.**

Com. from City Solicitor requesting to transfer \$63,750.00 from the Reserve Account into the Professional/Technical line item of the Tax Possession Maintenance Department, Account Number 1-193-0202-5319. The Law Department recently worked closely with the Building Department to formulate and issue an invitation for bids for debris removal and cleanup of a certain tax possession property. A total of sixteen bid packages were requested by various companies and issued to them by the Building Department. As of earlier today, the only two bids received were publicly opened: \$135,560.00 by Green Environmental of Rockland, and \$63,750.00 by Fusiform, Inc. of New Bedford. The City Solicitor and the Superintendent of Public Buildings met with the President of Fusiform, Inc. following the bid opening and decided that the company is qualified and capable of performing the work. It is our intention to award the contract to Fusiform, Inc. subject to a transfer of funds by the Municipal Council. Budget Director Enos recommended that a request should be made to transfer \$63,750.00 from the Reserve Account into the Professional/Technical line item of the Tax Possession Maintenance Department, Account Number 1-193-0202-5319. Councilor Costa-Hanlon stated that she appreciated the excellent information on the bid and would like to have the residency ordinance that was recently passed incorporated into the contract or at least have some reference to it included. She would like to see local people hired if it is possible. Mayor Hoye agreed but stated that we need to get this done, as it should be less than a two week long project. There were sixteen bid packages picked up and only two were returned. Councilor Cleary discussed how the company is not going to hire new employees for a \$63,000.00 project. Councilor Croteau stated that if the bid documents have been picked up then we will have to send them an addendum which will create a delay. He questioned if there was a possibility that a court action could be reversed. Mayor Hoye did not believe that it could be reversed but suggested that he confirm with the City Solicitor. Councilor Cleary's understanding was that the previous owner had a period of twelve months to go to court and is not getting anywhere with it. Council President Marshall stated that it is too late for the ordinance to be incorporated into this project. It should have gone out when the bids were picked up so that people knew what they were bidding on. Councilor McCaul requested to press the motion. Councilor Costa-Hanlon discussed the greenhouses on the property and questioned whether or not anyone has reached out to the Community Gardens to see if they may be interested in anything that is there before it is demolished. Mayor Hoye stated that there isn't much there. Council President Marshall stated that if that wasn't included in the bid, we cannot change it. The company may have quoted a lower price because they were factoring in the resale value of what is left on the property. **Motion was made to include the language from the residency ordinance that is in effect. So Voted.**

Com. from Superintendent of Buildings submitting a letter advising that two bids were received by the Building Department on May 29, 2014, for the clean-up of the property on 115 Tremont Street. **Motion was made to move approval. So Voted. Mayor Hoye stated that this is part of the City Solicitor's letter.**

Com. from Jean Fox, South Coast Rail Project Manager and Victoria Maguire, State Permit Ombudsman, Commonwealth of Massachusetts providing an application for FY2015 Technical Assistance Grants. **Motion was made to refer to Kevin Scanlon and Kevin Shea. So Voted.**

Com. from Treasurer/Collector requesting to rescind the Authorized and Unissued balances on the following MWPAT Loan Orders. The amounts to be rescinded are \$2,983,511.00 for Capital Project MWPAT CW-09-13 and \$300,000.00 for Capital Project MWPAT CW-09-13. These loans were authorized to complete work on sewer improvements on Winthrop Street East, North Dighton Avenue, Baylies Road, and Matthews Landing. The work planned for North Dighton Avenue was excluded from the scope of the project and resulted in excess bond authorization. **Motion was made to move approval. So Voted.**

Com. from Assessor requesting a transfer of \$15,700.00 from 1-14-202-5320 Reevaluation Service Contracts to 1-141-201-5100 Salaries/Wages Retirement buyouts per COTMA Contract. **Motion was made to move approval. So Voted.**

Petitions:

Petition submitted by Sean Moore, 114 Vernon St., Middleboro requesting a renewal of his Junk Collector's License for Old Colony Scrap, Inc. located at 655 West Water St., Taunton. **Motion was made to refer to the Committee on Police and License and the Police Chief. So Voted.**

Petition submitted by Joe Silva, 316 Middleboro Ave., East Taunton requesting a renewal of his Temporary Fixed Vendor License for Joe's Fresh Seafood located at 255 Cape Highway, East Taunton. **Motion was made to refer to the Committee on Police and License and the Police Chief. So Voted.**

Committee Reports:

Motion was made for Committee reports to be read by Title and Approved. So Voted. Councilor Croteau questioned if it had included the discussion of the Walker School Project. Mayor Hoye stated that it did and to pull out the Committee on Public Property. Councilor Pottier stated that it should go under recommendations. Recommendations adopted to reflect the votes as recorded in Committee Reports except for the Committee on Public Property. So Voted. Recommendations adopted to reflect the votes as recorded in the Committee on Public Property Report. Councilor Croteau requested to pull out the Walker School Project. Councilor Costa-Hanlon stated that the vote taken was to refer to the City Solicitor in negotiations with the Neighborhood Corp. and the Women's Corp, to craft an equitable agreement and to revisit the Committee on Public Property in two to four weeks. Councilor Croteau stated that he is opposed to the project. The vote of the Committee on Public Property on that subject was 5-0. **Motion was made to accept the report. So Voted. Councilor Croteau voting in opposition.**

Unfinished Business:

Councilor Costa-Hanlon requested to revisit a motion made in the Public Property Committee which requested the City to consider utilizing funds when selling public property and set aside a portion or all of those funds for capital improvements in Taunton. Councilor Pottier believes that we have gotten something back for the Treasurer's or the City Solicitor's office stating that it is not allowed. Councilor Croteau questioned whether there were any restrictions on depositing free cash into Stabilization. He inquired whether the money could be deposited into a sub account in Stabilization if the Auditor and Treasurer agree. Mayor Hoye will look at those through the Supplemental process and stated that if there is enough cash, it will be done. Councilor Croteau suggested that only portions of the money be included from the sales of public land. **Motion was made for a follow up report as to where we are from either the Treasurer or the Auditor within two weeks and to look into using a sub account in Stabilization if an Enterprise account cannot be used. So Voted.**

Councilor McCaul stated that he and Councilor Carr had brought up the deplorable condition of the burned building at Chateau Estates back in February. In April, a report was received by the Council from the Building Commissioner that stated the building would be torn down, but no action has been taken to date. **Motion was made to refer back to the Building Commissioner's Office to find out the status of this project. So Voted.**

Councilor Carr stated that a few weeks ago, she referred the striping/lane markings on Route 138 between East Britannia Street and Jackson Street to be repainted where the roadway goes from two lanes to one lane, to the Commissioner of the DPW. Councilor Carr understands that the weather has not been cooperative. **Motion was made to refer to the DPW as a reminder. So Voted.**

Councilor Marshall stated that a resident of the burned Chateau Estates building contacted him. He requested information on who would be the appropriate person to contact, as he would like access into the building to obtain some of his valuables that were not entirely destroyed by the fire. **Motion was made that the Building Commissioner provides a response to the Council stating whether he, the building owner or the Fire Department has control of the building. So Voted.**

Councilor Costa-Hanlon stated that a motion was made to refer a request of two employees of the Taunton Police Department to extend their employment past the mandatory retirement age to the Committee on Police and License. However, this matter should be referred to the Committee to the Council as a Whole as it is a home rule petition matter. **Motion was made to move this matter out of the Committee on Police and License and into the Committee to the Council as a Whole. So Voted.**

Councilor Borges received a call stating that the Council, on February 25, 2014, during a hearing made a motion to endorse this Zoning change that happened with Steven Koss, Koss Realty Trust and Sally Koss to amend a Zoning map of the City of Taunton. She wanted to clarify that a letter of endorsement was not sent by the Council and that the motion was made to approve the Zoning change as stated.

Councilor McCaul stated that there is a railroad tie raised above the roadway at the intersection of Arlington Street and Dean Street. **Motion was made that CSX provide a status report on this matter. So Voted.**

New Business:

Councilor Costa-Hanlon stated that there have been a number of motorcycle accidents in the City and recently, a serious one on Bay Street. Two residents of Bay Street stopped traffic coming around the corner towards the bridge after that accident. They made sure that the Police, Fire and Rescue were notified. She has spoken to Fred Cornaglia, Commissioner of the DPW, regarding getting the street sweeper out to get rid of the sand on the roads, which is very dangerous to motorcyclists. **Motion was made to send letters to the two residents. Councilor Costa-Hanlon will draft the letters, thanking them for taking the time to help. So Voted.**

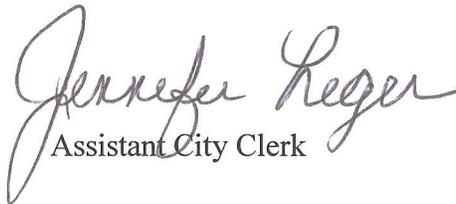
Councilor Costa-Hanlon motioned that the General Manager of the TMLP consider using solar street lights for more of their projects. She requests that he provide an update to the Municipal Council on whether this is in the plan and if not, why is it not being considered. So Voted.

Councilor Costa-Hanlon motioned that a letter be sent to all department heads explaining that any new bids should include the ordinance wording that was discussed for the residents. Also, any demo projects will have some kind of wording that allows the City to reclaim any property that we think can be used reasonably and can put the contractors on notice so that we can avoid what may be happening on Tremont Street. Councilor Cleary stated that when you make a bid on a clean-up, part of the bid process is that they will recover what is there. If we start limiting what can be taken, it will make things more difficult. Councilor Quinn stated that most times the City owns the property and if there is anything that the City wants, we have to remove it before it goes out to bid. Councilor Costa-Hanlon agreed to remove the part of the motion that mentions the City being allowed to reclaim any property that we think we can use reasonably and can put the contractors on notice so that we can avoid what may be happening on Tremont Street. **Motion was made that a letter be sent to all department heads stating that any new bids should include the ordinance wording that was discussed for the residents. So Voted.**

Meeting adjourned at 10:45 P.M.

A true copy:

Attest:


Assistant City Clerk

JLL/SJS

CITY OF TAUNTON
MUNICIPAL COUNCIL
JUNE 3, 2014

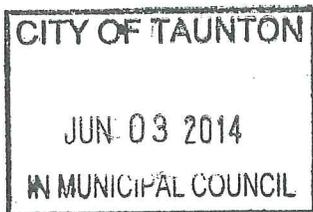
THE COMMITTEE ON FINANCE AND SALARIES

PRESENT WERE: COUNCILOR GERALD CROTEAU, CHAIRMAN AND COUNCILORS CARR AND
POTTIER

MEETING CALLED TO ORDER AT 5:43 P.M.

- 1. MEET TO REVIEW THE WEEKLY VOUCHERS & PAYROLLS FOR CITY DEPARTMENTS
MOTION: MOVE APPROVAL OF THE VOUCHERS AND PAYROLLS FOR THE WEEK. SO
VOTED.

MEETING ADJOURNED AT 5:44 P.M.



RESPECTFULLY SUBMITTED,

Colleen M. Ellis

COLLEEN M. ELLIS
CLERK OF COUNCIL COMMITTEES

REPORTS ACCEPTED, RECOMMENDATIONS ADOPTED.

Jennifer Regan
ASSISTANT CITY CLERK

CITY OF TAUNTON
MUNICIPAL COUNCIL
JUNE 3, 2014

THE COMMITTEE ON POLICE AND LICENSE

PRESENT WERE: COUNCILOR SHERRY COSTA-HANLON, CHAIRMAN AND COUNCILORS CROTEAU AND CLEARY. ALSO PRESENT WERE POLICE CHIEF EDWARD WALSH AND LIEUTENANT ERIC NICHOLS

MEETING CALLED TO ORDER AT 6:04 P.M.

1. MEET WITH THE POLICE CHIEF FOR AN UPDATE ON CONCERNS WITH ATV USE ON BAKER ROAD EAST/O'CONNELL AVENUE AND FIFTH STREET ALONG THE RAILROAD BED FROM BAKER ROAD EAST TO SOMERSET AVENUE

THE CHIEF STATED THAT AT THE TIME THIS WAS DISCUSSED PREVIOUSLY, THERE WAS SOME OPERATIONS IN THE PLANNING STAGES THAT THEY DID NOT WANT PUT OUT TO THE PUBLIC. THEY WILL CONTINUE TO DO OPERATIONS AND HE HAS ASKED LIEUTENANT NICHOLS TO BE HERE AS HE COORDINATED THE ATV EFFORTS.

