



City of Taunton
Municipal Council Meeting Minutes
City Hall, 15 Summer Street, Taunton, MA
Minutes, July 26, 2022 at 7:15 O'clock P.M.

Regular Meeting

Mayor Shaunna L. O'Connell presiding

Prayer was offered by the Mayor

*Present at roll call were: Councilor Dooner, Duarte, McCaul,
Pottier, Coute, Quintal and Postell
Councilors Borges and Sanders were absent.*

Record of preceding meeting was read by title and approved. So voted.

Opportunity for input by the general public.

April Funches, 20 Kings Court, President of the Taunton Diversity Network, introduced Executive Director, Peter Dong from the US Future Leadership Foundation who just hosted the Papa 2022 Charity Concert over the weekend. They wanted to give thanks for the support they received for the charity concert. They had a really great turnout over this past Saturday. It was an amazing event to be able to have the internationally known artists Wu-Tang here in the City of Taunton. They had no issues what so ever and they are just glad to bring such a great event to Taunton. There will be more things coming along with the Papa Strong initiative as well. They do hope the Council and the citizens of Taunton continue to support the Papa Strong initiative as well as the Taunton Diversity Network. They also thanked the Taunton Police Department who did an amazing job. They were so supportive of the event.

Hearings:

Upon the petition of Daniel F. de Abreu, Esq. Brennan, Recupero, Cascione, Scungio & McAllister, LLP, 174 Dean Street, Unit B, Taunton, MA 02780 on behalf of his client, Medicine Man Solutions, LLC, by Haskell O. Kennedy III, Manager, Taunton, MA 02780 for the issuance of a Special Permit to allow: A 1,491 sq. ft. Marijuana Manufacturing and Delivery use (with up to three delivery vehicles) to be located at 144 West Britannia Street located in the Industrial District. Com. from Attorney Daniel de Abreu requesting to continue the Public Hearing until August 2, 2022. **Motion was made to open the Public Hearing. So voted.** The Assistant City Clerk read the communication received from Daniel F. de Abreu requesting the public hearing be continued until next week. **Motion was made to make part of the record. So voted.** **Motion was made to continue to Tuesday, August 2, 2022. So voted.**

Communications from the Mayor:

Mayor O'Connell said there are sixty-two (62) active reported Covid cases here in the City of Taunton. The Regional Vaccine Clinic at Northwoods is open through the end of August. The summer celebration is scheduled for Friday, August 26, 2022 from 5:00 p.m. to 9:00 p.m. They are going to have the same things as last year. There will be food

trucks, obstacle courses, a musical band, free kid activities, many community partners participating in offering activities, the Toe-Jam Puppet Band, the fun bus and fireworks at the end of the evening. As a reminder, they extended Hopewell's pool hours. It's open Monday, Wednesday and Friday from 1:00 p.m. to 5:15 p.m. Tuesday and Thursday from 1:00 p.m. to 6:45 p.m. and Saturday from 11:00 a.m. to 3:45 p.m. The cost is \$2.00 for City residents and Children 10 and under are free. The splash pad is open daily from 10:00 a.m. to 8:00 p.m. She thanked AJ Marshall, Commissioner from Park & Rec and his team for making this happen and working to extend the hours at the pool.

Appointments:

NONE

Communications from City Officers:

Com. from the Treasurer/Collector submitting FY22 collection numbers for Real Estate, Personal Property, Motor Vehicle Excise and Boat Excise Taxes. In the chart submitted, shows an extremely low outstanding balance due to the continual efforts of the Collector's Department. The total amount due was \$124,611,682.92. The outstanding balance as of June 22, 2022 is \$1,714,766.36, which is a 1.4%. **Motion was made to receive and place on file. So voted.**

