



*City of Taunton
Municipal Council Meeting Minutes*

*Temporary City Hall, 141 Oak Street, Taunton, MA
Minutes, December 22, 2015 at 7:55 O'clock P.M.*

Regular Meeting

Mayor Thomas C. Hoye, Jr. presiding

A moment of silence was held for Sergeant Richard "Dick" Carter, a U.S. Air Force retiree who was the founder of R.O.T.C. Program here in Taunton. He was a long time coach at Taunton High, Coyle Cassidy and many other spots as well who passed away this past week. Also, long time retired Taunton Police Patrolman William "Billy" DeSa who passed away this week and Emma Andre who recently passed away at 101 years old. She was an assistant to Rose Alexio and a member of the Rico family whose father was a State Representative.

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 Hoye wished everyone a Merry Christmas, Happy New Year and Happy Holidays. He stated that one of the members of the Council who has served our City well for the past 8 years will be leaving us. He would like to honor Sherry Costa-Hanlon this evening for her contributions to the City of Taunton while serving on the Municipal Council from 2008-2015. Mayor Hoye then read a citation of gratitude to her. **Motion was made to move adoption. So Voted.** Mayor Hoye then presented her with a key to the City and thanked her for all of her service. Councilor Costa-Hanlon thanked the residents of Taunton for allowing her to serve. She also thanked her fellow Councilors and the Mayors that she has served under. Mayor Hoye announced that the Inauguration for the next Council and all of the Elected Officials will be held on January 4, 2016 at 6pm at the Friedman School in the Gerald Croteau Auditorium. It is open to the public and hopefully members of the Community will come out and support the newly elected officials here in the City of Taunton.

Communications from City Officers:

Com. from Acting Fire Chief stating that a recent assessment of their vehicle fleet concluded that the Fire Rescue Vehicle no longer serves the department effectively and the vehicle has been decommissioned. He is requesting that the vehicle be placed on the Public Property List. **Council President Borges made a motion to approve. So Voted.**

Com. from Executive Director of Retirement advising of the retirement for Superannuation of John A. Brennan, an employee of the Taunton Nursing Home on February 12, 2016 under the provisions set forth in Section #5 of Chapter 32 of the General Laws of Massachusetts. Please pay regular compensation and accumulated benefits up to and including the date of retirement. **Councilor Marshall made a motion to receive and place on file and send the appropriate scroll to Mr. Brennan for his dedicated service. So Voted.** Mayor Hoye stated that the posting is being prepared by Ms. Gomes and will be reviewed by the Mayor's Office and the Law Department. Once it is complete, it will be sent to the Municipal Council but the appointment is made by the Board of Directors.

Com. from Executive Director of Retirement advising of the retirement for Superannuation of Dora Treacey, an employee of the Taunton Police Department on December 22, 2015 under the provisions set forth in Section #5 of Chapter 32 of the General Laws of Massachusetts. Please pay regular compensation and accumulated benefits up to and including the date of retirement. **Councilor Costa-Hanlon made a motion to approve and send an appropriate scroll to Ms. Treacy who has been a phenomenal Police Officer in our City. So Voted.**

Com. from members of the Taunton Nursing Home Board submitting letters of resignation. Letters were submitted from Theresa Swartz, Gina M. Hyde, and Alan J. Thadeu. **Council President Borges made a motion to accept these letters of resignation. So Voted.** She stated that if anyone who is at home watching is interested in becoming a Board Member of the Taunton Nursing Home at this time, please forward your resume to her or any of her fellow City Councilors to be reviewed. Councilor Marshall asked if it was a five member Board. Mayor Hoye confirmed. Councilor Marshall stated that this makes four of the five members resigning because an email was received from Mr. Linhares with his resignation. He asked what the time frame is to have a board in place. Mayor Hoye stated that we have to move rapidly and if his office can be of any assistance, he would be happy to do that. They are Council appointments but he is willing to help in any way he can. Councilor Marshall would like a date for when people have to submit their resumes by. Mayor Hoye stated that we will have a Board through January 31, 2016. **Councilor Cleary motioned that a letter of appreciation for their time, effort and willingness to serve the citizens of Taunton should be sent to the Board Members. So Voted.** They have been on the Board for a while and there have been a lot of improvements in that facility over the years. There have been a couple of issues in the past couple of years but as far as the service of the residents, we have been very fortunate. Mayor Hoye stated that the members of the Board put in a lot of time and effort into the facility and there have been many improvements over the past few years. They should be commended for that and maybe there are some that would still be willing to serve. He suggests that the Council meet with some of the Board members and see what they think some of the issues are that need to be worked out. Some of them have been involved in the health care industry for quite a number of years. Councilor Croteau stated that there are a number of options on the table and the Council should consider these options before hiring an administrator. There has been a great deal of discussion over the years that the City should not be in the nursing home business. He thinks that it should be looked at. His thought is to hire a Consultant Director, not on our payroll but with the authority to run the nursing home. The concept is, along with that person,

someone be selected who is on the City payroll. The facility would still be City owned and everyone currently working there would remain on the City payroll. If the situation is straightened out over a period of about 2 years, and it becomes proven that we can run a nursing home, then the Consultant Director leaves and the person working side by side with them becomes the Director. Councilor Croteau stated that the City can also look at what it would take to sell the nursing home. It can be looked at both ways. We need to be careful before a commitment is made to hire a new director. He stated that we should not forget that we have been fined several times and have had some nasty situations and supposedly has a significant financial deficit. He finds it hard to understand how a facility can be in deficit that amount of money and still pay all of its bills. He thinks that with an \$8M budget, a \$1M deficit would adversely affect your cash flow. He thinks that the options should be considered before someone is hired. Councilor Quinn stated that she would like to see the people who have recently resigned reconsider their position. She stated that many of these people have served quite a few years with no significant problems; they are volunteers who have worked very hard. Based on some of the letters, there has been a major disconnect between the Board and the City Council. She would love to see some of them submit a letter saying that they are still interested and maybe some Councilors could meet with them to find out what the problems are. Councilor Quinn does not find fault with the members of the Board, she would welcome seeing some of these very professional people reconsider and she would be happy to entertain them as potential Board Members in the future. Council President Borges stated that they have done an outstanding job as well as John Brennan. She stated that the workers should be also commended for their hard work. She stated that she has received lots of letters and never once did she receive a letter stating that the care wasn't great at the nursing home. She hopes that some of the Board Members will reconsider. She stated that it is difficult for Councilors to attend their meetings as they are held on Tuesday nights. She spoke about how it should be looked into in the future that the meetings be changed to a different night of the week so there may be some Council representation. Councilor Marshall spoke about what he has read in the letters and how some of what is said at Council meetings is taken for gospel and is not so sure that the Council has all the facts when some of the statements are made. Councilor Marshall then read a paragraph from Theresa Swartz's resignation letter which talked about media based opinions that have been triggered by the Council. He asked the Council to investigate what they hear about the Nursing Home before it is presented. He stated that the day to day care of the residents has never been brought up. He wants the Councilors to know that their words have ramifications down the road. He asks that the Board members that have submitted their resignations take another look to see if it would still be something that they would be interested in continuing. Councilor Croteau spoke about how he has never blamed the workers or the unions. He only blames the management because it is their responsibility to make things right. Councilor Cleary stated that the only positive rating that the Nursing Home received in the audit was on the staff. He stated that it comes down to the management and lack of communication. He has never seen a number regarding the \$1M deficit. He stated that the Council needs to move on with this situation the best that it can and what is in the best interest of Taunton. Councilor Costa-Hanlon stated that it is clear that the nursing home has a lot of support from the Council and the community. She stated that she agrees with what Councilors Marshall, Croteau and Cleary have said. She spoke about how it is difficult when things come out in such an open forum because it is a public nursing home. Private nursing homes have the opportunity to deal with issues in