LT. NICHOLS STATED THAT THE DEPARTMENT RECEIVED EXCESSIVE COMPLAINS FROM SEVERAL DIFFERENT AREAS. THE WEIR, WHICH IS THE SECTION MENTIONED ABOVE, GLEBE STREET AND ROCKY WOODS STREET. LT. NICHOLS STATED THAT GLEBE STREET AND ROCKY WOODS STREETS HAVE CALMED DOWN SIGNIFICANTLY BECAUSE IN THE FALL THEY PLACED SOME BARICADES UP THERE AND BLOCKED OFF A LOT OF THE STREETS. THE TRAFFIC DIVISION ALSO FOLLOWED UP WITH SIGNS.

THE FOCUS OF THE FIRST ENFORCEMENT OPERATION WAS ON MAY 10TH IN THE WEST WATER STREET AREA. THEY HAD BEEN GETTING REPORTS OF 40-50 ATV'S THERE ON WEEKENDS. THEY WORKED WITH THE ENVIRONMENTAL POLICE ALSO. THE ENVIRONMENTAL POLICE HAD RECEIVED REPORTS THAT THERE WAS SOME DRUG DEALING GOING ON IN THE AREA.

THE OPERATION WAS SET FOR THAT DAY, AND THE FIRST PEOPLE THEY ENCOUNTERED WERE STOPPED, CITED AND ALL BUT ONE PERSON THAT THEY STOPPED AND CITED IN THAT AREA WERE FROM EITHER ROXBURY OR DORCHESTER. THERE WAS ONLY 1 PERSON FROM THE CITY OF TAUNTON. THEY TOWED 6 ATV'S, THERE WERE 2 SUSPICIOUS VEHICLES THERE, AND ISSUED 11 NON-CRIMINAL INFRACTIONS, 5 WRITTEN WARNING INFRACTIONS, 1 VERBAL WARNING AND 5 INDIVIDUALS WERE CITED CRIMINALLY. THE TOTAL FINES ASSESSED JUST IN THAT AREA THAT DAY WAS \$2750.00.

THIS MONEY DOES COME BACK TO THE CITY BECAUSE IT BECOMES CHAPTER 90 MONEY.

LT. NICHOLS STATED THAT THEY HAVE ADOPTED A ZERO TOLERANCE POLICY ESPECIALLY FOR INFRACTIONS SUCH AS UNREGISTERED AND TRESPASSING.

LT. NICHOLS STATED THAT WHAT THEY ARE FINDING IS THAT IT IS NOT THE CITY RESIDENTS OR LOCAL NEIGHBORHOOD KIDS THAT THEY ARE HAVING A PROBLEM WITH. IT IS MOSTLY OUT OF TOWN PEOPLE. THE FIRST ONE HE STOPPED WAS A GENTLEMAN FROM DORCHESTER WITH HIS 10 YEAR OLD SON ON THE BACK OF THE ATV, NEITHER ONE HAD HELMETS AND HIS 13 YEAR OLD SON WAS RIDING ALONG SIDE THEM ON A DIRT BIKE WITH NO HELMET, NOBODY WAS REGISTERED, THERE WAS NO SAFETY COURSE TAKEN, ETC.

THEY HAVE MORE OPERATIONS SCHEDULED AND WILL HIT DIFFERENT AREAS. SOME OF THE AREAS THEY WILL BE TARGETING ARE THE RAILROAD TRACKS BEHIND TARGET, SHORES AND ANAWAN STREETS AND WARNER BOULEVARD.

LT. NICHOLS ALSO NOTED THAT SINCE THEY DID THAT 1ST OPERATION THEY HAVE ONLY HAD 9 COMPLAINTS SINCE MAY 10TH FROM ANYWHERE IN THE CITY.

LT. NICHOLS ALSO NOTED THAT PRIOR TO EVEN ENTERING THAT AREA THEY STAGED SOME OF THE TAUNTON POLICE OFFICERS BEHIND SUNNY'S VARIETY. BEFORE THEY EVEN ENTERED THE AREA RESIDENTS WERE COMING OUT TO THANK THE OFFICERS FOR ADDRESSING THIS ISSUE.

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THE COMMITTEE ON POLICE AND LICENSE - CONTINUED

LT. NICHOLS STATED THAT ONE OF THE CONCERNS THAT THEY HAD WAS THAT SOME OF THE RESIDENTS MENTIONED, BUT HE HAD NOT HEARD OF THIS, WAS THAT SUNNY'S VARIETY HAD PUT IN FOR A PERMIT FOR A PARKING LOT TO ACTUALLY ALLOW ATV'S TO PARK BEHIND THERE IN A SMALL AREA. THE RESIDENTS ARE CONCERNED THAT THIS DOES NOT HAPPEN, AND LT. NICHOLS STATED THAT HE WAS UNABLE TO VERIFY THIS THROUGH ANY CHANNELS.

AGAIN, LT. NICHOLS SAID THAT THEY WILL BE CONTINUING TO DO ENFORCEMENT.

IT WAS NOTED THAT ATV'S MUST BE REGISTERED BY THE ENVIRONMENTAL POLICE AND IF THEY ARE RIDING ON PRIVATE LAND WRITTEN PERMISSION FROM THE OWNER OF THE PROPERTY ALLOWING THE ATV'S ON THE PROPERTY MUST BE CARRIED ON THE PERSON OF THE ATV OPERATOR.

IT WAS REQUESTED THAT A LINK BE PLACED ON THE WEB SITE SO THAT PEOPLE CAN OBTAIN INFORMATION REGARDING THE SAFETY ISSUES AND REGULATIONS FOR ATV'S.

2. MEET TO REVIEW MATTERS IN FILE

A. THE POLICE CHIEF STATED THAT THE COUNCIL HAD REQUESTED A CORRESPONDENCE FROM HIM RELATIVE TO THE PLACEMENT OF THE CAMERAS. HIS RESPONSE WAS PLACED ON EACH COUNCILOR'S DESK THIS EVENING BY THE CLERK OF COMMITTEES.

B. THE POLICE CHIEF SAID THAT HIS APPLICANTS FOR THE LATERAL TRANSFERS HAVE HAD THEIR BACKGROUND CHECKS COMPLETED AND HE WOULD LIKE TO KNOW WHEN THE COMMITTEE WOULD LIKE TO BRING THEM IN FOR INTERVIEWS. THE CHIEF SAID THAT 3 CANDIDATES WILL BE COMING IN AND AS FAR AS HE KNOWS HE IS STILL FUNDED FOR 2 POSITIONS. HE HAD ABOUT 7 PEOPLE APPLY, THEN SELECTED WHO HE FELT WERE THE BEST CANDIDATES AND THEN DID THE FULL BACKGROUND CHECKS ON THOSE INDIVIDUALS.

THE CHIEF SAID THAT HE HAS 2 PEOPLE STARTING THE ACADEMY THAT WERE FUNDED OUT OF LAST YEARS BUDGET, AND SHOULD BE IN THIS YEAR'S BUDGET. THEY ALSO HAD 2 ADDITIONAL HIRES, THE MAYOR AUTHORIZED 4 NEW HIRES.

THE CHIEF FURTHER STATED THAT IN THEORY HE HAS 3 MORE OPENINGS THAT HAVEN'T BEEN WORKED ON YET. THE LIST WAS CALLED FOR BUT HE DOES NOT KNOW IF THE LIST CAME DOWN YET.

COUNCILOR CROTEAU CLARIFIED AND STATED THAT IN THE FY 15 BUDGET THE CHIEF HAS ENOUGH MONEY TO MAINTAIN THE NUMBER OF POSITIONS THE CHIEF HAD IN FY 14 PLUS 2 MORE.

THE CHIEF SAID HE HAD 7 BODIES THAT WERE FUNDED IN FY 14, SOME WHO WORKED PART OF THE YEAR, SOME DID NOT. 3 OF THE VACANICES WERE CREATED BY EITHER RETIREMENTS OR DEATHS OF OFFICERS THE OTHER 4 WERE ADDITIONAL NEW HIRES AUTHORIZED BY THE MAYOR AS PART OF THE SUPPLEMENTAL BUDGET.

COUNCILOR CROTEAU ASKED IF IN THE FY 15 BUDGET IS THERE SUFFICIENT MONEY TO MAINTAIN THE POSITIONS THE CHIEF HAS BUT NO MONEY FOR ADDITIONAL OFFICERS.

THE CHIEF SAID TO HIS KNOWLEDGE THAT IS CORRECT.

COUNCILOR CROTEAU STATED THAT HE WAS GOING TO MAKE A MOTION AT SOME POINT IN THE BUDGET PROCESS TO PROVIDE MONIES TO FUND 2 MORE POSITIONS. HE WILL ALSO ASK FOR A MEMO FROM EACH DEPARTMENT HEAD AS TO WHAT WAS CUT AND WHAT THAT MONEY REPRESENTS.

COUNCILOR COSTA-HANLON STATED THAT SHE THOUGHT THAT 7 WERE BUDGETED FOR, 3 WERE BACKFILLS AND 4 WERE NEW HIRES.

COUNCILOR CROTEAU ASKED IN FY 14 HOW MANY POSITIONS THE CHIEF HAD, HOW MANY POSITIONS WERE FUNDED IN THE 14 BUDGET, HOW MANY ARE FUNDED IN THE FY 15 BUDGET AND HOW MANY THEY ARE SUPPOSED TO HAVE.

COUNCILOR CLEARY NOTED THAT THIS IS NOT THE FORUM TO BE DISCUSSING THIS AS THE COUNCIL WILL BE HAVING BUDGET HEARINGS IN ORDER TO REVIEW ALL DEPARTMENT BUDGETS.

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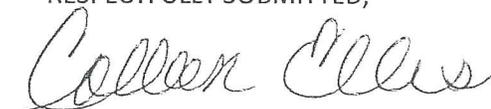
THE COMMITTEE ON POLICE AND LICENSE - CONTINUED

IT WAS REQUESTED THAT IT BE ON THE RECORD THAT ALL THREE COMMITTEE MEMBERS ARE IN FAVOR OF RECOMMENDING 2 ADDITIONAL POLICE OFFICERS.

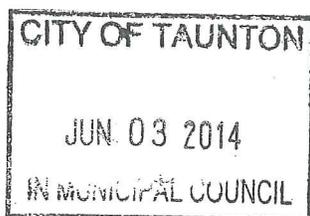
C. COUNCILOR POTTIER ASKED THAT THE DEPARTMENT PATROL THE WALKER BLAKE CEMETERY WHICH IS IN THE AREA WHERE THE DEPARTMENT DID THEIR ATV OPERATION.

MEETING ADJOURNED AT 6:20 P.M.

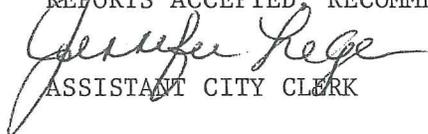
RESPECTFULLY SUBMITTED,



COLLEEN M. ELLIS
CLERK OF COUNCIL COMMITTEES



REPORTS ACCEPTED, RECOMMENDATIONS ADOPTED.



ASSISTANT CITY CLERK

CITY OF TAUNTON
MUNICIPAL COUNCIL
JUNE 3, 2014

THE COMMITTEE ON THE DEPARTMENT OF PUBLIC WORKS

PRESENT WERE: COUNCILOR ANDREW MARSHALL, CHAIRMAN AND COUNCILORS BORGES, COSTA-HANLON, CLEARY AND MCCAUL. ALSO PRESENT WERE ASSISTANT CITY SOLICITOR DANIEL DEABREU, DPW COMMISSIONER FRED CORNAGLIA, CITY ENGINEER MARK SLUSARZ AND JOE FEDERICO OF BETA GROUP.

MEETING CALLED TO ORDER AT 9:10 P.M.