Com. from the Safety Officer responding to two motions. One motion was to refer to the Safety Officer and Zoning Enforcement to discuss with the homeowner at the corner of Highland Street and Florence Street, the overgrown flowers at the corner of the intersections. He spoke with the homeowner at 189 Highland Street and advised her of the Ordinance 440-703 that refers to corner lots. The homeowner stated that the tall flowers would be trimmed as soon as possible. The other motion was to refer to the Safety Officer the increase of construction vehicles on Stevens Street. He stated the construction vehicles on Stevens Street may be part of the South Coast Rail Project and the MA DOT route 24/140 project. MA DOT has their staging area at 13 Stevens Street. **Motion was made to receive and place on file but on the notion that the Safety Officer re-evaluate 189 Highland Street for compliance. So voted.**

Com. from the City Planner submitting ADA Transition Update. As of June 30, 2022, 1232 issues in the schools, 11 issues at the Police, 9 issues at the Fire Stations, 12 issues in the parking areas, 103 issues in the parks, 31 items at polling locations and 559 issues in municipal buildings have been closed (1957 issues total). For the 4th quarter, 38 items were closed. For FY22 a total of 46 items have been closed. At this point, the ADA accounts have the following remaining balances for this fiscal year as of June 30, 2022 (building start \$100,000.00, \$35,528.00 remaining and encumbered, Public Grounds \$100,000.00 start, \$89,236.80 remaining and encumbered and DPW \$100,000.00 start, \$100,000.00 remaining and encumbered). More details were provided per location. **Motion was made to refer to the ADA Committee. So voted.**

Com. from the City Solicitor responding to the letter received from Kuhn Law dated January 27, 2022 which was recently discussed at the meeting regarding HTC Trinity, LLC's license renewal for its project at 354 Winthrop Street. The letter alleged that the general contractor on this project used another individual's construction supervisor license without his consent. As of the date of said letter, the only permit issued by the Building Department was for a concrete slab foundation. The permit for the construction

of the building had not yet been issued. In response to the letter, the foundation permit was revoked by the Building Department. Thereafter on February 24, 2022 the general contractor informed the Building Department that professional Engineer David Cluley would be performing services on the project as construction supervisor. Said letter was signed by Mr. Cluley. The Building Department issued the building permit to construct the building based on Mr. Cluley's credentials. The Law Department's advice regarding the circumstances summarized above are that the allegations relate to the general contractor, not the owner. They do not view this specific episode as a violation of any permit issued by the Municipal Council. It is clearly a building construction issue and it appears to them that the Building Department handled it professionally and appropriately. They advise against holding the owner responsible in any way for the general contractor's issue. **Motion was made to receive and place on file. So voted.**

Communications from Citizens:

Com. from Marisa Collins, Events & Operations Manager for Rodman for Kids located at 10 Lincoln Rd., Foxboro, MA 02035 requesting to conduct the 32nd Annual Rodman Ride for Kids. Their road crew will carefully sign their route on Friday, September 23, 2022 and all signs will be removed at the conclusion of the event on Saturday, September 24, 2022. Approximately 350-riders will pass through Taunton in total, riding on their 50-mile route. A list of the route was provided. **Motion was made to approve and refer to the Police Department and Fire Department for evaluation. So voted. The Assistant City Clerk also notified the ambulance service on this.**

Petitions:

NONE

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:

Councilor Pottier made a motion to refer 325 Norton Avenue to the DPW to take a look at the pothole situation. So voted.

Orders, Ordinances and Resolutions:

NONE

New Business:

Councilor McCaul said over the weekend he received a phone call from residents at Lake Sabbatia stating that the island has had a lot of people going back and forth and a lot of trash has been left at the boat ramp. **Councilor McCaul made a motion to refer to the Committee on Police and License to take a look at this and see how we can solve this type of problem, possibly cameras or a Police Detail to check things out. So voted.**

Councilor McCaul made a motion to have the ADA Sub-Committee be put on the agenda in two-weeks to meet to discuss the ADA transition report they received. So voted.

Meeting adjourned at 7:29 P.M.

A true copy:

Attest:


Assistant City Clerk

JLL/KLD

CITY OF TAUNTON
MUNICIPAL COUNCIL
JULY 26, 2022

RECEIVED
CITY CLERK'S OFFICE
2022 JUL 28 A 10:17

THE COMMITTEE ON FINANCE AND SALARIES

TAUNTON, MA

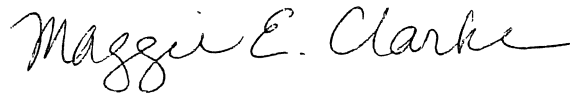
PRESENT WERE: COUNCILOR PHILLIP DUARTE, CHAIRMAN AND COUNCILORS POTTIER
AND MCCAUL. CITY CLERK

MEETING CALLED TO ORDER AT 6:06 P.M.