a less than open public forum. It is unfortunate that these things have happened. She has confidence that the Council, Mayor's Office and Law Department will proceed the way it needs to. She hopes that some of the board members reconsider but if they don't, there are members of the community that would be willing to serve the nursing home because they know what a great facility it is. She asked that there be Needs of the Nursing Home Committee within the Council. Mayor Hoye stated that the Mayor's Office does not have a direct oversight of the nursing home. He stated that there are issues there and the question has come up for over 25 years if the City should be in the nursing home business. He stated that it has to be looked at objectively. He stated that the Board has done its best over the years and Mr. Brennan has done some great things there also. He stated that if it can be looked at and it is determined that we can continue by all means we will, but the deficit is real. He spoke about how there is some overlap between the Federal and the City calendar. It will be counted against our FY16 budget with no mechanism of recovering the money. He is not afraid to make tough decisions, if it is in the City's best interest to continue the path that they are on, it will be done. He has always supported the nursing home one hundred percent. He spoke about the pros and cons of social media. He stated that we have to support the employees of the nursing home and provide the best care to the residents. If that can be done, let's continue and make it the best nursing home in the Commonwealth. If it cannot be done, we need to look at what is in the best interest of the residents and employees of the nursing home and the taxpayers of Taunton. He looks forward to the discussion. He asks that the Council schedule a meeting with Ann Hebert, John Brennan and our Internal Auditor, Dominick Coppola, who would be able to give them a better look at those numbers. He stated that we have to be more aggressive with collections. Councilor Croteau stated that he agrees with Mayor Hoye.

Com. from Fiscal Agent, Department of Public Works submitting Certificates of Recognition for the City of Taunton from the MassRecycle Southeast Municipal Recycling Council. She and Paul Allison attended the December meeting today and the City of Taunton was recognized for being one of four communities in the region to receive the most Recycling Dividend Program Points from Mass DEP (one of the grants they received this fiscal year). She wanted to send these certificates to the Mayor's Office for his records and to share the news of the recognition. The City of Taunton has implemented some good practices with the Solid Waste/Recycling Program and with the new money from Mass DEP and they will hopefully be able to make those programs even better. **Council President Borges made a motion to receive and place on file, thank Mr. Allison for all of his hard work and place this in his personnel file. Councilor Costa-Hanlon motioned to send a letter to Cathal O'Brien who was instrumental in getting the Cooking Oils/Cooking Grease Program up and running and also has done a lot with solid waste. So Voted.** Mayor Hoye thanked them for their hard work and spoke about how he met with the team and they are continuing to improve our recycling efforts in the City.

Communications from Citizens:

Com. from Carl Nagy-Koechlin, Executive Director, Housing Solutions, 169 Summer Street, Kingston requesting the assistance of the Taunton City Council related to our efforts to refinance and renovate an 8-bed group home for clients of the Department of Mental Health, located at 2106 County Street in East Taunton. As the attached project

description describes, the home sits adjacent to out 32-unit Carpenter's Glen affordable apartment complex. We are in the process of substantially renovating both the Group Home and Carpenter's. **Councilor Costa-Hanlon made a motion to invite Carl Nagy-Koechlin into the enclosure. So Voted.** Mr. Nagy-Koechlin, Executive Director of Housing Solutions for Southeastern Massachusetts which was previously South Shore Housing, spoke about the refinancing process for both properties. They need to have the City's cooperation by agreeing to subordinate a reverter clause that was attached to the property some years ago related to a previous 1990's proposal to redevelop the property. Councilor Cleary stated that the last time this was done the City Solicitor recommended it and was wondering if he had the same recommendations for this. The City Solicitor stated that it is the same issue as last time and is really a matter of whether the Council wants to do this and the Law Department's approval of the legal document to accomplish it. Councilor Pottier disclosed that his day employer is Mass Housing and asked Mr. Nagy-Koechlin if they were financed through them. Mr. Nagy-Koechlin stated that they are not. The new source of funding will be through the Community Economic Development Assistance Corp. Councilor Quinn asked if the City would be subordinating the reverter just to the additional \$109,551.00? Mr. Nagy-Koechlin confirmed. **Councilor Costa-Hanlon motioned to approve. So Voted.**

Com. from Christopher Coute, Aspen Properties, 302 Broadway, Raynham stating that he owns the property at the corner of King Phillip St. and Prospect Hill St. He is applying for a build permit but needs a road opening permit and curb cut permit to do so. **Councilor Marshall made a motion to receive and place on file. So Voted.** He worked on it this weekend and it has been taken care of. There is no further action needed by the Council.

Communications in the hands of Councilors:

Council President Borges stated that she has a communication from Atty. Brennan who represents the Associates for Human Services. They are looking to waive their Site Plan Review and Zoning Fees. One has already passed and the other they will be doing. The fees are \$1,625 for the Zoning Board of Appeals and \$1,100 for the Site Plan Review. The property is located on Alison Avenue. **Motion was made to approve the waiver of the fees. So Voted.**

Petitions:

New Class II License

Rouhana Trading LLC -dba- Rouhana Trading, 13 Cape Road, Taunton. **Motion was made to refer to the Committee on Police and License, Police Chief and the City Planner. So Voted.**

Claim submitted by Mary Pulster, 74 George St., Attleboro seeking reimbursement for damages to her automobile from hitting a raised manhole cover on Tremont Street near Dipson & Sons Auto Sales at 146 Tremont St. **Motion was made to refer to the Law Department and the DPW. 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.

