



Council President

Richard M. Marchand

Council Vice President

Gail P. Feckley

Councillors-at-Large

John Dombrowski

Claire M. Freda

Susan Chalifoux Zephir

Thomas F. Ardinger

Ward Councillors

Ward 1 – Gail P. Feckley

Ward 2 – Pauline M. Cormier

Ward 3 – David R. Cormier

Ward 4 – Mark C. Bodanza

Ward 5 – Richard M. Marchand

MEETING MINUTES

CITY OF LEOMINSTER

CITY COUNCIL

AUGUST 27, 2018

JOHN P. MAHAN CITY COUNCIL CHAMBERS

PUBLIC INFORMATION SESSION, 6:30 P.M.

- C-06
- 1) Relative to the acquisition of three parcels of land, 106 Central Street, 112 Central Street, and 124 Central Street.
 - 2) Also relative to the appropriation of \$2,000,000.00 for the cost of the foregoing acquisition and development of the property for police station purposes.
 - 3) Relative to any premium received by the City upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of project costs approved hereunder, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs.

Councillor Claire Freda recused herself from any discussion regarding 112 Central Street due to a possible conflict of interest.

William Mitchell, Chief Assessor, stated that the bond must be delivered to the Mayor by September 7, 2018.

- *A packet was given to the Councillors containing maps, assessments and information regarding the property.*
- *The property on Cross Street should be purchased to gain access to Lancaster Street.*
- *He believes the sale price of \$100,000.00 for the property is fair.*
- *Title search is clean.*
- *A purchase and sale agreement has been drafted.*

Dean J. Mazzarella stated that he would like to build a police station to last over 50 years with technology that is secured and room for expansion to improve on technology.

- *The biggest step is getting an architect plan.*
- *Hopes to start construction at the beginning of the year.*

PUBLIC INFORMATION SESSION, 6:35 P.M.

Potential purchase of 1183 Pleasant Street, Leominster, MA 01453.

Mayor Dean J. Mazzarella wanted to see if the city had any interest in purchasing the land.

William Mitchell, Chief Assessor, stated that a market analysis has been done by 2 groups and himself.

- *The assessment ranged between \$425,000.00 to \$690,000.00.*

Stephen Bernard, owner of the property was present as well.

- *The house was built in 1783 but wasn't officially on record until 1815. The house has 12 rooms, over 4,000 square feet, and 7 fire places.*
- *There are only 2 people living in the house, including himself, and he believes it's time to move on.*

PUBLIC FORUM, 7:15 P.M

The public forum is an opportunity for any member of the audience to speak on a matter specifically listed on the Council Agenda. Speakers will be asked to come to the microphone and state their formal name and address along with identifying the specific item(s) they wish to address. Each speaker is respectfully asked to keep their comments within a two (2) minute timeframe. The Council will not be responding or answering any questions; however, at the discretion of the Council President, clarification may be given.

James Lanciani of 156 Sylvan Ave - spoke in favor of communication C-06, to purchase land for the police station.

Gary Zimmerman of 47 Lynnhaven Road – suggests purchasing a pre-fabricated building. Could the City purchase plans from other cities and tweak them to save money?

The Public Forum closed at 7:42 P.M.

I. APPOINTMENT INTERVIEW

7:20 P.M Christopher Ryan – Planning Director on a temporary basis for sixty (60) days until the office can be filled by a permanent appointment. (*Regular Course 8/13/2018; Majority Vote to Confirm*)(*Ways & Means*)

Mr. Ryan was interviewed by Councillor Gail Feckley, the Ways & Means Committee Chairperson about his appointment as Planning Director. Mr. Ryan informed the Councillors of his past work history.

- *Masters in Planning, Zoning and Economic Development.*
- *Things he would like to improve in the office are electronic storage and means for files.*
- *Utilize technology.*
- *Improve communication and collaboration.*

The interview ended at 8:04 P.M.

7:25 P.M. Preya Patel – Cultural Commission; term to expire 4/15/2021. (Regular Course 8/13/2018; Majority Vote to Confirm)(Ways & Means)

Ms. Patel was interviewed by Councillor Gail Feckley, the Ways & Means Chairperson about her appointment as member of the Cultural Commission.