1. MEET TO DISCUSS SEWER ABATEMENTS

THE FIRST REQUEST DISCUSSED WAS **ELIZABETH CARREIRO, 421 WINTHROP STREET.**

THE ASSISTANT CITY SOLICITOR STATED THAT AT THE LAST MEETING THE COMMITTEE HAD AUTHORIZED MR. FEDERICO AND HIMSELF TO ENTER INTO DISCUSSIONS WITH MS. CARREIRO AS TO THE MERITS OF HER PETITION. BY AGREEMENT MR. FEDERICO AND ATTORNEY DEABREU WOULD MAKE A JOINT RECOMMENDATION, IF THE COMMITTEE DETERMINES THAT DUE TO THE PARTICULAR CIRCUMSTANCES OF MS. CARREIRO'S SITUATION THAT THE VALUE OF THE BETTERMENT WAS \$13,276.00, AND THEREFORE ALLOW THE PETITION IN THE AMOUNT OF \$6,539.00. IN ATTORNEY DEABREU'S CONVERSATIONS WITH MS. CARREIRO THAT WOULD BE A JOINT AGREEMENT THAT THIS WOULD BE A FAIR VALUE OF THE BETTERMENT.

MS. CARREIRO WAS ASKED IF SHE WAS IN AGREEMENT, AND THAT WHAT IS BEING SAID IS THAT THE CITY IS GOING TO AGREE TO AN ABATEMENT OF \$6,539.00 AND THAT HER BETTERMENT ASSESSMENT WILL BE \$13,276.00. MS. CARREIRO SAID SHE AGREES.

MOTION: TO APPROVE THE RECOMMENDATION. SO VOTED.

IT WAS NOTED THAT ALL PROJECTS GOING FORWARD WITH HAVE SOMETHING BEING RECORDED OF THE CITY'S INTENT TO DO A PROJECT SO THAT WAY IF THERE ARE ANY TRANSFERS THAT OCCUR, THIS WILL BE IN THE RECORD.

THE NEXT REQUEST DISCUSSED WAS **FERNANDO ALBERGARIA, 556 WINTHROP STREET.**

MR. FEDERICO STATED THAT THIS WAS A LATE SUBMISSION SO HE RECOMMENDS NO ACTION. NO DOCUMENTATION WAS EVER PROVIDED TO MR. FEDERICO. HE DID OFFER TO MEET WITH THEM AT ANY TIME TO DISCUSS HOW THE BETTERMENT WAS CALCULATED AND HE NEVER GOT A RETURN PHONE CALL.

MOTION: TO DENY THE ABATEMENT REQUEST. SO VOTED.

THE NEXT REQUEST DISCUSSED WAS **JOSE AND NICOLAU FELIZARDO, 567 WINTHROP STREET.**

THEIR CONTENTION IS THAT THE ASSESSORS ARE VALUATING HIS PROPERTY ON FICTITIOUS LOTS. HIS PROPERTY CURRENTLY HAS APPROXIMATELY 11 ACRES OF LAND, BUT ONLY ABOUT 40% IS UPLAND. HIS PROPERTY IS A SINGLE LOT AND WOULD BE DIFFICULT TO SUBDIVIDE INTO SMALLER LOTS DUE TO WETLAND. THE CITY IS VALUATING HIS PROPERTY AS THOUGH IT WERE SUB-DIVIDABLE. THEREFORE, HE REQUESTS THIS SEWER ABATEMENT OF 60% AND THE BETTERMENT TO BE NO GREATER THAN \$65,000. THEY FURTHER STATED THAT THE SUBJECT PROPERTY IS LOCATED IN A HIGHWAY BUSINESS ZONE. AS SUCH THE LAND CANNOT BE USED FOR RESIDENTIAL DEVELOPMENT THEREBY DIMINISHING ANY PURPORTED ENHANCEMENT TO ITS VALUE AS REPRESENTED BY THE SEWER BETTERMENT.

ADDITIONALLY, SLIGHTLY MORE THAN 60% OF THE LAND HAS BEEN DEEMED WETLANDS AND AS SUCH IS UNBUILDABLE. TO THAT END, THE FIFTY PER CENT (50%) FORMULA USED TO DETERMINE THE BETTERMENT ASSESSMENT IS ON THE FACE OF IT FLAWED AND INACCURATE. TAKEN IN TOTAL, THESE FACTORS INDICATE THAT THE ACTUAL VALUE OF THE LAND, DESPITE THE SEWER INSTALLATION, DOES NOT APPROACH THE AMOUNT UTILIZED TO DERIVE THE PROPOSED ASSESSMENT INASMUCH AS THE

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THE COMMITTEE ON THE DEPARTMENT OF PUBLIC WORKS - CONTINUED

ACTUAL VALUE OF THE LAND WILL NOT UNDER ANY CIRCUMSTANCES ATTAIN TO THAT HIGHER PROSPECTIVE LEVEL.

MR. FEDERICO STATED THAT HE ASKED FOR INFORMATION FOR WETLANDS DELINIATION AND NONE WAS EVER RECEIVED. THEY DID NOT SUBMIT ANY ADDITIONAL INFORMATION.

COUNCILOR COSTA-HANLON ASKED MR. FEDERICO, BASED ON HOW WE EVALUATE THIS WOULD A DETERMINATION OF WETLANDS HAVE ANY EFFECT ON THIS. IF SHE REMEMBERS CORRECTLY THEY TAKE THE LOT, DIVIDE IT IN HALF AND GIVE 50%, AND THEN A CALCULATION IS DONE.

MR. FEDERICO SAID THE TOTAL ACREAGE IS 11.05 ACRES, THEY HAVE ASSESSED THE VALUE AFTER YOU GO BACK 450 FEET AND DISCARD THE PROPERTY BEYOND THE 450 FEET. THEY HAVE 5.66 ACRES LEFT. THEY TOOK HALF OF THAT AT 2.83 ACRES TO MAKE THE ASSESSMENT WHICH COMES OUT TO BE 8.2 SEWER UNITS. ON THE WETLAND DELINIATION MAP, IT SHOWS WETLANDS ADJACENT TO THEIR BUILDING, BUT HE CANNOT MAKE THAT ASSESSMENT JUST BY LOOKING AT THAT MAP. THERE ARE WETLANDS ON THE PROPERTY NO ONE IS DISPUTING THAT. HE RECEIVED NO ADDITIONAL INFORMATION FROM THE PROPERTY OWNER AS OF RIGHT NOW.

THE PETITIONER, MR. NICHALOU FELIZARDO STATED THAT HIS ADDRESS IS 48 OAK STREET, NOT PLEADWELL STREET.

HE SAID HE DID NOT HAVE MONEY TO HIRE ANYONE TO DELINIATE THE WETLANDS. HE HAS A 4800 SQUARE FOOT METAL BUILDING ON THE PROPERTY OUT OF WHICH HE REPAIRS TRACTOR TRAILERS. THE CHAIRMAN STATED THAT UNLESS THE COMMITTEE AND MR. FEDERICO GET SOMETHING SHOWING MORE WETLANDS THAN WHAT WAS ALREADY ACCOUNTED FOR IT WOULD BE HARD TO GRANT AN ABATEMENT. HE THOUGHT THE PURPOSE OF THE CONTINUANCE WAS TO ALLOW TIME FOR AN EXCHANGE OF INFORMATION OR SOME TYPE OF WETLANDS DELINEATION SO THAT THE COMMITTEE COULD DO THIS FOR HIM. THEY HAVE GRANTED SOME RELIEF WHEN INFORMATION HAS BEEN PROVIDED. THEY WILL NEED SOME TYPE OF DELINEATION.

MR. FEDERICO STATED THAT LETTERS WERE SENT OUT IN JANUARY AND MARCH ASKING FOR THIS INFORMATION AND THAT AT THE LAST MEETING THEY WERE ALSO ASKED FOR IT.

MR. FELIZARDO SAID HE DOES NOT HAVE THE MONEY TO DO THIS, WHICH IS WHY IT WAS NOT DONE. COUNCILOR COSTA-HANLON NOTED THAT IF THERE IS A WETLAND LINE, THAT PERHAPS HE COULD USE THE CITY CONSERVATION AGENT AS SHE HAS HELPED OTHER PEOPLE.

COUNCILOR CLEARLY NOTED THAT THE INSTALLATION OF THE SEWER ALLEVIATES SOME OF THE WETLAND ISSUES.

MOTION: TO CONTINUE THIS FOR ONE MONTH, REFER THEM TO THE SENIOR ABATEMENT PROGRAM AND TO PROVIDE IN 1 MONTH A WETLAND DELINEATION LINE. SO VOTED.

THE LAST REQUEST DISCUSSED WAS JOHN PAUL AND BRUCE THOMAS FOR 445 WINTHROP STREET, 441 WINTHROP STREET, PARCEL ID 89-187 AND PARCEL 89-186.

REGARDING 445 WINTHROP STREET. MR. FEDERICO STATED THAT THERE IS A COMMERCIAL BUILDING ON THIS PROPERTY AND IT IS FOR 2 ACRES, 2.9 SEWER UNITS FOR \$57,462.00. THE PETITIONERS SAID THEY DISAGREE WITH THE APPROACH. THE FORMULA AS IT APPLIES TO THIS LOT IS INACCURATE.

MR. CLEARLY ASKED IF THIS WAS THE SAME FORMULA USED ON ALL OF THE OTHER PROPERTIES.

MR. FEDERICO STATED THAT THIS IS CORRECT.

MR. FEDERICO SAID THIS WHOLE PROPERTY IS WITHIN THE 450 SET BACK THAT THEY USE FOR THE CRITERIA. THERE ARE 2 ACRES WITHIN THIS AREA, THEY TAKE 50% OF THAT SO THERE IS ONLY 1 ACRE

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THE COMMITTEE ON THE DEPARTMENT OF PUBLIC WORKS - CONTINUED

LEFT WHICH LEAVES THEM WITH 2.9 SEWER UNITS. THERE IS A COMMERCIAL BUILDING ON THIS PROPERTY.

COUNCILOR MARSHALL WANTED TO MAKE SURE THAT THE PETITIONERS KNEW THAT EVEN THOUGH THIS WHOLE THING FALLS WITHIN THE 450 FEET, THEY WERE STILL GIVEN THE 50% REDUCTION.

ATTORNEY JOHN PAUL THOMAS STATED THAT HE DISAGREES ON HOW THIS WAS ASSESSED. HE OWNS ALL 4 PARCELS AND HE DID THE CALCULATIONS AS IF YOU PUT THEM TOGETHER AND HE CAME UP WITH 10 LOTS NOT 15 LOTS. IF HE WERE TO PUT 15 LOTS ON THIS PROPERTY HE WOULD HAVE TO GO FOR A SPECIAL PERMIT. IF YOU TAKE 10 HOUSE LOTS AND APPLY THE FORMULA, HALF OF THAT WOULD BE 5 UNITS.

IT WAS STATED THAT THESE ARE 4 DIFFERENT PARCELS WITH 4 DIFFERENT ID NUMBERS.

THE QUESTION WAS ASKED IF BEFORE THE THOMASES OWNED THE PROPERTY, WAS IT OWNED BY 1 PERSON. THEY SAID YES.

IT WAS ALSO NOTED THAT IF THE PROPERTY WERE TREATED AS 1 BIG LOT, THE CALCULATION WOULD PROBABLY REMAIN THE SAME.

MR. FEDERICO WAS ASKED THAT IF THE TOTAL ACREAGE WAS TAKEN, YOU GO BACK THE 450 FEET AND APPLY THE FORMULA, WHAT WOULD THE ASSESSMENT BE?

IT WAS ALSO NOTED THAT THE PETITIONER RAISES AN INTERESTING ARGUMENT. HOWEVER, THE COMMITTEE WOULD LIKE TO KNOW WHAT THE DEEDS SAY.

MOTION: TO CONTINUE THIS FOR 1 MONTH.

ON DISCUSSION, IF WETLANDS ARE TO BE DISCUSSED, THE PETITIONERS ARE TO PROVIDE THE INFORMATION FOR THE MEETING.

THE MOTION WAS VOTED ON AND UNANIMOUSLY PASSED BY THE COMMITTEE.

2. MEET WITH THE CITY ENGINEER TO DISCUSS REQUEST FOR TRUCK EXCLUSION ON STEVENS STREET, PINEHILL STREET AND MIDDLEBORO AVENUE

THE CITY ENGINEER PROVIDED A RESPONSE WHICH SAID THAT REGARDING STEVENS STREET, ANY TRUCK EXCLUSION MUST HAVE A SUITABLE ALTERNATIVE ROUTE AND IN THIS CASE ALL ALTERNATIVE ROUTES REQUIRE A SUBSTANTIAL INCREASE IN TRAVEL DISTANCE THROUGH ALMOST EXCLUSIVELY RESIDENTIAL NEIGHBORHOODS. ADDITIONALLY, MOST OF STEVENS STREET IS ZONED INDUSTRIAL, AND A TRUCK EXCLUSION WOULD BE CONTRADICTORY TO THE INTENDED LAND USE.