- 1. MEET TO REVIEW THE WEEKLY VOUCHERS & PAYROLLS FOR CITY DEPARTMENTS
 - MOTION: MOVE APPROVAL OF THE FISCAL YEAR 2022 INVOICE WARRANT IN THE AMOUNT OF \$3,760,382.33. SO VOTED.
 - MOTION: MOVE APPROVAL OF THE INVOICE WARRANT IN THE AMOUNT OF \$5,294,660.29. SO VOTED.
 - MOTION: MOVE APPROVAL OF THE PAYROLL WARRANT IN THE AMOUNT OF \$1,360,561.19. SO VOTED

MEETING ADJOURNED AT 6:08 P.M.

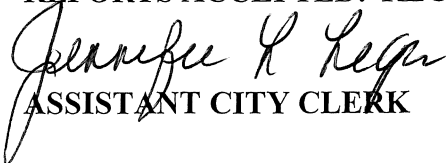
Respectfully submitted,



Maggie E. Clarke
Clerk of Council Committees

CITY OF TAUNTON
JUL 26 2022
IN MUNICIPAL COUNCIL

REPORTS ACCEPTED. RECOMMENDATIONS ADOPTED.



JENNIFER K. REGAN
ASSISTANT CITY CLERK

CITY OF TAUNTON
MUNICIPAL COUNCIL
JULY 26, 2022

RECEIVED
CITY CLERK'S OFFICE
2022 JUL 28 A 10:17

THE COMMITTEE OF THE COUNCIL AS A WHOLE

TAUNTON, MA

PRESENT WERE: COUNCIL PRESIDENT PHILLIP DUARTE AND COUNCILORS DOONER, MCCAUL, POTTIER, COUTE, QUINTAL AND POSTELL. ALSO PRESENT WERE ECONOMIC AND COMMUNITY DEVELOPMENT EXECUTIVE DIRECTOR WILLIAM ROTH, CHIEF FINANCIAL OFFICER PATRICK DELLO RUSSO, AND ASSESSOR RICHARD CONTI.

MEETING CALLED TO ORDER AT 6:18 P.M.

- 1. MEET TO DISCUSS A REQUEST FROM THE FEDEX GROUND PACKAGE SYSTEMS, INC. FOR A TAX INCREMENT FINANCING AGREEMENT THROUGH THE MASSACHUSETTS ECONOMIC DEVELOPMENT INCENTIVE PROGRAM.**

President Duarte read a letter from Bill Roth dated 7/7/22 which indicated that FedEx Ground Package Systems requested a Tax Increment Financing (TIF) Agreement from the City of Taunton through the Massachusetts Economic Development Incentive Program. FedEx proposes to build a 560,000 square foot warehouse facility at 2 & 8 Galleria Mall Drive. The letter indicated his recommendation that this TIF be approved.

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

Mr. Roth indicated that a representative from FedEx Corporate was unable to attend and that they had requested a continuance until 8/9/22. However, he and Mr. Dello Russo were prepared to discuss the TIF with the Council. Mr. Dello Russo explained the terms of the TIF emphasizing that it is 10 year agreement which will bring an estimated \$8.9 Million new tax money to the City. He indicated that the finance department does support this agreement. Mr. Roth further emphasized that this is a 10 year agreement which he believes is reasonable. It begins at 40% in the first year and decreases to 10% in the final year which he indicated was quite low. Mr. Dello Russo highlighted that this facility would produce 150 jobs, 32 of which would be full-time and that these numbers must be reported to the state.

Councilor McCaul asked about employment of Taunton residents and Mr. Roth indicated that FedEx is obligated to make reasonable efforts to recruit locally. He also discussed the agreed to yearly benchmarks for hiring. Mr. McCaul indicated that he was happy to see this going into this location and thanked the team for their hard work on reaching the agreement.