- *Senior at Leominster High School.*
- *Highly active in volunteering.*
- *Would like to major in biotechnology.*
- *A volunteer at the Ecotarium, and works with the elderly.*
- *Member of the National Honor Society and STUMP.*

The interview ended at 8:14 P.M.

II. REGULAR MEETING OF THE CITY COUNCIL, 7:30 P.M.

The meeting was called to order at 7:30PM.

III. ROLL CALL OF COUNCILLORS IN ATTENDANCE

Council President Marchand, Councillor Feckley, Councillor Chalifoux-Zephir, Councillor Dombrowski, Councillor Freda, Councillor David Cormier, Councillor Pauline Cormier, Councillor Ardinger, and Councillor Bodanza were present.

IV. APPROVAL OF RECORDS PRESENTED BY THE VICE PRESIDENT

No minutes were present for approval.

V. COMMUNICATIONS FROM THE MAYOR

ORDERS

C-12 Mayor, Dean J. Mazzarella: Relative to the appropriation of \$32,000.00 to the I.T.T.F. Expense Account; same to be transferred from the Stabilization Fund. RE: Microsoft Office Licenses. (*Finance; Majority Vote*)

C-12 – This communication was given regular course by the Chairman of the Finance Committee.

C-13 Mayor, Dean J. Mazzarella: Relative to the appropriation of \$6,000.00 to the Parking Meter Salary & Wages Account; same to be transferred from the Parking Meter Receipts Reserved for Appropriation Account. **RE:** Funding for Parking Enforcement Officer. (*Finance; Majority Vote*)

C-13 – This communication was given regular course by the Chairman of the Finance Committee.

C-14 Mayor, Dean J. Mazzarella: Relative to the appropriation of \$6,000.00 to the Parking Meter Expense Account; same to be transferred from the Parking Meter Receipts Reserved for Appropriation Account. **RE:** Parking facility and general parking expenses. (*Finance; Majority Vote*)

C-14 – This communication was given regular course by the Chairman of the Finance Committee.

C-15 Mayor, Dean J. Mazzarella: Relative to the appropriation of \$1,119,490.00 to the Street Resurfacing Expense Account; same to be transferred from the Highway State Aid Revenue Reserved for Appropriation. (*Finance; Majority Vote*)

C-15 – This communication was given regular course by the Chairman of the Finance Committee.

APPOINTMENTS

The following Vote for an Emergency Preamble was GRANTED by a vote of 9/0.

EMERGENCY PREAMBLE: Mayor Dean J. Mazzarella, request that the attached list of individuals be appointed as Election Officers – term to expire December 1, 2018. (*Ways & Means; Majority Vote to Confirm*)

The appointments for Election Officers was CONFIRMED by a vote of 9/0.

Michelle Haggstrom – Board of Appeals; Alternative member; term to expire 4/15/2019. (*Ways & Means; Majority Vote to Confirm*)

Gail Feckley, Chairperson of the Ways & Means Committee, requests a resume and interview with Ms. Haggstrom. This appointment was given Regular Course.

Mary Newton – OEM (Office of Emergency Management) member – Communication Unit; volunteer. (*Ways & Means; Majority Vote to Confirm*)

Gail Feckley, Chairperson of the Ways & Means Committee, requests a resume and interview with Ms. Newton. This appointment was given Regular Course.

VI. PETITIONS – FIRST TIME ON THE CALENDAR

07-19 Mark C. Bodanza and Susan Chalifoux Zephir: Request to delete Section 2-16 of the Revised Ordinance for the City of Leominster and insert a new Section 2-16 as follows:

Sec. 2-16 Regular Meetings

Except as hereinafter stated, regular meetings of the city council shall be held on the second and fourth Monday evenings of each month at 7:00 P.M. Whenever a meeting falls on a legal holiday, it shall be held the following night at the same time. Whenever a meeting falls on the evening before New Year's Day, it shall be held on the next night following the holiday at the same time. No meeting shall be held during the week of Christmas. (*Legal Affairs: 2/3 Vote Required, Public Hearing Required TBD*)

07-19 – This communication was given regular course by John Dombrowski, Chairman of the Legal Affairs Committee. A Public Hearing was set for September 24, 2018 at 6:15 P.M.