REGARDING PINEHILL STREET, THIS MAY BE A CANDIDATE FOR A TRUCK EXCLUSION. WITH THE EXCEPTION OF A SMALL BUSINESS ZONE, IT IS ZONED EXCLUSIVELY AS SUBURBAN RESIDENTIAL. A POTENTIALLY SUITABLE ALTERNATIVE EXISTS – MIDDLEBORO AVENUE TO STEVENS STREET. FURTHER INVESTIGATION IS NEEDED TO SEE IF THIS STREET MEETS ANY OF THE WARRANTS SPECIFIED. ALSO, THE ALTERNATE ROUTE NEEDS TO BE INVESTIGATED TO SEE IF THE GEOMETRY OF THE STEVENS STREET INTERSECTION IS ADEQUATE FOR THE ADDITIONAL TRUCK TURNING MOVES.

REGARDING MIDDLEBORO AVENUE, AS WITH STEVENS STREET A SUITABLE ALTERNATE TRUCK ROUTE FOR MIDDLEBORO AVENUE DOES NOT EXIST. ALL POTENTIAL ALTERNATIVES THROUGH TAUNTON REQUIRE A SUBSTANTIAL INCREASE IN TRAVEL THROUGH PRIMARILY RESIDENTIAL NEIGHBORHOODS. SOME STREETS ARE NARROW AND ARE NOT SUITABLE FOR TRUCK TRAFFIC. THE ONLY NON-RESIDENTIAL ALTERNATE ROUTE INCLUDES ROUTE 44 THROUGH RAYNHAM. THIS AGAIN, IS A SIGNIFICANT INCREASE IN TRAVEL AND WOULD REQUIRE THE APPROVAL FROM THE TOWN OF RAYNHAM. BECAUSE MIDDLEBORO AVENUE RUNS DIRECTLY INTO LAKEVILLE, THEIR APPROVAL IS ALSO REQUIRED.

MOTION: CITY ENGINEER'S RESPONSE TO BE PART OF THE RECORD. SO VOTED.

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THE COMMITTEE ON THE DEPARTMENT OF PUBLIC WORKS - CONTINUED

THE CITY ENGINEER REPORTED THAT YOU NEED TO DOCUMENT THE NEED WITH TRAFFIC COUNTS, ACCIDENT DATA, THAT TRUCK TRAFFIC POSES A TRAFFIC AND SAFETY HAZARD AND ALSO HAVE TO COME UP WITH A SUITABLE ALTERNATIVE ROUTE, WHICH HE FEELS WOULD BE THE HARDEST PART FOR STEVENS STREET AND MIDDLEBORO AVENUE. THE STATE HAS ACCIDENT THRESHOLDS AT INTERSECTIONS THAT WOULD HAVE TO BE MET. THERE ARE EXCEPTIONS, SUCH AS TRASH TRUCKS, FIRE TRUCKS, MOVING VANS, DELIVERY TRUCKS, ETC. BUT THERE IS ONLY ONE EXCLUSION WHICH IS ANYTHING 2 ½ TONS OR GREATER.

THE CITY ENGINEER STATED THAT THE CITY WOULD HAVE TO CONVINCING THE STATE TO DO THE TRUCK EXCLUSION AND PART OF THAT PROCESS IS FOR THE CITY TO DEVELOP LANGUAGE FOR AN ORDINANCE AND THEY WILL APPROVE THAT.

BASICALLY, DATA MUST BE COLLECTED AND A PERMIT APPLICATION GENERATED.

THE COST TO THE CITY WOULD BE MINIMAL.

THE CITY ENGINEER SAID THAT WE MAY NOT HAVE TO GO THIS ROUTE BECAUSE THE CONSULTING FIRM THAT IS DOING THE MITIGATION FOR THE CASINO IS DOING TRAFFIC STUDIES RIGHT NOW. HE HAS SOME PRELIMINARY DATA, BUT HE IS NOT EXACTLY SURE IT ENCOMPASSES ALL THE LOCATIONS THAT WE NEED. IN THE CITY ENGINEER'S OPINION THE STICKING POINT WOULD BE THE ALTERNATIVE ROUTE.

COUNCILOR CLEARY STATED THAT HE DOES NOT SEE THE NEED TO PURSUE THIS ISSUE.

THE CITY ENGINEER STATED THAT HE FEELS THAT ON PINEHILL STREET, THE TRUCK COUNTS WILL BE VERY LOW. THE COUNTS HE DOES HAVE ARE ON MIDDLEBORO AVE RIGHT NOW BETWEEN STEVENS STREET AND PINEHILL STREET. YOU ARE LOOKING AT BETWEEN 2-3% TRUCK TRAFFIC AND THE STATE LOOKS FOR SOMETHING AROUND 5-8% OR HIGHER. HE DOES NOT FEEL WE ARE EVEN COMING CLOSE.

COUNCILOR COSTA-HANLON STATED THAT SHE WOULD LIKE THE STUDY TO BE DONE ON PINEHILL STREET AS LONG AS IT DOESN'T COST A LOT OF MONEY.

COUNCILOR CLEARY AGAIN STATED THAT WE NEED TO WAIT FOR THE DATA FROM THE CASINO AND HE CANNOT SEE SPENDING TIME ON THIS RIGHT NOW.

MOTION: TO TAKE NO ACTION NOW, BUT WHEN THE CITY GETS THE TRAFFIC COUNTS FROM THE CASINO DEVELOPERS, IF PINEHILL TRUCK TRAFFIC WARRANTS A POTENTIAL EXCLUSION THEN WE WOULD LOOK AT THIS AGAIN. SO VOTED.

MR. FRANK LAGACE OF STEVENS STREET ADDRESSED THE COMMITTEE. HE STATED THAT THERE IS AN ALTERNATIVE ROUTE WHICH IS ROUTE 140. HE FEELS THAT STEVENS STREET SHOULD BE INCLUDED. THE HEAVY TRUCKS FROM THE INDUSTRIAL PARK SHOULD BE USING ROUTE 140.

MOTION: THAT THE CITY PLANNER LOOK AT ALL OF THE SPECIAL PERMITS GRANTED FOR THE LIBERTY AND UNION INDUSTRIAL PARK TO SEE WHETHER THEY HAD ANY SPECIFICS AROUND TRUCK TRAFFIC AND TRUCK ROUTES AS THEY MAY NOT BE FOLLOWING THEM. HE IS TO REPORT BACK IN ONE MONTH. SO VOTED.

3. MEET WITH THE DPW COMMISSIONER'S OFFICE FOR AN UPDATE ON TAUNTON GREEN AND WIER STREET

AN UPDATE WAS PROVIDED BY BETA DATED 6/3/14 WHICH SAID THAT THE CONSTRUCTION AT THE SEALEY BLOCK IS NEARING COMPLETION. ALL CURB, SIDEWALKS AND PAVEMENT ARE IN PLACE. THE REMAINING WORK IS LIMITED AND INCLUDES THE FOLLOWING:

FINISH INSTALLING NEW SIGNAL HEADS

UPDATE SIGNAL CONTROL BOX (ONGOING)

INSTALL VIDEO DETECTION CAMERAS (JOE FERNANDES WAS EVALUATING-DETECTION IS NOT REQUIRED)

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THE COMMITTEE ON THE DEPARTMENT OF PUBLIC WORKS - CONTINUED

FINE TUNE PROGRAMMING OF TIMING AND PHASING ONCE ON LINE
NEW SIGNS TO BE INSTALLED THURSDAY OF THIS WEEK
NEW PAVEMENT MARKINGS TO BE INSTALLED OFF HOURS. SCHEDULE BASED ON WEATHER BUT LIKELY EARLY NEXT WEEK.
BETA EXPECTS THE SIGNAL TO BE OPERATIONAL BY THE END OF THE WEEK. TMLP IS CONDUCTING THE WORK WITH THEIR OWN FORCES AND WAS WORKING YESTERDAY AND WAS SCHEDULE TO BE ON SITE TODAY.

MOTION: PART OF THE RECORD. SO VOTED.

COUNCILOR MARSHALL NOTED THAT IN THE FALL PAVING IS GOING TO BE DONE FROM SCHOOL STREET TO THE ROBERT PAYNE STATUE, SO ON WEIR STREET ENTERING THE CITY IS THERE GOING TO BE SOME MAKINGS TO CHANGE IT FROM 2 LANES TO 1 LANE.

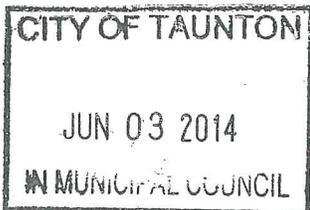
MR. CORNAGLIA SAID THEY WILL BE REMARKING THE ROAD AND IT WILL BECOME 1 LANE.

THE DPW COMMISSIONER STATED THAT THEY ARE WORKING ON DEVELOPING, NOW THAT ALL OF THE UNDERGROUND UTILITIES WORK HAS BEEN DONE, A TRAFFIC PLAN WITH POSSIBLY A PERMANENT RAISED ISLAND AND TO ADDRESS THE TRAFFIC FLOW. IT WILL PROBABLY BE A YEAR TO 18 MONTHS TO DO THIS AND ALSO DEPENDS ON FUNDING.

ALSO MENTIONED WAS THE LEFT TURN ISSUE ONTO SCHOOL STREET AND THE FACT THAT A MERGE SIGN WAS TAKEN OUT. COUNCILOR QUINN ASKED THAT THIS BE LOOKED AT.

REQUEST WAS ALSO MADE FOR POSSIBLY PLACING ROTARY AHEAD SIGNS NEAR THE GREEN.

MEETING ADJOURNED AT 10:09 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 "Jennifer Regan".
ASSISTANT CITY CLERK

CITY OF TAUNTON
MUNICIPAL COUNCIL
JUNE 3, 2014

THE COMMITTEE ON PUBLIC PROPERTY

PRESENT WERE: COUNCILOR DEBORAH CARR, CHAIRMAN AND COUNCILORS QUINN, MARSHALL POTTIER AND BORGES. ALSO PRESENT WERE BUILDING SUPERINTENDENT WAYNE WALKDEN, DEAN HARRIS OF NEIGHBORHOOD CORP. AND CAROLYN MEDINA AND FATIMA RAZZAQ OF WOMEN'S DEVELOPMENT CORPORATION

MEETING CALLED TO ORDER AT 6:31 P.M.

1. MEET TO DISCUSS CAPITAL PROJECTS REQUESTED BY THE BUILDING SUPERINTENDENT

THE CHAIRMAN STATED THAT BEFORE THE COUNCIL GETS INVOLVED WITH BUDGET HEARINGS NEXT WEEK, SHE HAD ASKED MR. WALKDEN TO PROVIDE A RUNDOWN OF WHAT HE FELT HIS MOST PRESSING NEEDS WERE FOR CAPITAL IMPROVEMENTS. HE HAD PROVIDED A LARGE LIST OF ITEMS.

MR. WALKDEN STATED THAT HE KEEPS A LIST OF THE MORE PRESSING ISSUES WITH THE PUBLIC BUILDINGS. THIS LIST IS BIG, BUT IT STILL DOES NOT INCLUDE EVERYTHING. THERE ARE SOME BIG TICKET ITEMS BUT IT DOESN'T INCLUDE THE FINDINGS OF THE ADA TRANSITION PLAN WHICH HE FEELS WILL RESULT IN MORE COSTS THAT WILL HAVE TO BE LOOKED AT.

MR. WALKDEN SAID THAT REGARDING LEONARD SCHOOL, THERE IS NO IMMEDIATE COST TO THAT BUILDING, BUT THE CITY NEEDS TO UNLOAD THE BUILDING. HE FURTHER NOTED THAT RIGHT NOW HE IS AT AN IMPASS WITH THE SCHOOL DEPARTMENT BECAUSE THEY HAVE A LEGITIMATE CLAIM TO THE REAR PIECE OF LAND WHICH IS ABOUT 6-7 ACRES. IT MAY NOT BE SUITABLE FOR A SCHOOL BUILDING SITE IN THE FUTURE. ONE OF THE SITES THAT HE WOULD LIKE TO BE ABLE TO LOOK AT IS 115 TREMONT STREET AFTER IT IS CLEANED UP. THE SITE SHOULD BE LOOKED AT TO DETERMINE WHETHER OR NOT IT SERVES AS A FUTURE SCHOOL BUILDING SITE. IF SO, AT LEAST THAT PROPERTY COULD BE EARMARKED AND SET ASIDE, THEN WE COULD POSSIBLY DO A SWAP WITH THE SCHOOL DEPARTMENT SO THAT WE COULD UNLOAD THE LEONARD SCHOOL SITE FOR DEVELOPMENT.