Unfinished Business:

Continued from December 15, 2015 Municipal Council Meeting: Com. from City Planner concerning Mass Medicum, Revolutionary Drive. The Council requested an opinion from the City Solicitor. **Councilor Costa-Hanlon made a motion to invite the representatives from MassMedicum into the enclosure. So Voted.** Attorney David Gay, 73 Washington Street and the petitioner Phil Silverman were present to speak. Atty. Gay stated that the Council approved the use of the facility after they went through the Site Plan Review Process. As part of the overall process after the permits were approved, the architect was putting together the building and dealing with the security system and recommended that the garage area be removed as it was less secure than the entire building. They ran it by the Police Chief and he concurred. They have also done some interior work with the security system to make it better. As a result, the building is more of a rectangle. They have ended up with 144 more square feet than what was shown on the plan. He stated that they thought it was a minimal change in the size of the building and figured that it was a Site Plan Review only. They had their Foundation Permit however; the City Planner decided it was more on the scope of the Special Permit. The Foundation Permit was pulled and they are waiting to get started. They are asking the Council that since the Site Plan and the Permit that has already been granted and the 144 sq. change is De minimis that they don't have to go through a Public Hearing again. Council President Borges asked if the Police Chief submitted a letter stating that he has no issues with this. Atty. Gay read an e-mail from Mr. Silverman to the Police Chief that confirmed that. **Council President Borges motioned to make the e-mail part of the record. So Voted.** Councilor Quinn stated that the Council was generally feeling that it was De minimis as well, but they were looking for an opinion of the City Solicitor to make sure that they could proceed without a Public Hearing. The City Solicitor stated that the short answer to this is yes. He stated that this project had to go through a number of approvals and it was not before the Council. The issue of the Site Plan, dimensions and the set-backs, this project had to undergo a different process for that. The reasons that it had to come before the Council was a Special Permit needed to be granted to allow the use. The Council granted to use the property for this purpose. The only reason that this is here is because of Condition #1 of the Council's grant of the Special Permit which appears on Page#34 of the agenda. The City Solicitor spoke about the conditions listed that were set by some other Board. Mr. Scanlon stated that the change was so minor that it would not require any further proceedings before that Board that set the conditions. Councilor Marshall agreed that the change is minimal but his concerns were more about the presentation that was given about the garage and how that interacted with the operations and the safety of the deliveries. He asked if all of the deliveries will take place outside. It was confirmed that it will be outside in the secured area. Mr. Silverman stated that the thought process of the architect and the security people felt that the garage door was less safe than the entire building would be if it was integrated as one building. They have done some interior things as far as security to make the interior more secure. He spoke about the delivery process. He stated that the type of building that would have been out there was aluminum sided buildings which are much easier to penetrate than the

main building. There would have been a garage door that is much easier to get through than the hardened door that is on the outside of the dispensary. There is no reason for the larger, aluminum sided building which would increase the risk of getting in. It was decided to go to the simpler fenced in area where the deliveries could be done quickly through a door. Councilor Carr stated that she had the same concerns as Councilor Marshall and would like a presentation on that. Councilor Carr asked if there was a cost savings to him for taking the garage away. He stated that it is a little more expensive because of the interior security and the square footage. The garage was not going to be a substantial cost. Councilor Carr asked if the square footage that would have been in the garage is now in the building. He stated that she is correct but the building will now be bigger than it would have been with the garage. He discussed how big the building would have been with the garage and what it would be without it. She asked what is being done inside the building in the additional space. He stated that he doesn't want to tell her in public because it would not be secure if he did. She stated that she doesn't feel comfortable about the amount of safety unless she gets some kind of further information on how they are going to keep the deliveries safe. She thinks it would be safer if they drove into the building when delivering. Councilor Croteau thinks that the concern on the table is more because of the product and the psychological thoughts of the product. He stated that he thought before Atty. Gay mentioned it, if this is the feeling about garages then we should require every bank in the City to do the same thing. He stated that there may be other areas of the City where security should be focused on. Councilor Pottier stated that he thinks that it is because of the newness of the product. He discussed other businesses that are not required to have deliveries behind closed doors. He thinks that once the newness wears off, there will be less concern. Council President Borges stated that she is comfortable with moving forward with this, it is 144 square feet larger than it was. She does not see any reason for it to come back to the Municipal Council for another Special Permit. She stated that the Police Chief has gone there and thinks that it is safe. **Council President Borges made a motion to allow Mass Medicum to move forward with this larger building and not have to come before the Municipal Council for a Special Permit. So Voted.** Councilor Quinn asked if the sole reason for getting rid of the garage was to make it more secure. Mr. Silverman confirmed.

Orders, Ordinances, and Resolutions

Ordered, That thanks of the Municipal Council be hereby extended to Mayor Thomas C. Hoye, Jr. for the courteous and impartial manner in which he has presided over the meetings of the Municipal Council during the past year. **Councilor Costa-Hanlon made a motion to approve. So Voted.**

Ordered, That thanks of the Municipal Council be hereby extended to Council President Estele C. Borges for the impartial manner in which she has presided over the meetings of the Municipal Council during the past year. **Councilor Costa-Hanlon made a motion to approve. So Voted.**

New Business:

Councilor Pottier stated that one of the concerns that he has heard from the community regarding the Nursing Home Board is that they were up for renewal and they really weren't renewed. He asked if there are any other boards that are Council appointments as opposed to Mayor's appointments. Mayor Hoye stated that his Chief of Staff is going

through the whole book right now. **Councilor Pottier motioned that the Council receive from the Chief of Staff a list of Boards on which the Council is responsible for reappointing people on and also the when the current appointees terms expire. So Voted.**

Meeting adjourned at 9:02 P.M.

A true copy:

Attest:

A handwritten signature in black ink that reads "Kim Blackwell". The signature is written in a cursive style with a large, looping "K" and "B".

City Clerk

RMB/SJS

CITY OF TAUNTON
MUNICIPAL COUNCIL
DECEMBER 22, 2015

THE COMMITTEE ON FINANCE AND SALARIES

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

MEETING CALLED TO ORDER AT 6:08 P.M.

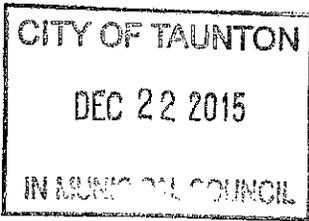
- 1. MEET TO REVIEW THE WEEKLY VOUCHERS & PAYROLLS FOR CITY DEPARTMENTS
MOTION: MOVE APPROVAL OF THE VOUCHERS & PAYROLLS FOR THE WEEK. SO VOTED.

MEETING ADJOURNED AT 6:09 P.M.

RESPECTFULLY SUBMITTED,



COLLEEN M. ELLIS
CLERK OF COUNCIL COMMITTEES



REPORTS ACCEPTED, RECOMMENDATIONS ADOPTED.