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THE COMMITTEE OF THE COUNCIL AS A WHOLE – CONTINUED

Councilor Postell questioned why FedEx was moving from Raynham to Taunton and Mr. Roth indicated that he was not sure if they were actually leaving Raynham. Mr. Postell agreed that this is a good use of the land but is hoping that they are committed to remaining at this location. He expressed some concern about the volume of vehicles and traffic that will be generated by this development. Mr. Roth emphasized that these trucks are not actually owned by the FedEx company but rather by contractors. He does not know how many will be housed on site. He also indicated that a portion of the facility will be used by FedEx Overnight.

Councilor Couté indicated that he supports this TIF agreement because he feels he needs to. The mall was torn down and the City needs the tax revenue. It concerns him, however, that the City is giving incentives to put back what was there before. He is interested in pursuing better planning for the future. Mr. Dello Russo said that the Finance Department is looking at this more. There was discussion about the assessed value of the property and Mr. Conti indicated that the numbers have changed because the property has been reassessed. The market is appreciating but the land is currently assessed at \$28,358,100.

Councilor Pottier questioned Mr. Roth on the timeline of this agreement and Mr. Roth indicated that he had received an email in March. The project was known simply as “Project Maple” until his letter dated July 7 at which time it became publicly known. Mr. Pottier agrees that a 10 year TIF is preferable to the 20 year agreements that he has seen in the past. However, he prefers seeing the percentages on a flat basis rather than front loaded. He indicated that online shopping and the need for deliveries was projected to remain strong. He questioned if this facility would occupy the entire parcel and Mr. Roth indicated that the site plan shows another 75,000 square foot building on the north-west side of the property and that has been pre-permitted. He indicated he understands that there is no agreement for “Park and Ride” at that site.

Councilor Dooner indicated that she reluctantly supports this agreement as she struggles to give a TIF to a \$60 Billion company.

Councilor Duarte indicated that he sees TIFs as a necessary evil in order to attract development because companies can just go somewhere else.

Councilor McCaul expressed concern about the impact on residents from heavy trucks and potential speeding and questioned if there had been any discussion on driving paths of vehicles. Mr. Roth indicated that he had not had those types of discussions but that

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THE COMMITTEE OF THE COUNCIL AS A WHOLE – CONTINUED

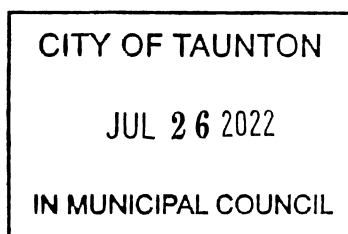
they had received two site plan approvals and further revisions through the planning board, zoning board of appeals, and/or the planning department. Mr. McCaul questioned if these would be union or non-union jobs and Mr. Dello Russo and Mr. Roth said they would get back to him with that information.

Councilor Postell and Mr. Roth discussed the role of the City in recruiting commercial development and both agreed that this would be a good discussion to have at another time. Mr. Postell wonders if the City is missing opportunities for developing a commercial footprint while focusing on industrial growth. Mr. Roth indicated that if a use is permitted by right, you cannot stop the development. He also said that market forces and demographics drive much of what happens but the City can work with developers and offer streamlined permitting and TIFs to assist. His office is constantly receiving calls and they try to connect property owners with businesses. He also indicated that the Chief of Staff is often involved and was actively involved in this particular agreement.

Councilor Coute questioned if the TIF is with FedEx and Mr. Roth explained that they have a triple net lease. There was further discussion on the size of the building and Mr. Conti indicated that while the square footage is less, the footprint is actually bigger than that of the mall because the mall had multiple stories.

MOTION: MOTION TO ADOPT THE REVISED RESOLUTION DATED 7-25-22. SO VOTED.

MEETING ADJOURNED AT 7:09 P.M.




Respectfully submitted,



Maggie E. Clarke
Clerk of Council Committees

REPORTS ACCEPTED. RECOMMENDATIONS ADOPTED.



ASSISTANT CITY CLERK