MR. WALKDEN SAID THERE HAS BEEN INTEREST IN THAT SITE. IF IT WAS SOLD IT WOULD SAVE THE CITY ON THE COST OF ABATING THE ASBESTOS AND DEMOLITION. THIS IS SOMETHING TO CONSIDER.

MR. WALKDEN NOTED THAT THE NUMBERS ON THE HANDOUT ARE NOT EXAGGERATIONS, THEY ARE BASED ON EXPERIENCE THAT HE HAS HAD, ESPECIALLY WITH THE GALLIGAN SCHOOL ROOF PROJECT.

MR. WALKDEN STATED THAT IT HAS COME TO HIS ATTENTION THAT THE FIRE DEPARTMENT PURCHASED A NEW VEHICLE AND IT WILL BE A LITTLE TIGHT TO GET INTO THE SECOND BAY. THE FIRE DEPARTMENT REQUESTED THAT HE ENLARGE THE OPENING BY REMOVING A LAYER OF BRICK. HE SAID THAT HE BROUGHT IN A STRUCTURAL ENGINEER TO TAKE A LOOK AT THE FRONT OF THE BUILDING AND THEY DETERMINED THAT THE BUILDING IS UNSAFE. STRUCTURAL REPAIRS NEED TO BE MADE TO THE FIRST FLOOR OF THE FAÇADE OF THE BUILDING; A FURTHER STRUCTURAL ASSESSMENT NEEDS TO BE DONE IN THE BASEMENT. THIS WILL COST \$25,000 – JUST FOR THE ASSESSMENT. THIS NEEDS TO BE ADDED TO THE LIST, IN ADDITION TO THE NEED FOR A ROOF, HEATING SYSTEM, ELECTRICAL UPGRADES, WINDOWS, BRICK REPOINTING, ETC. HE IS NOT ABLE TO MAINTAIN ANY COSMETIC THINGS ANY MORE BECAUSE THERE IS NO BUDGET TO DO SUCH THINGS.

REGARDING CENTRAL FIRE, THERE IS A LETTER IN THE PACKET CONCERNING THE CLEAN UP OF HAZARDOUS MATERIALS IN THE BASEMENT OF THE STATION. ALSO THE FIRE ALARM SYSTEM UPGRADE WAS NEVER COMPLETE; A BASEMENT SLAB IS NEEDED WITH DRAINAGE SYSTEM AFTER THE HAZARDOUS MATERIALS ARE CLEANED UP, ALONG WITH A ROOF REPLACEMENT, NEW WINDOWS, ETC. BOTH THE EAST TAUNTON FIRE STATION AND THE WEIR FIRE STATION NEED WORK.

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THE COMMITTEE ON PUBLIC PROPERTY - CONTINUED

MR. WALKDEN SAID THAT IN THE FUTURE THE CITY WILL HAVE TO LOOK AT CLOSING SOME OF THESE BUILDINGS, WHICH IS PROBABLY NOT GOING TO BE AN OPTION, BUT THE CITY WILL HAVE TO EXPLORE WHAT TO DO AS FAR AS REPLACING THESE BUILDINGS.

HE FURTHER NOTED THAT THERE ARE NOT SIGNIFICANT ISSUES AT THE OAKLAND FIRE STATION. CITY HALL OPTIONS ARE ON THE TABLE AND THE COUNCIL NEEDS TO MAKE A DECISION ON WHICH OPTION TO GO WITH.

THE DPW NEEDS A NEW SALT SHED, T.E.M.A. NEEDS A HANDICAPPED RAMP, AND THIS BUILDING, MAXHAM SCHOOL NEEDS TO HAVE 2 MORE RESTROOMS RENOVATED, THE FIRE ALARM SYSTEM MUST BE COMPLETED, PARKING LOT UPGRADES ARE NEEDED AS WELL AS AN EMERGENCY GENERATOR. ALSO THE WIRING IN THE BUILDING NEEDS TO BE UPGRADED.

BENNETT SCHOOL NEEDS A NEW ROOF, CHAMBERLAIN SCHOOL NEEDS TO HAVE SECTIONS OF THE ROOF REPLACED AND THE SEWER EJECTION PUMP STATION MUST BE UPGRADED. THE COHANNET SCHOOL BUILDING AND EAST TAUNTON ELEMENTARY HAVE ROOFS THAT ARE IN NEED OF REPLACEMENT, AS IS HOPEWELL SCHOOL. FRIEDMAN SCHOOL NEEDS THE GYM FLOOR REPAIRED OR REPLACED. MARTIN SCHOOL NEEDS A NEW ROOF AND THERE IS MAJOR RENOVATION WORK NEEDED IN THE OLD SECTION OF THE GYMNASIUM AT MULCAHEY SCHOOL.

MR. WALKDEN ALSO NEEDS FUNDING TO TEAR DOWN 110 COUNTY STREET, THE OLD E.POLE SCHOOL. YOU CANNOT CONSIDER ANYTHING FOR THIS SITE UNTIL THE BUILDING COMES DOWN.

MR. WALKDEN ALSO INFORMED THE COMMITTEE THAT SUMMER STREET SCHOOL HAS SOME ADA ISSUES.

MR. WALKDEN ALSO MENTIONED THE TAUNTON HIGH SCHOOL STADIUM AT A COST OF \$3.2 MILLION, AND THE TAUNTON NURSING HOME WILL BE HAVING FUTURE PROBLEMS WITH THE ROOF.

THE TOTAL COST FOR ALL OF THE UPGRADES LISTED IS \$66,738,240.00.

COUNCILOR CARR NOTED THAT THIS TOTAL COST OF THESE PARTICULAR UPGRADES IS NOT THE WHOLE LIST OF WHAT NEEDS TO BE DONE IN THE CITY TO OUR BUILDINGS, BUT THINGS THAT MR. WALKDEN FEELS ARE NECESSARY AND IMMEDIATELY NEEDED.

MR. WALKDEN STATED THAT HE WOULDN'T HAVE PUT THE ROOFS ON THE LIST IF THEY WERE NOT IN FAILURE RIGHT NOW. THESE ROOFS WERE DONE 30 YEARS AGO, PRETTY MUCH AT THE SAME TIME, AND THEY ARE 20 YEAR ROOF TOPS. THERE ARE ONGOING LEAKS. HE NEEDS MONEY AND PART OF THE REASON FOR THIS DISCUSSION IS THAT IN THE ANNUAL BUDGET HE REQUESTS A CERTAIN NUMBER OF DOLLARS JUST TO PLUG HOLES IN ROOFS. THIS YEAR HE REQUESTED \$575,000 IN THE CAPITAL REPAIRS LINE ITEM OF HIS BUDGET, AS IT STANDS NOW HE IS TO RECEIVE \$220,000 FOR THAT LINE ITEM. IT IS NOT ADEQUATE TO KEEP SOME OF THESE BUILDINGS OPEN OVER TIME. THE MONEY WOULD ALLOW HIM TO JUST DO NECESSITIES TO KEEP BUILDINGS OPERATING, KEEP THEM FROM LEAKING SEVERELY, AND DOES NOT INCLUDE ANY OF THESE MAJOR REPAIRS. AS TIME GOES ON THESE ISSUES KEEP BLOSSOMING AND IT IS GOING TO GET OUT OF CONTROL AND TO THE POINT WHERE THE CITY IS FACING THE CLOSING OF BUILDINGS.

MR. WALKDEN INFORMED THE COMMITTEE THAT HE PUT OUT AN RFP RECENTLY THAT WOULD ALLOW A ROOFING SERVICES CONTRACTOR TO DO WORK UP TO \$10 MILLION. IF HE HAD A CATASTROPHIC ISSUE OR FAILURE OF A ROOF, HE COULD CALL IN THAT CONTRACTOR WHO IS DCAM CERTIFIED AND ABLE TO DO LARGE PROJECTS. HIS GOAL WAS TO GET HIM ONBOARD NOT TO DO UP TO \$100,000 WORTH OF WORK IN A 3 YEAR PERIOD BUT TO PUT HIM ON TO A \$100,000 PROJECT RIGHT FROM THE BEGINNING OF JULY WHEN YOU HAVE THE SUMMER SEASON TO WORK.

COUNCILOR QUINN STATED THAT SHE REALIZES WE ARE DEALING WITH BUILDINGS BUILT IN THE 1800'S AND 1900'S, BUT SHE DOES HAVE A PROBLEM WITH NEEDING ROOF REPAIRS FOR BUILDINGS SUCH AS

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THE COMMITTEE ON PUBLIC PROPERTY - CONTINUED

CHAMBERLAIN SCHOOL AND EAST TAUNTON ELEMENTARY. THESE BUILDINGS ARE ONLY 15-17 YEARS OLD.

MR. WALKDEN SAID THE SHINGLES ON A SECTION OF CHAMBERLAIN ARE SPLIT AND THAT THE SHINGLES ARE NOT STICKING AS THEY ARE DEFECTIVE AT EAST TAUNTON ELEMENTARY SCHOOL. AT CHAMBERLAIN IT IS NOT THE WHOLE ROOF, IT IS A SECTION FACING THE COURT YEARD.

COUNCILOR BORGES ASKED IF IT WAS \$500,000 JUST TO REPLACE THE SMALL SECTION OF THE ROOF AT CHAMBERLAIN. MR. WALKDEN SAID YES, AND THE PROBLEM HE FINDS IS THAT IF YOU HAVE TO DO THIS THROUGH MSBA, THE PRICE GOES UP HIGH. IF HE COULD DO THAT TYPE OF WORK HIMSELF, HE COULD RE-PRICE IT AND DO IT FOR LESS MONEY. IF SOME OF THIS WORK COULD BE DONE WITH A ROOFING CONTRACTOR THAT HE COULD JUST TAP INTO, HE COULD REDUCE SOME OF THESE COSTS.

MSBA REQUIRES INVOLVING ENGINEERING AND LOOKING AT THE CODE UPGRADES, ETC.

COUNCILOR BORGES ASKED MR. WALKDEN TO PRIORITIZE THE LIST OF REPAIRS THAT HE HAD PROVIDED. COUNCILOR POTTIER NOTED THAT THE COUNCIL CANNOT SPEND ANYTHING ON ITS OWN; THEY CAN REFER ITEMS TO THE MAYOR'S OFFICE FOR CONSIDERATION IN THE BUDGET OR SUPPLEMENTAL BUDGET. HE ALSO NOTED THAT IT WOULD BE A HARDELL TO GO TO THE TAXPAYERS TO REPLACE ROOFS THAT LASTED 15 YEARS WHEN THEY HAD A 25 YEAR ROOF. HE FURTHER STATED THAT THE CITY HAS TO SPEND MONEY MORE WISELY. HE ALSO NOTED THAT HE APPRECIATES THE FACT THAT A NEW FIRE TRUCK WAS PURCHASED BUT HE HOPES IT WAS KNOWN THAT THE FIRE TRUCK WAS TOO WIDE FOR THE BAY BEFORE IT CAME. WE HAVE TO DO THINGS SMARTER, ESPECIALLY WITH THE ISSUES WITH THE ROOFS. HE ALSO NOTED THAT THE CITY WAS PROMISED CERTAIN THINGS TO BE DONE AT THE HIGH SCHOOL PROJECT FOR \$104 MILLION THAT WERE STILL NOT DONE AT THE \$112 MILLION COST.