CITY CLERK

RECEIVED
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2016 JAN - 5 P 12:04
TAUNTON, MA
CITY CLERK

CITY OF TAUNTON
MUNICIPAL COUNCIL
DECEMBER 22, 2015

THE COMMITTEE ON POLICE AND LICENSE

PRESENT WERE: COUNCILOR SHERRY COSTA-HANLON, CHAIRMAN AND COUNCILORS CLEARY AND CROTEAU. ALSO PRESENT WAS DETECTIVE DENNIS SMITH

MEETING CALLED TO ORDER AT 6:16 P.M.

A LETTER DATED 12/22/2015 FROM THE POLICE CHIEF WAS READ IN WHICH IT WAS STATED THAT THE TAUNTON POLICE DEPARTMENT LICENSE DIVISION FINDS NOTHING THAT WOULD PREVENT THE APPROVAL OF THE APPLICATIONS AS LISTED WITH THE NOTED RESTRICTIONS.

THERE WAS ALSO ATTACHED TO THE CHIEF'S LETTER A LETTER DATED 12/17/2015 FROM CITY PLANNER KEVIN SCANLAN WHICH NOTED THAT HE REVIEWED EACH OF THE CLASS II LICENSE AND HAD ISSUES WITH CAMBRA AUTO SALES, 117 SUMMER STREET, LOPES USED TRUCK & EQUIPMENT SALES D/B/A G. LOPES CONSTRUCTION INC., 490 WINTHROP STREET, PRESTIGE AUTO MART, INC. D/B/A PRESTIGE 3, 288 BROADWAY, TAUNTON SERVICE CENTER, INC., D/B/A TAUNTON SERVICE CENTER AUTO SALES, 48 BROADWAY, THOMAS AUTO SALES, 445 WINTHROP STREET AND TOP QUALITY AUTO SALES, INC., 397 WINTHROP STREET.

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

DETECTIVE SMITH SAID HE MET WITH THE CITY PLANNER REGARDING HIS CONCERNS WITH THE SIX APPLICANTS AS STATED ABOVE, AND AFTER SPEAKING WITH HIM, HE RECOMMENDS APPROVING ALL THE LICENSES WITH THE RESTRICTIONS AS NOTED, THEN IN JANUARY DETECTIVE SMITH WILL SEND A LETTER TO THOSE SIX BUSINESSES IN ORDER TO MEET AND DISCUSS THE ISSUES OF THE CITY PLANNER. THEY WILL BE PUT ON NOTICE THAT THEIR LICENSE MAY NOT BE RENEWED IF THEY DO NOT TAKE CARE OF THE CONCERNS OF THE CITY PLANNER. THIS WILL GIVE THEM A YEAR TO COMPLY, UNTIL DECEMBER, 2016.

1. MEET WITH THE POLICE CHIEF AND DETECTIVE SMITH ON THE FOLLOWING APPLICATIONS FOR RENEWAL OF CLASS II LICENSES:

A. A & M AUTO EXCHANGE, 424 WINTHROP STREET

MOTION: MOVE APPROVAL WITH 15 VEHICLE LIMIT. SO VOTED.

B. ACME FABRICATION & EQUIPMENT LEASING LLC, 91 ARLINGTON STREET

MOTION: MOVE APPROVAL WITH A 8 VEHICLE LIMIT AND HOURS TO BE M-F, 8-5, SAT. 10-5. SO VOTED.

C. ADVANTAGE AUTOMOTIVE, 600 WINTHROP STREET

MOTION: MOVE APPROVAL WITH 45 VEHICLE LIMIT. SO VOTED.

D. AFTER HOURS AUTO BODY INC. D/B/A AFTER HOURS AUTO SALES, 20 NORTH AVENUE

MOTION: MOVE APPROVAL WITH A 10 VEHICLE LIMIT. SO VOTED.

E. AMORIM AUTO SALES, INC., 265 LONGMEADOW ROAD

MOTION: MOVE APPROVAL WITH 27 VEHICLE LIMIT. SO VOTED.

F. B & J AUTO SALES, 14 WHITTENTON STREET

MOTION: MOVE APPROVAL WITH 2 VEHICLE LIMIT. SO VOTED.

G. BRENO'S COLLISION & SALES, INC., 408 WINTHROP STREET

MOTION: MOVE APPROVAL WITH A 60 VEHICLE LIMIT. SO VOTED.

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DECEMBER 22, 2015

THE COMMITTEE ON POLICE AND LICENSE – CONTINUED

- H. BRISTOL MOTORS, 147 FREMONT STREET
MOTION: MOVE APPROVAL. SO VOTED.
- I. CAMBRA AUTO SALES, 117 SUMMER STREET
MOTION: MOVE APPROVAL AND DETECTIVE SMITH TO NOTIFY THEM BY LETTER OF THE CONCERNS STATED IN THE CITY PLANNER'S LETTER AND INVITE THEM TO A FUTURE MEETING. SO VOTED.
- J. CORRAO MOTORS, 251 BROADWAY
MOTION: MOVE APPROVAL WITH 5 VEHICLE LIMIT. SO VOTED.
- K. COSTA'S SERVICE CENTER, 28 LEONARD STREET
MOTION: MOVE APPROVAL WITH 5 VEHICLE LIMIT. SO VOTED.
- L. COUNTY STREET MOTORS, 603 COUNTY STREET
MOTION: MOVE APPROVAL WITH DIRB RESTRICTIONS. SO VOTED.
- M. CRUISIN CLASSICS, 632 WINTHROP STREET
MOTION: MOVE APPROVAL WITH 20 VEHICLE LIMIT. SO VOTED.
- N. DEANTH MOTORS, 115 BROADWAY
MOTION: MOVE APPROVAL, WHOLESALE ONLY. SO VOTED.
- O. DIPSON CONVENIENCE & REPAIR INC., D/B/A DIPSON & SONS AUTO SALES, 146 TREMONT STREET
MOTION: MOVE APPROVAL WITH 5 VEHICLE LIMIT & DIRB PARKING RESTRICTIONS. SO VOTED.
- P. FOGG AUTO SALES, INC., 346 WINTHROP STREET
MOTION: MOVE APPROVAL WITH 80 VEHICLE LIMIT. SO VOTED.
- Q. FRANK'S AUTO BODY INC., 265 BROADWAY
MOTION: MOVE APPROVAL WITH 10 VEHICLE LIMIT. SO VOTED.
- R. HAPPY BEAR INC., 54 COTTAGE STREET
MOTION: MOVE APPROVAL. SO VOTED.
- S. JAIME'S AUTO BODY INC., 111 ARLINGTON STREET
MOTION: MOVE APPROVAL WITH 6 VEHICLE LIMIT. SO VOTED.
- T. LEO'S AUTO SALES & SERVICE, 350 ½ REAR WINTHROP STREET
MOTION: MOVE APPROVAL WITH 35 VEHICLE LIMIT. SO VOTED.
- U. LOFTUS AUTO CITY INC., 450 WINTHROP STREET
MOTION: MOVE APPROVAL. SO VOTED.
- V. LOPES USED TRUCK & EQUIPMENT SALES D/B/A G. LOPES CONSTRUCTION INC., 490 WINTHROP STREET
MOTION: MOVE APPROVAL AND DETECTIVE SMITH TO NOTIFY THEM BY LETTER OF THE CONCERNS STATED IN THE CITY PLANNER'S LETTER AND INVITE THEM TO A FUTURE MEETING. SO VOTED.
- W. MANN CLAN INC., D/B/A AUTO GALLERY, 283 BROADWAY
MOTION: MOVE APPROVAL WITH 33 VEHICLE LIMIT. SO VOTED.
- X. MELLO AUTO REPAIR & SALES, 45 SOUTH STREET
MOTION: MOVE APPROVAL. SO VOTED.

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DECEMBER 22, 2015

THE COMMITTEE ON POLICE AND LICENSE – CONTINUED

- Y. M. H. HAMIE & SON INC. D/B/A MIKE'S AUTO SALES, 594 WINTHROP STREET
MOTION: MOVE APPROVAL WITH 12 VEHICLE LIMIT, 5 IN FRONT, 7 IN REAR, HOURS M-F 9-5, SAT. 9-2, NO NIGHTS, NO SUNDAYS. SO VOTED.
- Z. NEW ENGLAND AUTO, 157 WEST WATER STREET
MOTION: MOVE APPROVAL WITH 12 VEHICLE LIMIT.
- AA. NORTHEAST AUTO EXCHANGE INC., 406 TREMONT STREET
MOTION: MOVE APPROVAL WITH 10 VEHICLE LIMIT, NO OUTSIDE DISPLAY. SO VOTED.
- BB. OAKLAND AUTO SALES, LLC, 214 TREMONT STREET
MOTION: MOVE APPROVAL WITH 74 VEHICLE LIMIT. SO VOTED.
- CC. PERRY'S TOWING & SERVICE, INC., 143 BROADWAY
MOTION: MOVE APPROVAL WITH 5 VEHICLE LIMIT. SO OVTED.
- DD. PREMIER MOTORS INC., 420 BROADWAY
MOTION: MOVE APPROVAL WITH 87 VEHICLE LIMIT AND DIRB. SO VOTED.
- EE. PRESTIGE AUTO MART, INC. D/B/A PRESTIGE 3, 288 BROADWAY
MOTION: MOVE APPROVAL WITH 69 VEHICLE LIMIT AND DETECTIVE SMITH TO NOTIFY THEM BY LETTER OF THE CONCERNS STATED IN THE CITY PLANNER'S LETTER AND INVITE THEM TO A FUTURE MEETING. SO VOTED.
- FF. PROFESSIONAL CAR ZONE, LLC, 381 WEIR STREET
MOTION: MOVE APPROVAL WITH 25 VEHICLE LIMIT. SO VOTED.
- GG. R & F MOTORS, INC., 35 DANA STREET
MOTION: MOVE APPROVAL. SO VOTED.
- HH. RTE 44 TIRE SHACK LLC D/B/A RTE 44 TIRE SHACK, 585 RICHMOND STREET
MOTION: MOVE APPROVAL. SO VOTED.
- II. SCOTTS SERVICE CENTER INC., 129-131 INGELL STREET
MOTION: MOVE APPROVAL WITH 5 VEHICLE LIMIT. SO VOTED.
- JJ. TAUNTON AUTO & TRUCK SALES, 603 WINTHROP STREET
MOTION: MOVE APPROVAL. SO VOTED.
- KK. TAUNTON SERVICE CENTER, INC., D/B/A TAUNTON SERVICE CENTER AUTO SALES, 48 BROADWAY (WHOLESALE ONLY)
MOTION: MOVE APPROVAL AND DETECTIVE SMITH TO NOTIFY THEM BY LETTER OF THE CONCERNS STATED IN THE CITY PLANNER'S LETTER AND INVITE THEM TO A FUTURE MEETING. SO VOTED.
- LL. THOMAS AUTO SALES, 445 WINTHROP STREET
MOTION: MOVE APPROVAL WITH 69 VEHICLE LIMIT AND DIRB OF 7/12/11 AND DETECTIVE SMITH TO NOTIFY THEM BY LETTER OF THE CONCERNS STATED IN THE CITY PLANNER'S LETTER AND INVITE THEM TO A FUTURE MEETING. SO VOTED.
- MM. TOP QUALITY AUTO SALES, INC., 397 WINTHROP STREET
MOTION: MOVE APPROVAL WITH 61 VEHICLE LIMIT, LICENSE TO REMAIN WITH LOCATION AND DETECTIVE SMITH TO NOTIFY THEM BY LETTER OF THE CONCERNS STATED IN THE CITY PLANNER'S LETTER AND INVITE THEM TO A FUTURE MEETING. SO VOTED.

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THE COMMITTEE ON POLICE AND LICENSE – CONTINUED

NN. TUCAN AUTO SALES CORP., 295 BROADWAY

MOTION: MOVE APPROVAL WITH 15 VEHICLE LIMIT. SO VOTED.

OO. WINTHROP STREET MOTORS, INC., 347 WINTHROP STREET

MOTION: MOVE APPROVAL. SO VOTED.

PP. CITY OF TAUNTON POLICE DEPARTMENT, 23 SUMMER STREET

MOTION: MOVE APPROVAL. SO VOTED.

2. MEET WITH THE POLICE CHIEF AND DETECTIVE SMITH ON PETITION OF NAFEZ SALEM OF WARREN, RI TO CHANGE THE NAME OF WALT'S AUTO SPECIALTY, INC. TO WALT'S AUTO SPECIALTY, INC. D/B/A WALT'S MOTORS, 287-289 BROADWAY AND ON APPLICATION FOR RENEWAL OF CLASS II LICENSE OF WALT'S AUTO SPECIALTY, INC. D/B/A WALT'S MOTORS, 287-289 BROADWAY

MOTION: MOVE APPROVAL WITH 32 VEHICLE LIMIT. SO VOTED.

3. MEET WITH THE POLICE CHIEF AND DETECTIVE SMITH ON PETITION OF BISSIE MITCHELL, 262 TAUNTON AVE., SEEKONK FOR RENEWAL OF FORTUNE TELLER LICENSE D/B/A SONIA'S PALM READING, 396 WINTHROP STREET

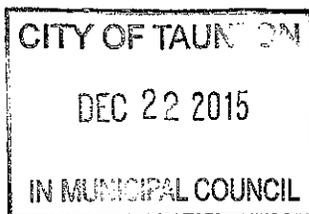
MOTION: MOVE APPROVAL. SO VOTED.