COUNCILOR CROTEAU STATED THAT AS FAR AS THE OLD POLE SCHOOL IS CONCERNED, THERE IS AN AUTHORIZED BOND BALANCE IN THE HIGH SCHOOL PROJECT. THE DEMOLITION OF THE POLE SCHOOL IS IN THE HIGH SCHOOL PROJECT. THERE IS AN AUTHORIZED BOND BALANCE OF ABOUT \$1.25 MILLION IN THE HIGH SCHOOL PROJECT. THERE IS MONEY THERE – IT WAS PUT INTO THE HIGH SCHOOL PROJECT. HE SAID THAT WHEN HE MET WITH THE STATE DEPARTMENT OF EDUCATION ON THE HIGH SCHOOL HE CONVINCED THEM THAT SINCE WE WERE PUTTING THE PARKER SCHOOL ADDITION UP AND TAKING PLAYING FIELDS AWAY FROM THE HIGH SCHOOL IT WOULD ONLY BE FAIR FOR THEM TO PAY 83% OF DEMOLISHING THE OLD POLE SCHOOL AND PUTTING PLAYING FIELDS OVER THERE. THEY AGREED TO IT. THE MONEY IS THERE. SOMEONE WOULD HAVE TO SPEAK TO MSBA TO CONVINCED THEM TO GIVE US THE REIMBURSEMENT. COUNCILOR CROTEAU ALSO STATED THAT THERE IS \$1.25 MILLION LEFT IN THE NEW POLE SCHOOL PROJECT THAT IS AUTHORIZED, NOT BORROWED BUT AUTHORIZED. MOST OF THE PROJECTS THAT MR. WALKDEN IS TALKING ABOUT ARE BONDABLE PROJECTS. THE MSBA'S POLICY IS TO REHAB AND REPAIR AS OPPOSED TO NEW SCHOOLS.

COUNCILOR BORGES STATED THAT SHE HAD SPOKEN TO COUNCILOR CROTEAU ABOUT THE FUNDS LEFT FROM THE TAUNTON HIGH SCHOOL AND POLE SCHOOL PROJECTS, BUT THAT MR. WALKDEN HAD TOLD HER THAT THOSE FUNDS WERE ONLY AVAILABLE DURING THE TIME THAT THE PROJECT WAS ACTUALLY GOING ON.

MR. WALKDEN STATED THAT THE CITY TREASURER WAS WORKING ON THIS AND HAD NOT FINALIZED HER DOCUMENTATION ON THE MATTER AS FAR AS HE KNOWS.

COUNCILOR CROTEAU STATED THAT HE HAS MET WITH THE TREASURER AND THAT THE MONEY IS THERE, AND THAT THERE IS NO QUESTION THAT THE MONEY CAN BE USED TO TAKE DOWN THE OLD POLE SCHOOL. THE QUESTION IS NOT WHETHER THE MONEY CAN BE USED; IT'S WHETHER WE CAN BE REIMBURSED.

COUNCILOR QUINN STATED THAT WHEN THE CITY BUILDS A NEW BUILDING, THERE NEEDS TO BE A MAINTENANCE PLAN IN PLACE IN ORDER TO GET A BETTER LIFE OUT OF THESE BUILDINGS.

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JUNE 3, 2014

THE COMMITTEE ON PUBLIC PROPERTY - CONTINUED

COUNCILOR CLEARY SUGGESTED THAT THE COMMITTEE REFER TO THE MAYOR'S OFFICE FOR FUNDING THE CENTRAL FIRE STATION HAZARDOUS MATERIAL ISSUE, THE SEWER PUMP AT CHAMBERLAIN AND THE WIDENING OF THE BAY AT THE BAY STREET FIRE STATION.

COUNCILOR MARSHALL STATED THAT HE IS EXTREMELY FRUSTRATED WITH THIS LIST AND IS CONCERNED WITH SOME OF THESE PROJECTS. WE SEEM TO BE ALL OF A SUDDEN STUDYING EVERYTHING TO DEATH AND GETTING NOTHING DONE. FOR YEARS WE SAT HERE AND GOT THINGS DONE AND DID NOT DO STUDIES. HE NOTED THAT WE SPENT ALMOST \$100,000 FOR STUDIES TO TAKE DOWN POLE AND LEONARD SCHOOLS. HE UNDERSTANDS THAT THERE ARE CODE UPGRADES AND THAT IT IS UPDATED EVERY YEAR, BUT HIS CONCERN IS WHAT ACTUALLY IS REQUIRED TO BE DONE. THERE IS A LOT OF STUFF THAT HE WOULD LIKE TO DO BUT WE NEED TO KNOW WHAT IS REQUIRED. HE ALSO NOTED THAT CAPTAIN BASTIS HAD REPORTED THAT A FIRE ALARM SYSTEM IS NEEDED IN THIS BUILDING BUT HAD NEVER TALKED ABOUT SPRINKLERS, WHICH IS NOW ON MR. WALKDEN'S LIST. THIS WAS NEVER TALKED ABOUT. HE WOULD LIKE TO KNOW WHAT WE NEED TO DO TO SATISY THE LAW, CAPTAIN BASTIS AND MR. PIROZZI TO KEEP US OPERATING HERE. HE IS CONCERNED ABOUT \$2 MILLION FOR EAST TAUNTON ELEMENTARY SCHOOL'S ROOF. HE FEELS THAT THIS NUMBER IS INFLATED. IF IT IS INFLATED BECAUSE OF MSBA, THEN WHY ARE WE GOING TO DO THAT? IF WE CAN DO IT CHEAPER THAN THE REIMBURSEMENT FROM MSBA, THEN IT NEEDS TO BE MOVED OFF THE MSBA LIST. COUNCILOR MARSHALL STATED THAT HE FINDS IT HARD TO BELIEVE THAT IT IS GOING TO COST \$2 MILLION TO PUT AN ASPHALT SHINGLE ROOF OVER THAT EXISTING ROOF, EVEN IF YOU STRIP IT AND PUT IT BACK ON.

COUNCILOR MARSHALL ALSO ADDRESSED THE FIRE TRUCK ISSUE, BEFORE WIDENING THE BAY AT THE BAY STREET STATION, HAS ANYONE TALKED TO THE FIRE CHIEF ABOUT REARRANGING THE APPARATUS, PERHAPS PUTTING IT AT A DIFFERENT STATION. WHY WOULD YOU BUY A TRUCK THAT DOES NOT FIT? MR. WALKDEN NOTED THAT THE COMPANY WILL TAKE THE TRUCK BACK IF IT DOES NOT FIT AND THAT ANOTHER ISSUE IS THAT THE FLOOR DECK BEAMS ARE RUSTED.

COUNCILOR MARSHALL ASKED HOW MUCH WAS SPENT ON THE STUDY FOR THIS STATION.

MR. WALKDEN SAID \$3,000.00.

MR. MARSHALL ASKED HOW MUCH IT WOULD HAVE COST TO HAVE THE LAYER OF BRICKS TAKEN OUT IN ORDER TO FIT THE TRUCK INTO THE STATION. MR. WALKDEN SAID ABOUT \$1,000.00.

COUNCILOR MARSHALL STATED IT WAS \$3,000 TO TELL US IT WAS OK TO DO IT, BUT \$1,000 TO DO THE WORK. COUNCILOR MARSHALL THEN ASKED WHY WE ARE SPENDING \$4,000, POTENTIALLY, WHEN WE DON'T NEED THAT TRUCK BECAUSE WE CAN GET ANOTHER TRUCK AND NOT DO ANYTHING.

MR. WALKDEN SAID THIS IS THE TRUCK THAT THEY SPECIFIED THEY NEED.

MR. WALKDEN SAID HE DID NOT KNOW IT DIDN'T FIT UNTIL HE WAS ASKED ABOUT REMOVING THE BRICKS. EVIDENTLY THIS WAS DONE ON THE LEFT SIDE OF THE BUILDING AND IT COMPROMISED THE BUILDING. NOW WE HAVE AN UNSAFE BUILDING AS A RESULT OF THAT WORK.

MR. WALKDEN SAID THAT THERE IS A BIGGER PROBLEM WITH THE STRUCTURAL BEAMS.

COUNCILOR CARR STATED THAT WE CAN ALL AGREE THAT ALL OF THE FIRE STATIONS EXCEPT FOR ONE ARE ANTIQUATED, OUT OF DATE AND ALL NEED TO BE REPLACED. THEY ARE NOT BIG ENOUGH TO HOLD THE SIZE OF THE EQUIPMENT THAT IS MANUFACTURED NOW. SHE FURTHER NOTED THAT THE FLOOR BOARDS AND BEAMS ARE ROTTED OUT IN MOST STATIONS. THE BIGGEST PROBLEM IS THAT THE STATIONS ARE NOT ADEQUATE. SHE ALSO STATED THAT MR. WALKDEN DID NOT BUY THE FIRE TRUCK AND THAT THE CHIEF SHOULD MAKE SURE THAT IF HE BUYS A TRUCK THAT IT FITS INTO THE STATION. YOU CANNOT TAKE OUT BRICKS BECAUSE IT COMPROMISES THE BUILDING.

SHE FURTHER STATED THAT THE ISSUE IS THAT THERE IS NEVER ENOUGH MONEY TO MAINTAIN BUILDINGS. WE NEED TO TELL THAT MAYOR THE THE \$220,000 IN THE BUDGET IS NOT ENOUGH TO SOLVE A \$66 MILLION ISSUE.

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THE COMMITTEE ON PUBLIC PROPERTY - CONTINUED

COUNCILOR MARSHALL SAID THE POINTS ARE TAKEN, BUT WE DO NOT NEED TO DO A STUDY FOR MOST THINGS. ALSO COUNCILOR MARSHALL ASKED WHY IS 115 TREMONT STREET BEING DISCUSSED FOR A SCHOOL, THERE HAS BEEN NO REQUEST TO BUILD A SCHOOL THERE AND HE FEELS THAT THE CITY SHOULD SELL THIS PROPERTY AND USE THE MONEY FOR THINGS IT NEEDS TO GET DONE. A STUDY FOR BUILDING A SCHOOL ON 115 TREMONT STREET WOULD COSTS \$30, \$40 OR \$50,000.00 WHEN THE CITY HAS NOT EVEN BEEN ASKED TO LOOK AT BUILDING A NEW SCHOOL.

COUNCILOR CARR STATED THAT SHE THINKS THE IDEA OF DOING A STUDY THERE WAS LOOKING FORWARD IN ORDER FOR US TO GET OUT FROM UNDER THE LEONARD SCHOOL, TO HAVE ANOTHER DEVELOPER TAKE A LOOK AT THIS IN ORDER TO DO SOMETHING WITH IT, THEY WOULD NEED THE LAND IN THE BACK THAT WAS SET ASIDE FOR A SCHOOL. IF WE COULD OFFER THE SCHOOL DEPARTMENT ANOTHER LOCATION TO BUILD A SCHOOL IF THEY NEEDED IT, WE COULD POSSIBLY GET RID OF LEONARD SCHOOL WITH THE LAND BEHIND IT. COUNCILOR CARR ALSO STATED THAT AS FAR AS STUDIES GO, SHE AGREES, SHE DOES NOT THINK WE SHOULD DO ANY STUDY THAT IS NOT REQUIRED BY LAW. BUT IT SEEMS LIKE EVERY TIME WE WANT TO DO SOMETHING IT IS REQUIRED BY LAW. PERHAPS IN THE FUTURE WE SHOULD MAKE SURE THAT WHENEVER FUNDS ARE REQUESTED TO DO A STUDY THE MASS. GENERAL LAW THAT REQUIRES IT IS ATTACHED SO THAT THE COUNCIL KNOWS IT IS REQUIRED BY LAW.

COUNCILOR COSTA-HANLON SAID THAT SHE AGREES WITH COUNCILORS MARSHALL AND CARR ABOUT 115 TREMONT STREET, BUT SHE ASKED THAT THE COMMITTEE CONSIDER, WHAT WAS DISCUSSED AS FAR AS THE FUNDS THAT ARE AVAILABLE FROM BOTH THE POLE SCHOOL, AND THIS IS THE FIRST TIME SHE HAS HEARD THAT THERE WAS ANY MONEY LEFT OVER FROM THE HIGH SCHOOL, BUT IF THAT COULD BE PURSUED AS IT WOULD BE HELPFUL. ALSO SHE STATED THAT DURING THE LAST CITY COUNCIL SESSION THERE WAS A DISCUSSION THAT WHEN WE BUY PROPERTY OR HAVE A SALE OF PROPERTY THAT SOME FUNDS BE EARMARKED FOR CAPITAL IMPROVEMENTS.

COUNCILOR COSTA-HANLON ALSO ASKED THE BUILDING DEPARTMENT TO CONSIDER HIRING TEMPORARY EMPLOYEES AS SHE WOULD LIKE TO SEE AS MUCH DONE IN HOUSE AS POSSIBLE.

MR. WALKDEN SAID THAT HE WOULD HAVE TO DO A COST ANALYSIS FOR THIS.

COUNCILOR CLEARY AS CLARIFICATION NOTED THAT THE NEW FIRE TRUCK DOES FIT.

MR. WALKDEN SAID IT DOES FIT.