MEETING ADJOURNED AT 6:27 P.M.

RESPECTFULLY SUBMITTED,



COLLEEN M. ELLIS
CLERK OF COUNCIL COMMITTEES



REPORTS ACCEPTED, RECOMMENDATIONS ADOPTED.



CITY CLERK

CITY OF TAUNTON
MUNICIPAL COUNCIL
DECEMBER 22, 2015

THE COMMITTEE ON PUBLIC PROPERTY

PRESENT WERE: COUNCILOR DEBORAH CARR, CHAIRMAN AND COUNCILORS QUINN, MARSHALL, POTTIER AND BORGES. ALSO PRESENT WERE SENATOR MARC PACHECO, CITY SOLICITOR JASON BUFFINGTON, ASSISTANT CITY SOLICITOR DANIEL DE ABREU, AND PEG LORENZO, REAL ESTATE AGENT FOR THE U.S. ARMY.

MEETING CALLED TO ORDER AT 6:44 P.M.

1. MEET WITH THE ASSISTANT CITY SOLICITOR, SENATOR MARC PACHECO AND PEG LORENZO, REAL ESTATE AGENT FOR U.S. ARMY REGARDING 110 COUNTY STREET (FORMER E. POLE SCHOOL)

THE CHAIRMAN NOTED THAT LAST WEEK THE COUNCIL HAD A COMMUNICATION FROM THE CITY SOLICITOR IN REGARDS TO THE SALE OF 110 COUNTY STREET, WHICH IS THE OLD E. POLE SCHOOL. THIS HAS BEEN ON THE BURNER FOR A WHILE AND THE CITY WAS LOOKING FOR A GOOD TRADE OFF ON THIS PIECE OF PROPERTY SINCE IT WILL BE VERY EXPENSIVE FOR THE CITY TO DEAL WITH THE PROPERTY.

SENATOR PACHECO SAID THAT HE HAD RECEIVED A CALL FROM PEG LORENZO, THE REPRESENTATIVE FOR THE U. S. ARMY RESERVES ASKING ABOUT THE POSSIBILITY OF THE ARMY RESERVES GOING TO TAUNTON STATE HOSPITAL BECAUSE THEY HAD HEARD IT MIGHT BE THE END TO THE HOSPITAL, ETC. AT THAT TIME, SENATOR PACHECO WAS NOT IN SUPPORT OF TURNING THE HOSPITAL PROPERTY OVER UNTIL THEY KNEW WHAT OTHER OPTIONS WERE BEFORE THEM. HE DID MEET WITH HER AND SENATOR PACHECO SHOWED HER THE OLD E. POLE SITE. HE ALSO NOTED THAT THERE HAD BEEN SOME TALK ABOUT PUTTING A PUBLIC SAFETY FACILITY ON THAT PROPERTY, SO WHAT HE WAS THINKING WAS A PUBLIC SAFETY CORRIDOR IN THAT SECTION OF THE CITY. HE ALSO SAID THAT LIABILITY FOR THE CITY COULD GO AWAY WITH THE REDEVELOPMENT OF THE PROPERTY AND WITH SOME TYPE OF REASONABLE CASH SETTLEMENT TO THE CITY. IT COULD END UP BEING A WIN/WIN. THE U.S. ARMY RESERVE SITE WOULD BE UTILIZED A LOT MORE WITH SOMEWHERE BETWEEN 15 AND 20 FULL TIME STAFF AT THE SITE. HE FEELS THAT THIS IS A WORTHWHILE OPTION. IT WAS ALSO SAID THAT THERE WILL STILL BE 17 ACRES AVAILABLE, SO IF THE CITY DOES WANT TO PUT IN A PUBLIC SAFETY COMPLEX THERE, THERE WOULD BE ROOM, WITH ACCESS TO BOTH ROUTES 44 AND 140. SENATOR PACHECO FEELS THAT THIS IS BENEFICIAL TO THE CITY. MS. LORENZO, WHO WORKS FOR THE U.S. ARMY SAID IT WAS AUGUST 12 OF 2014 WHEN THE EXECUTIVE LEADERSHIP OF THE ARMY RESERVE CAME UP FROM VIRGINIA AND WASHINGTON TO DISCUSS THE TAUNTON STATE HOSPITAL AND POSSIBLY A SMALL PORTION OF IT THAT COULD MEET THE NEEDS OF THE ARMY RESERVE. SENATOR PACHECO DID NOT THINK MUCH OF THAT IDEA BUT HAD AN ALTERNATIVE FOR THEM. THE VERY NEXT DAY THEY MET AT THE E. POLE SITE. THEY LIKED THE SITE AND WANT TO PUT TOGETHER THE ATTLEBORO AND TAUNTON ARMY RESERVE FOLKS IN A CONTEMPORARY BUILDING WITH ATTRIBUTES THAT ARE NECESSARY TO FUNCTION AS AN ARMY RESERVE. THERE IS A 3RD GROUP THAT COMES IN TOGETHER THAT WOULD BE A USER OF THIS PROPOSED BUILDING WHICH IS A MEDICAL GROUP, AGAIN AN ARMY RESERVE PIECE OF THE ORGANIZATION. IF THE CITY IS SO WILLING AND A BUILDING IS PUT THERE BOTH THE ATTLEBORO EXISTING ARMY RESERVE CENTER AND THE TAUNTON