COUNCILOR BORGES ALSO NOTED THAT THE TRUCK DOES FIT, BUT IT IS A REAL TIGHT SQUEEZE AS THEY ARE MANUFACTURED BIGGER.

COUNCILOR QUINN STATED THAT SHE WOULD RATHER SEE MR. WALKDEN PAY MONEY TO MAKE SURE THAT THE BAY STREET STATION IS NOT GOING TO FALL DOWN. THE \$3,000 WAS FAIRLY SHORT MONEY.

COUNCILOR CARR STATED THAT THE BOTTOM LINE IS THAT THERE IS NOT ENOUGH MONEY PUT INTO CAPITAL IMPROVEMENTS EVERY YEAR. \$220,000 IS NOT ENOUGH MONEY TO PUT INTO CAPITAL IMPROVEMENTS. COUNCILOR CARR ASKED MR. WALKDEN IF HE WERE TO GET A MINIMUM OF \$575,000 ONE YEAR TO THE NEXT, WOULD IT BE ENOUGH FOR HIM TO KEEP EVERYTHING UP AND RUNNING AT LEAST TO THE POINT WHERE IT IS NOW AND THEN SLOWLY MAKE ADDITIONAL PROGRESS INTO MAKING THINGS BETTER.

MR. WALKDEN SAID THAT HE THINKS THAT IS THE NUMBER THAT MAKES SENSE. IT WILL ALLOW HIM TO MAKE SOME MAJOR ROOF REPAIRS AND REALLY LOOK AT THOSE TYPES OF REPAIRS. HE DOES NOT HAVE TO DO ENTIRE ROOF TOPS, HE CAN DO SECTIONS OF ROOFS, HE CAN PICK AND CHOOSE THE WORST SECTIONS AND JUST GET THEM DONE. HE DOES NOT HAVE TO WAIT FOR MSBA ANYMORE. WHEN A ROOF LEAKS THERE ARE MANY UNINTENDED CONSEQUENCES.

COUNCILOR CARR STATED THAT AS THE BUDGET PROCESS MOVES FORWARD THE COUNCIL NEEDS TO TRY TO GET MR. WALKDEN A MINIMUM OF \$575,000 TO AT LEAST GET STARTED. SHE UNDERSTANDS

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THE COMMITTEE ON PUBLIC PROPERTY - CONTINUED

THE FRUSTRATION, BUT THE CITY NEEDS TO START DEALING WITH THE ISSUES. THERE SHOULD BE DISCUSSION DURING THE BUDGET PROCESS AS TO WHAT IS LEFT IN RESERVES AND STABILIZATION.

MOTION: TO REFER TO THE MAYOR AND THE SUPPLEMENTAL BUDGET AN INCREASE IN THE AMOUNT OF MONEY SET ASIDE FOR CAPITAL IMPROVEMENTS.

COUNCILOR POTTIER SECONDED THE MOTION ON DISCUSSION. HE STATED THAT HE WOULD VOTE FOR THE MOTION WITH THE UNDERSANDING THAT THE COUNCIL WILL BE REFERRING A LOT OF THINGS FOR SUPPLEMENTAL BUDGET.

THE MOTION WAS VOTED ON AND PASSED UNANIMOUSLY BY A VOTE OF THE COMMITTEE.

MOTION: THAT THE TREASURER REPORT BACK TO THIS COMMITTEE ON THE UNUSED BOND MONEY IN THE E. POLE AND TAUNTON HIGH SCHOOLPROJECTS SO VOTED.

MOTION: TO REQUEST FUNDS FROM THE MAYOR TO UPGRADE THE SEWER PUMP AT CHAMBERLAIN SCHOOL.

THIS WAS SECONDED, ON DISCUSSION COUNCILOR MARSHALL ASKED WHY THE SEWER DEPARTMENT ENTERPRISE FUND IS NOT DOING THIS.

MR. WALKDEN SAID HE HAS BEEN WORKING ON THIS FOR 3 YEARS, IT HAS GONE BACK AND FORTH, AND HAS REACHED A POINT WHERE IT HAS TO GET DONE.

COUNCILOR MARSHALL ASKED IF IT WAS PART OF THE SEWER SYSTEM.

MR. WALKDEN SAID YES, IT TIES IN.

THE ABOVE MOTION WAS AMENDED AS FOLLOWS:

MOTION: TO REFER THE PUMP STATION AT CHAMBERLAIN SCHOOL TO THE DPW COMMISSIONER'S OFFICE TO DETERMINE IF IT IS PART OF THE SYSTEM AND IF THERE IS MONEY TO DO THIS. THE COMMISSIONER'S OFFICE IS TO RESPOND IN WRITING. SO VOTED.

2. MEET WITH THE NEIGHBORHOOD CORPORATION TO DISCUSS THE LOAN AND REHABILITATION OF THE WALKER SCHOOL BUILDING.

A LETTER DATED 5/22/2014 TO COUNCILOR CARR AS CHAIRMAN OF THE PUBLIC PROPERTY COMMITTEE FROM DEAN HARRISON, EXECUTIVE DIRECTOR OF THE NEIGHBORHOOD CORP. WAS READ.

MOTION: LETTER TO BE PART OF THE RECORD. SO VOTED.

BASICALLY THE NEIGHBORHOOD CORP. IS HAPPY TO CONTINUE WITH THE PROJECT. THEY HAVE A NEW PARTNER AND ARE LOOKING FOR THE COMMITTEE TO GRANT AN EXTENSION OF THEIR PURCHASE AND SALE AGREEMENT WITH THE CITY.

MR. HARRISON STATED THAT THEY HAVE BEEN MAKING SOME GREAT PROGRESS. THEY HAVE BROUGHT ON WOMEN'S DEVELOPMENT CORP. WHICH WILL BE EXPLAINING WHAT THEY DO. THEY HAVE COME UP WITH SOME DEVELOPMENT PLANS THAT ARE A LITTLE DIFFERENT THEN WHEN THEY DID THE ORIGINAL RFP DUE TO SOME ADDITIONAL FINANCING CONCERNS THAT THEY HAD, WHICH THEY WILL GO THROUGH TONIGHT.

THEY WILL HAVE TO GO THROUGH THE ZBA AND THE COUNCIL FOR ZONING APPROVAL. ALSO WITH THE STATE FINANCING, THEY HAVE BEEN INFORMED RECENTLY THAT INSTEAD OF HAVING 2 FUNDING ROUNDS FOR THE FINANCING THAT THEY NEED, THEY ARE LOOKING TO HAVE ONLY 1 WHICH WILL BE IN MARCH OF 2015.

THE NEIGHBORHOOD CORP. PROVIDED A DEVELOPMENT PACKAGE DONE BY THE WOMEN'S DEVELOPMENT CORPORATION FOR THE COMMITTEE'S REVIEW. THEY WILL BE ABLE TO GET 16 UNITS

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THE COMMITTEE ON PUBLIC PROPERTY - CONTINUED

INTO THE OLD SCHOOL BUILDING USING ALL 3 FLOORS. ON THE FIRST FLOOR WHICH IS THE LOWER LEVEL IN THE BACK OF THE BUILDING THERE WILL BE ALL 2 BEDROOM UNITS, ON THE FIRST FLOOR THERE WILL BE 1, 2 AND 3 BEDROOM UNITS AS WELL AS ON THE SECOND FLOOR.

THEY HAD ORIGINALLY THOUGHT THAT THIS BUILDING WAS ALREADY DESIGNATED AS A HISTORIC BUILDING AND AS PART OF THIS DESIGNATION YOU WOULD GET TAX CREDITS. IT HAS NOT BEEN CONSIDERED HISTORICALLY DESIGNATED. IT HAS BEEN RECOGNIZED, LISTED, BUT NOT RECEIVED ITS PART 1 DESIGNATION. THIS NEEDS TO BE DONE.

THE OTHER MATTER THAT THEY HAVE LOOKED INTO IS ADDING SOME TOWNHOUSES TO THE PROPERTY. THIS WOULD MAKE IT MORE FINANCIALLY FEASIBLE AND DESIRABLE FOR SOME OF THE INVESTORS AND FOR SOME OF THE TAX CREDITS.

ON THE 4TH PAGE OF THE HANDOUT WAS A SITE PLAN SHOWING THAT ALONG RIVERVIEW THEY ARE PROPOSING ADDING 10 UNITS, TOWNHOUSE STYLE – ONE IN A 6 UNIT BUILDING AND 1 IN A 4 UNIT BUILDING. THIS WILL ADD TO THE FINANCIAL FEASIBILITY OF THE PROJECT. THEY WILL BE 3 BEDROOM UNITS.

THEY DID LOOK AT ADDING THE NEW UNITS TO THE EXISTING SCHOOL BUILDING, BUT FOR HISTORIC PURPOSES THEY DO NOT LIKE YOU TO ADD ADDITIONS TO HISTORIC BUILDINGS.

MS. CAROLYN MEDIAN OF WOMEN'S DEVELOPMENT CORPORATION STATED THAT THEY ARE A DEVELOPER OF AFFORDABLE HOUSING, AND THEY HAVE DESIGNED OVER 1700 UNITS IN CONNECTICUT AND RHODE ISLAND. THEY HAVE THE ABILITY TO STAFF AND MAKE SURE THAT ALL PAPERWORK IS DONE ON TIME. THEY ARE FAMILIAR WITH THE APPLICATION PROCESS. THEY MANAGE THEIR OWN PROPERTIES, SO THEY ARE A MANAGEMENT AND DEVELOPMENT CORPORATION WITH A 40 PERSON STAFF FOR THE PROPERTY MANAGEMENT COMPANY.

THEY HAVE TOURED THE BUILDING AND IT IS A BIG PROJECT TO REHABILITATE IT. THEY HAVE PRELIMINARY ARCHITECT PLANS AND THE NEXT STEP IS THE ENGINEERING, THE SITE WORK TO INVESTIGATE THE DRAINAGE, TRAFFIC FLOW, ETC. THEY HAVE A PROPOSED TENTATIVE DEVELOPMENT SCHEDULE AND WOULD LIKE TO MOVE AS QUICKLY AS THEY CAN. THEY HAVE NOT STARTED THE ENGINEERING WORK BECAUSE IF THEY DO NOT GET THE EXTENSION ON THE PURCHASE AND SALE, THEY ARE NOT GOING TO DO THE ENGINEERING WORK. THEY WOULD LIKE TO GET ON THE AGENDA FOR JULY OR SEPTEMBER FOR ZONING. THEY ARE LOOKING FOR THE EXTENSION AND THE COUNCIL'S SUPPORT FOR THE PROJECT.

COUNCILOR MARSHALL ASKED WHAT THE ORIGINAL RFP AWARD DATE WAS. MR. HARRISON SAID IT WAS MARCH, 2013, AND THE PURCHASE AND SALE AGREEMENT WAS EXECUTED AT THE END OF DECEMBER THAT YEAR.

COUNCILOR MARSHALL ASKED IF THE NEIGHBORHOOD CORP. WAS THE ONLY RESPONDER.

MR. HARRISON SAID YES.

COUNCILOR MARSHALL ASKED WHAT THE NUMBER OF UNITS THEY WERE GOING TO DO ORIGINALLY.

MR. HARRISON SAID ORIGINALLY 14.

COUNCILOR MARSHALL SAID WHEN THE RFR WAS PUT OUT, WAS THE NUMBER OF UNITS TO BE DEVELOPED ON THAT SITE LIMITED? WAS THERE ANYTHING ABOUT ADDITIONAL BUILDINGS BEING BUILT.

MR. HARRISON SAID IT DID NOT HAVE ANYTHING EITHER WAY. THE CURRENT ZONING DOES ALLOW DENSITY BONUS FOR THAT.

COUNCILOR MARSHALL STATED THAT HE IS NOT SURE FROM A CITY'S PERSPECTIVE THAT CONTINUING THIS PURCHASE AND SALES AGREEMENT FOR 2 MORE YEARS UNDER THESE CURRENT CONDITIONS WOULD BE BENEFICIAL WITH NOT PUTTING IT OUT FOR RFR. IT WENT OUT FOR RFR WITH 1 THING NOW

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THE COMMITTEE ON PUBLIC PROPERTY - CONTINUED

THEY ARE REQUESTING A MUCH LARGER DENSITY. HE ALSO STATED THAT THE PURCHASE PRICES WAS BASED

ON REHABING WALKER SCHOOL AND NO INCREASE IN DENSITY TO THE NEIGHBORHOOD AND HAVING AMPLE PARKING AND PLAY STRUCTURE. NOW SOME OF THOSE THINGS ARE NOT INCLUDED IN THE PURCHASE PRICE. HE IS NOT SAYING HE IS OPPOSED TO IT, BUT WOULD HAVE TO THINK IT THROUGH BECAUSE HE IS NOT SURE IF WE DID GO OUT FOR RFP WITH 25 UNITS, THE CITY WOULD SELL WALKER SCHOOL AND GRANT UP TO A 25 UNIT REDEVELOPMENT PLAN, THAT THE RESPONSES WOULDN'T BE DIFFERENT THAN WHAT WAS RECEIVED IN 2013. IT WAS SENT OUT THAT IT WAS A REHAB OF THE EXISTING WALKER SCHOOL.

MS. MEDINA STATED THAT THERE ARE HISTORIC SCHOOLS THROUGHOUT MASSACHUSETTS THAT ARE GOING OUT TO BID AND THIS IS WHAT NEEDS TO BE DONE TO GET THEM REHABED. YOU HAVE TO ADD UNITS BECAUSE SCHOOLS ARE NOT OF A WORKABLE SIZE TO HAVE A BUDGET THAT GENERATES ENOUGH RENTAL INCOME TO JUSTIFY THE COST OF RENOVATING A HISTORIC STRUCTURE OF THIS SIZE.

COUNCILOR MARSHALL STATED THAT FROM THE CITY'S SIDE, WE WERE SUPPOSED TO GET THE PURCHASE PRICE IN THE RFR WITHIN 60 DAYS, OR 90 DAYS, THEN WE NEGOTIATED IT OUT FOR THE 18 MONTHS. HE BELIEVES THE RFR CALLED FOR A TRANSFER IN 60, 90 OR 120 DAYS, BUT IT WAS SAID THAT THIS IS UNWORKABLE AT THE TIME AND THEY REQUESTED AN 18 MONTH EXTENSION WITH NO SWAPPING OF FUNDS. THE CITY WAS GOING TO HOLD THIS PROPERTY FOR 18 MONTHS. WITHIN THE PURCHASE AND SALES THERE WAS A 60 DAY EXTENSION BY LAW AND WE HAVE EXECUTED THAT. NOW THEY ARE ASKING FOR A POTENTIAL 2 MORE YEARS AND AT THE END OF THE 2 YEARS, IF THEY DO NOT GET FUNDING, THE CITY DOES NOT TRANSFER THE PROPERTY AND DOES NOT GET THE \$75,000. IS THIS CORRECT?

THE ANSWER WAS YES.

COUNCILOR MARSHALL STATED THAT THIS IS A CONCERN FOR HIM. THE CITY IS GOING TO HOLD THIS PROPERTY FOR ROUGHLY 36 MONTHS, MAYBE 48, SO THE CITY WILL CONTINUE TO INCUR EXPENSES AND COSTS, AND THERE IS NO GUARANTEE THAT WE ARE GONG TO BE ANY FARTHER AHEAD IN 48 MONTHS THEN WE ARE NOW. HE WOULD BE WILLING TO DO SOMETHING IF HE KNEW THAT THE CITY WAS GOING TO GET SOMETHING, IF WE KNEW WE WERE GOING TO SOMETHING AS A GUARANTEE IN RETURN. AT THE END OF 48 MONTHS THE CITY WOULD HAVE TO GO BACK TO SQUARE 1 AND WOULD HAVE WASTED ALL THIS TIME.

MR. HARRISON STATED THAT THEY WANTED TO ADD THE UNITS TO MAKE IT MORE ATTRACTIVE TO THE INVESTORS. IF THEY DO NOT GET THE 26 UNITS, THE PROJECT WILL NOT BE VIABLE.

COUNCILOR MARSHALL STATED THAT HIS CONCERN IS THAT AT THE END OF 4 YEARS WHERE ARE WE GOING TO BE. THERE IS NO GUARANTEE.

MR. HARRISON STATED THAT THE NEIGHBORHOOD CORP. IS IN THE PROCESS NOW, THEY WILL BE GOING TO ZONING IN THE NEXT 4 MONTHS, AND IF THEY DO NOT GET APPROVAL, THEY WILL WALK AWAY. COUNCILOR MARSHALL ASKED THAT SINCE THEY ARE INCREASING THE DENISTY, HAS ANY THOUGHT BEEN GIVEN TO INCREASING THE PRICE FROM \$75,000.

MS. MEDINA SAID THAT THIS WOULD HAVE TO BE BUILT INTO THE BUDGET BUT IT IS NOT A GUARANTEE UNLESS THEY GET THE FUNDING.

COUNCILOR BORGES ASKED THAT IF THEY CONSIDERED A SHORTER EXTENSION OF MAYBE JUST A YEAR, HOW WOULD IT EFFECT THE HISTORIC TAX CREDITS AND FINANCING.

MR. HARRISON SAID IT COULD AFFECT IT. ONE OF THE THINGS WHEN THEY GO FOR APPLICATIONS IS SITE CONTROL, SO IF THEY ARE IN MID APPLICATION THEY COULD LOSE SITE CONTROL, IF THEY ARE IN AN APPLICATION, THEY WOULD HAVE TO MAKE SURE THAT THEY DO NOT LOSE SITE CONTROL. MR.

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JUNE 3, 2014

THE COMMITTEE ON PUBLIC PROPERTY - CONTINUED

HARRISON FURTHER STATED THAT THEY COULD DO A 1 YEAR EXTENSION AND IF THEY ARE IN THE APPLICATION PERIOD, WITH THE RIGHT TO EXTEND THAT TO THE AWARD.

MS. MEDINA NOTED THAT THEY COULDN'T PUT THE APPLICATION IN IF THE PURCHASE AND SALES DOESN'T LAST THROUGH THE PERIOD.

MR. HARRISON SAID THAT IF YOU LOOK AT THIS AS A BUSINESS, WHEN NEGOTIATING PURCHASE AND SALES, THERE ARE CERTAIN BENCHMARKS THAT YOU HAVE TO MEET TO SHOW YOU ARE MAKING PROGRESS. THAT IS ONE THING THEY COULD DO AS THEY GO ON. IF THE BENCHMARKS ARE NOT MET, THEN THE PROPERTY COULD BE TAKEN BACK.

COUNCILOR QUINN NOTED THAT THE COMMITTEE HAS TO LOOK AT THIS IN A BUSINESS PERSPECTIVE TOO, AND THE NEIGHBORHOOD CORP. HAS ALL THE CONTINGENCIES. IF THIS DOES NOT HAPPEN, THEY CAN WALK AWAY SCOTT FREE, MEANWHILE THE CITY HAS HAD THIS PROPERTY VACANT AND DETERIORATING FOR ALMOST 4 YEARS. SHE FURTHER NOTED THAT PERHAPS THERE COULD BE SOME SORT OF A PROVISION ADDED THAT SINCE THEY ARE INCREASING THE DENSITY AND THE VALUE TO THEM OF THE PROJECT, INCREASE THE PURCHASE PRICE AND MAKE A PORTION OF THAT A NON-REFUNDABLE DEPOSIT AND PUT THE CONTINGENCY IN THAT IT IS SUBJECT TO ZONING.

IT WAS NOTED THAT THE NEIGHBORHOOD CORP. IS A NON-PROFIT SO THIS CANNOT BE DONE. COUNCILOR MARSHALL STATED THAT IF THE ORIGINAL PURCHASE PRICE WAS \$75,000 AND WAS BASED ON 15 UNITS, THAT COMES TO ABOUT \$5,000 PER UNIT. HE ASKED IF POSSIBLE, THEN, AND THIS WOULD REQUIRE SOME FURTHER NEGOTIATIONS WITH THE LAW OFFICE, HE WOULD BE LOOKING FOR IF IT IS \$5,000 PER UNIT, FOR EVERY UNIT THAT THEY RECEIVE APPROVAL FOR OVER THE 15, THAT \$5,000 PER UNIT WILL BE ADDED TO THE PURCHASE PRICE AT CLOSING. IT WOULD COME TO ABOUT \$125,000 PURCHASE PRICE FOR THIS \$6 MILLION PROJECT.

MS. MEDINA SAID IT WILL GO INTO THE BUDGET, BUT THAT ONE OF THE THINGS THAT OFTEN COMES UP IS THE CITY'S SUPPORT FOR THE PROJECT, WHICH CAN SOMETIMES COME IN THE FORM OF A GRANT OR A REBATE ON THE PURCHASE PRICE, SO THEY NEED TO SHOW THE SUPPORT THAT THEY GET, WITH LETTERS OF SUPPORT FROM THE MAYOR, ETC.

COUNCILOR MARSHALL NOTED THAT THE APPRAISAL CAME IN MUCH HIGHER, SO THIS WOULD REFLECT A LOWER PURCHASE PRICE, SO YOU ARE STILL SEEING A BELOW MARKET APPRAISAL.

COUNCILOR POTTIER STATED THAT HE DOES NOT WANT TO SEE THIS AS A REASON FOR NOT GOING FORWARD.

COUNCILOR COSTA-HANLON STATED THAT SHE IS SUPPORTIVE OF THE PROJECT, AND IF AN INCREASE IN THE PRICE IS NOT AGREED UPON, THAT BENCHMARKS BE PUT IN AND IF THEY ARE NOT MET, THEN ANY AND ALL ENGINEERING AND ANY OTHER PLANS THAT HAVE BEEN DONE REVERT BACK TO THE CITY. THIS WOULD PUT THE CITY IN A BETTER POSITION IF THE CITY HAS TO GO BACK OUT AND PUT THE PROPERTY OUT TO BID.

NEIGHBORHOOD CORP SAID THEY COULD DEFINITELY DO THIS.

MOTION: TO REFER THIS TO THE LAW DEPARTMENT FOR FURTHER NEGOTIATIONS IN PRICE, THE DEPOSIT AND MAYBE SOME OF THE CONTINGENCIES NOTED BY COUNCILOR COSTA-HANLON REGARDING THE ENGINEERING PLANS AND REPORT BACK TO THE COMMITTEE IN 2 WEEKS.

COUNCILOR QUINN SECONDED ON DISCUSSION, AND STATED THAT PERHAPS THE COMMITTEE COULD HAVE THEM COME BACK AS SOON AS THOSE NEGOTIATIONS ARE COMPLETED, IF IT IS SOONER OR LATER, BUT THE SOONER IS BETTER FOR ALL.

THE MOTION WAS VOTED ON AND PASSED UNANIMOUSLY BY THE COMMITTEE.

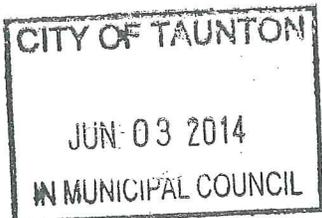
MOTION: TO SEND A COPY OF THE MINUTES TO THE LAW OFFICE. SO VOTED.

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THE COMMITTEE ON PUBLIC PROPERTY - CONTINUED

MEETING ADJOURNED AT 8:55 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. COUNCILOR CROTEAU OPPOSTED TO #2 WALKER SCHOOL DISCUSSION.

A handwritten signature in cursive script that reads "Jennifer Lopez".
ASSISTANT CITY CLERK



CITY OF TAUNTON

In Municipal Council

ORDER #50
FY 2014
JUNE 3, 2014

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Ordered, That

THE SUM OF SIXTY THREE THOUSAND SEVEN

HUNDRED FIFTY DOLLARS AND NO CENTS (\$63,750.00) BE AND HEREBY IS

TRANSFERRED FROM RESERVE ACCOUNT NO. 1-132-202-5784

TO: TAX POSSESSION MAINTENANCE DEPARTMENT ACCOUNT NO. 1-193-0202-5319 –
PROFESSIONAL/TECHNICAL

..... *Clerk.*



CITY OF TAUNTON

In Municipal Council

ORDER #51
FY 2014
JUNE 3, 2014

20

Ordered, That

THE SUM OF FIFTEEN THOUSAND SEVEN HUNDRED

DOLLARS AND NO CENTS (\$15,700.00) BE AND HEREBY IS TRANSFERRED FROM

ASSESSORS ACCOUNT NO. 1-141-202-5320 – CONTRACT/REVAL SERVICES

TO: ASSESSOR SALARIES AND WAGES ACCOUNT NO. 1-141-201-5100

..... *Clerk.*