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THE COMMITTEE ON PUBLIC PROPERTY - CONTINUED

EXISTING ARMY RESERVE CENTER ON ELDRIDGE STREET WOULD BE CLOSED. ALL OF THOSE PEOPLE WOULD USE THE NEW BUILDING. IT IS PERFECTLY LOCATED. THE ENTIRE ARMY RESERVE IS EXCITED ABOUT THIS SPOT. THERE IS A LOT OF FEDERAL FORMALITY IN GETTING THE ASSENT OF MANY SUBSETS OF TECHNICAL EXPERTS, AND THE ENTIRE LINE UP OF ARMY RESERVE IS DELIGHTED TO BE THINKING THEY COULD BE IN TAUNTON ON THIS SITE. OVER A YEARS WORTH OF DILIGENCE HAS HAPPENED ALREADY. THE MAYOR GRANTED TO THEM A RIGHT OF ENTRY TO LET THEIR TECHNICAL PEOPLE DO SOME TESTING AT THE SITE. THE BUILDING DEPARTMENT DIRECTOR MET WITH ALL OF THE FOLKS THAT CAME FROM ALL OVER THE COUNTRY TO LOOK AT THIS SITE, AND THEY LEARNED A LOT ABOUT IT, DID LOTS OF TESTING AND INVESTINGATING AND THEY ARE ASKING FOR THE CITY TO GIVE THEM AN OPTION TO FINISH THEIR LEGALS AND THEIR LAST ENVIRONMENTAL PIECE. MS. LORENZO CONTINUED STATING THAT THERE IS QUITE A BIT OF HASTE IN GETTING THIS TOGETHER ON THEIR PART BECAUSE OF CONGRESSIONAL BUDGETS AND HOW LONG THIS PROJECT HAS BEEN APPROVED FOR. THEY HAVE BEEN DOING MUCH BACKGROUND WORK, PREPARING THE TITLE, DOING DRAFT DEEDS, PREPARING EVERY SINGLE FACILITATING TASK, SO THAT AT A POINT THAT THE COUNCIL WOULD AUTHORIZE THE MAYOR, A LOT OF THE BACKGROUND WORK IS ALL SET SO THAT HOPEFULLY THE CLOSING COULD TAKE PLACE IDEALLY IN JANUARY. SHE ALSO BELIEVES THAT QUOTES ARE IN ALREADY FOR THE DEMOLITION AND IF THIS GOES THROUGH DEMOLITION COULD HAPPEN IN APRIL.

MS. LORENZO ALSO SAID THERE ARE SOME UNIQUE ASPECTS TO THE PROPERTY. THEY HAVE PUT TOGETHER A PLAN WHERE THEY WOULD ACQUIRE IN FEE, MEANING FULL TOTAL OWNERSHIP OF THE PIECE OF REAL ESTATE OFFERED, WHICH WOULD BE 16.06 ACRES. THAT IS PRETTY MUCH THE WHOLE SITE THERE. THERE IS AN EASEMENT ON THE WESTERLY BORDER. THE NEW BUILDING WOULDN'T BE TOO DIFFERENT FROM THE FOOTPRINT THERE AND FROM THE FOOTPRINT OF THE OLD POLE SCHOOL BUILDING. THERE WILL BE ABOUT 42,000 SQUARE FEET OF SPACE. BASICALLY 3 DIFFERENT USERS UNDER THE ONE ROOF WITH ABOUT A DOZEN PEOPLE THERE ON A FULL TIME BASIS AND ON A PART TIME BASIS, MOSTLY ON WEEKENDS, THERE WOULD BE A TOTAL OF 300 ARMY RESERVISTS. OVER THE COURSE OF THE MONTH THE 300 PEOPLE WOULD BE THERE BUT NOT NEARLY THAT MANY AT ONE TIME. THEIR ASSIGNMENTS ARE STAGGERED. IT WILL BE FENCED, A FENCE THAT YOU CAN SEE THROUGH. THE DEPARTMENT OF DEFENSE AND THE ARMY IN PARTICULAR HAVE TIGHT SPECIFICATIONS FOR SECURITY PURPOSES. THE SET BACK OF THE BUILDING HAS TO BE MORE THEN THE ZONING SET BACK AND IT ALSO HAS TO BE SECURE WITH GATES AND FENCES. THE WINDOWS ARE SPECIALLY MADE TO BE MORE DEFENSIVE ALSO.

MS. LORENZO SAID THE EASEMENT AREA WOULD REMAIN WITH THE CITY. IN THAT EASEMENT PRESENTLY ARE NEW ENGLAND TELEPHONE AND THE TAUNTON ELECTRIC AND SOME PUBLIC UTILITIES AS WELL. THEY WOULD NOT BE BUYING THAT PIECE. THE PROPOSAL IS THAT THEY WOULD ACQUIRE 16.06 ACRES. 1.8 ACRES WOULD REMAIN THE PROPERTY OF THE CITY BUT THEY WOULD HAVE A TEMPORARY EASEMENT TO PUT IN UTILITIES. THERE WILL BE SOME MOVEMENT OF UTILITIES THAT EXIST ON THE PROPOSED SITE. THEY WILL BE REWORKED INTO THAT EASEMENT AREA WITH THE EXCEPTION OF THE WATER LINE TO THE SISTERS OF ST. DOROTHY WHICH CANNOT FIT OVER TO THAT EASEMENT. THAT WILL BE ENACTED AND

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THE COMMITTEE ON PUBLIC PROPERTY - CONTINUED

ASSURED WITHOUT DISRUPTION BY THE CONTRACTOR, PLANNERS AND ENGINEER. NOBODY WILL BE DISFRANCHISED FROM THEIR EXISTING RIGHTS TO UTILITIES, SOME WILL BE RELOCATED BUT THEY WILL ALL CONTINUE. NO ONE WILL SUFFER A DISRUPTION.

COUNCILOR QUINN ASKED WHERE THE ACCESS WOULD BE. IT WAS STATED THAT IT WILL PROBABLY BE THE SAME AS IS, OR IN THE SAME GENERAL AREAS.

COUNCILOR POTTIER ASKED WHEN THE INTERSECTION OF WILLIAMS STREET AND GORDON OWEN RIVERWAY WILL BE DONE DUE TO ISSUES WITH TRAFFIC IN THAT AREA. IT WAS SAID THAT THE PLAN WAS TO DO IT THIS SPRING.

COUNCILOR COSTA-HANLON THANKED SENATOR PACHECO, MS. LORENZO, THE MAYOR AND THE CITY SOLICITOR FOR THEIR WORK ON THIS.

COUNCILOR CROTEAU SAID THAT HIS CONCERN IS HAVING ENOUGH LAND FOR A PUBLIC SAFETY FACILITY WITH ACCESS TO BOTH ROUTE 44 AND ROUTE 140, BUT THAT THIS DOES ADDRESS THIS AS THERE IS STILL LAND AVAILABLE. HE FEELS THAT THIS IS AN OUTSTANDING PROPOSAL.

THE MAYOR ADDRESSED THE COMMITTEE AND THANKED EVERYONE FOR THEIR WORK ON THIS MATTER. HE FEELS THAT THIS IS A WIN/WIN, A GOOD USE OF THE PROPERTY AND A HUGE COST AVOIDANCE FOR THE CITY. IT IS A GREAT USE OF THE PROPERTY AND THE CITY WILL HAVE THE POTENTIAL TO UTILIZE THE PROPERTY IN THE BACK. HE HOPES THAT THE COUNCIL WILL LOOK FAVORABLY ON THIS.

COUNCILOR QUINN NOTED THAT THE ACCESS TO COUNTY STREET FOR PUBLIC SAFETY IS "L" SHAPED AND ASKED IF THIS COULD BE DIAGONAL DUE TO FIRE TRUCKS HAVING TO USE THIS ACCESS.

MS. LORENZO SAID THAT WHEN SENATOR PACHECO INTRODUCED THE ARMY TO THIS PROPERTY THE NOTION WAS FOR AN EXCHANGE OF THE ELDRIDGE STREET PROPERTY. THERE WAS A VERBAL ASSENT. HOWEVER, APPRAISALS WERE DONE AND THE ELDRIDGE STREET PROPERTY IS WORTH SO MUCH MORE SO THE BALANCE IS NOT THERE TO LET THE GOVERNMENT WORK A DEAL. IT WAS SAID THAT THE ARMY RESERVE WOULD HELP THE CITY POSITION THEMSELVES TO BE THE RECIPIENT OF THE ELDRIDGE STREET PROPERTY, A PROPOSAL COULD BE PUT TOGETHER SO THE CITY COULD RECEIVE THE ELDRIDGE STREET PROPERTY. THERE IS POTENTIAL BUT NO PROMISES.

COUNCILOR CARR ASKED THE DPW IF THEY WERE BROUGHT UP TO SPEED REGARDING WATER AND SEWER EASEMENTS. THE ASSISTANT COMMISSIONER SAID THAT IT MAKES PERFECT SENSE TO PUT ALL UTILITIES ON THE EASEMENT, AND THE DPW WILL WORK WITH THE ARMY AS TO WHAT THEY NEED. THE WATER AND SEWER COMES IN ON THE RIVERWAY SIDE. TO MOVE IT MAKES SENSE AND THE DPW WILL WORK WITH THEM TO MAKE THIS WORK. THERE ARE NO UTILITIES ON COUNTY STREET. THE DPW SAID THEY SEE NO MAJOR ISSUES.

COUNCILOR CROTEAU NOTED THAT IF A PUBLIC SAFETY FACILITY IS PUT ON THE LAND ACCESS IS GOING TO BE NEEDED FOR LARGE FIRE TRUCKS.

ATTORNEY DE ABREU SAID THAT THE DOCUMENT IS AN OPTION TO PURCHASE PROPERTY, SO THE ARMY WOULD PAY THE CITY \$5,000 AND THEN THE ARMY WOULD HAVE THE RIGHT TO PURCHASE THE PROPERTY UNTIL FEBRUARY 12, 2016. IN THE EVENT OF A SALE, THE \$5,000 WOULD BE DEDUCTED FROM THE PURCHASE PRICE. IF THE ARMY DECIDED FOR WHATEVER

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THE COMMITTEE ON PUBLIC PROPERTY - CONTINUED

REASON TO NOT EXERCISE THEIR OPTION TO PURCHASE THE PROPERTY, THE CITY WOULD KEEP THE \$5,000 AS COMPENSATION FOR TAKING THE PROPERTY OFF THE MARKET.

IF THE ARMY DID EXERCISE THE OPTION BEFORE FEBRUARY 12TH, YOU COULD EXPECT THAT THE SALE WOULD TAKE PLACE SOON. THE PROPERTY IN QUESTION IS THE SITE OF THE FORMER E. POLE SCHOOL, THE ARMY WILL BE PURCHASING ALL OF THE E. POLE SITE, EXCEPT THE STRIP ON THE WEST SIDE. THAT LAND WILL REMAIN THE PROPERTY OF THE CITY OF TAUNTON. THE ARMY WOULD HAVE AN EASEMENT IN THAT LAND FOR 5 YEARS IN ORDER FOR THEM TO USE TO CONSTRUCT THE FACILITY THEY ARE GOING TO CONSTRUCT AND TO MOVE ADDITIONAL UTILITIES ONTO THAT LAND. AT THE END OF THE 5 YEARS THAT LAND WILL STILL BELONG TO THE CITY. AT THE END OF 5 YEARS THE ARMY'S EASEMENT WOULD EXPIRE.

THE ARMY WOULD PURCHASE THE PROPERTY ON WHICH THE E. POLE SCHOOL IS LOCATED FOR \$500,000.

MOTION: TO ENTER INTO THE OPTION TO SELL THE PROPERTY IN FEE AND GRANT THE EASEMENT AS DESCRIBED IN THE DOCUMENT. THIS DETERMINATION WOULD ALSO SERVE THE DETERMINATION THAT SHOULD THE ARMY CHOOSE TO EXERCISE IT'S OPTION THEN THE CITY WOULD BE ACTUALLY CONVEYING THE PROPERTY IN FEE. SO VOTED.

MOTION: TO DECLARE THE PROPERTY AVAILABLE FOR DISPOSITION. SO VOTED.

MOTION: TO DETERMINE THE VALUE OF THE PROPERTY THROUGH PROCEDURES CUSTOMARILY ACCEPTED BY THE APPRAISING PROFESSION AS VALID.

FOR THE COUNCIL'S INFORMATION, THE ASSESSOR'S OFFICE, FOR VALUATION YEAR 2015 LISTED THE VALUE OF THE LAND WITH IMPROVEMENTS AT \$422,000.

SO VOTED.

MOTION: BY 2/3 VOTE OF THE MUNICIPAL COUNCIL IT FINDS THAT THE CONVENYANCE IS FOR A PUBLIC PURPOSE AND WAIVES THE REQUIREMENTS OF SECTION 2-14 OF THE CITY OF TAUNTON REVISED ORDINANCE.

THIS ORDINANCE SAYS WHEN A CITY IS GOING TO CONVEY PROPERTY THE POTENTIAL PURCHASER SHOULD APPROACH THE CITY AND SUBMIT AN APPRAISAL, WITH SOME OTHER REQUIREMENTS, AND THERE IS A PROVISION IN THE ORDINANCE THAT SAYS IF THE COUNCIL DETERMINES IT IS FOR A PUBLIC PURPOSE IT CAN WAIVE THE REQUIREMENTS.

SO VOTED.

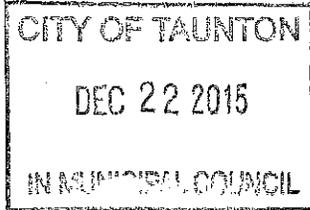
MOTION: TO AUTHORIZE MAYOR HOYE TO EXECUTE FIRST THE OPTION TO PURCHASE AND TO AUTHORIZE MAYOR HOYE TO EXECUTE THE DEED AND ANY RELATED DOCUMENTS NECESSARY TO EFFECT THE CONVEYANCE OF THE PROPERTY AND THE GRANTING OF THE EASEMENT IN THE EVENT THAT THE OPTION IS EXERCISED BY THE ARMY. SO VOTED.

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THE COMMITTEE ON PUBLIC PROPERTY - CONTINUED

MEETING ADJOURNED AT 7:46 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 "DM Blachwell".

CITY CLERK