08-19 Gail P. Feckley: Request to reduce the speed limit on Burrage Avenue from Main Street to Pierce Street to 20 mph. (*Public Service; Majority Vote Required*)

08-19 – This communication was given regular course by John Dombrowski, Chairman of the Legal Affairs Committee. Referral was requested from the Police Department.

09-19 Mark C. Bodanza and Susan Chalifoux Zephir: Request to amend the City Council Rules of Procedure, namely Rule 1, Meetings, by changing the time of Monday evening meetings from 7:30 P.M. to 7:00 P.M. (*Legal Affairs; 2/3 Vote Required, Public Hearing Required: TBD*)

09-19 – This communication was given regular course by John Dombrowski, Chairman of the Legal Affairs Committee. A Public Hearing was set for September 24, 2018 at 6:20 P.M.

VII. MATTERS BEFORE THE CITY COUNCIL

VIII. CITY OF LEOMINSTER – FINANCIAL REPORT

Councillor Bodanza reported that the Fiscal Year 2019 Stabilization fund started at \$15,113,865.09. He informed the City Council that there are five pending appropriations. If these appropriations are granted and ordered then the Stabilization fund will have a new balance of \$18,605,285.25.

IX. FINANCE

C-06 Mayor Dean J. Mazzearella:

1) Relative to the acquisition of three parcels of land, 106 Central Street, 112 Central Street, and 124 Central Street. *(Regular Course 8/23/2018; 2/3 Vote Required)*

2) Also relative to the appropriation of \$2,000,000.00 for the cost of the foregoing acquisition and development of the property for police station purposes. *(Regular Course 8/23/2018; 2/3 Vote Required)*

3) Relative to any premium received by the City upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of project costs approved hereunder, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs. *(Regular Course 8/23/2018; 2/3 Vote Required)*

Councillor Freda abstained from discussion regarding 112 Central Street due to a possible Conflict of Interest.

The Finance Committee recommended to GRANT Communication C-06. The City Council voted 9-0 to Grant Communication C-06. A vote of 8/0 was also taken regarding communication C-06 due to Councillor Freda abstaining from the vote regarding 112 Central Street, due to a possible Conflict of Interest.

C-08 Mayor Dean J. Mazzearella: Relative to the appropriation of \$4,000,000.00 to the Stabilization Fund; same amount to be transferred from the Overlay Surplus Account. *(Regular Course 8/13/2018; Majority Vote)*

The Finance Committee recommended to GRANT Communication C-08. The City Council voted 9-0 to Grant Communication C-08.

C-09 Mayor Dean J. Mazzarella: Relative to the appropriation of \$323,000.00 to the Police Department Capital Outlay Expense Account; same to be transferred from the Stabilization Fund. (*Regular Course 8/13/2018; Majority Vote*)

The Finance Committee recommended to GRANT Communication C-09. The City Council voted 9/0 to Grant Communication C-09.

C-10 Mayor Dean J. Mazzarella: Relative to the appropriation of \$38,000.00 to the Building Department Capital Outlay Expense Account; same to be transferred from the Stabilization Fund. (*Regular Course 8/13/2018; Majority Vote*)

The Finance Committee recommended to GRANT Communication C-10. The City Council voted 9/0 to Grant Communication C-10.

C-11 Mayor, Dean J. Mazzarella: Relative to the appropriation of \$135,000.00 to the Sanitation & Drainage Expense Account; same to be transferred from the Stabilization Fund. (*Regular Course 8/13/2018; 2/3 Vote*)

The Finance Committee recommended to GRANT Communication C-11. The City Council voted 9/0 to Grant Communication C-11.

X. LEGAL AFFAIRS

84-18 Interim Chief Michael D. Goldman: Amend Chapter 10 of the Leominster Peddlers License as authorized by M.G.L. Chapter.6, Section 172 B ½. (*Regular Course 06/25/18; Further Time 07/09/18; 7/23/218; 8/13/2018; Pending Referrals: City Solicitor; Majority Vote; Public Hearing Required: TBD*)

Councillor Dombrowski, Chairman of the Legal Affairs Committee recommended to Grant petition 84-18. The City Council voted 9/0 to Grant Communication 84-18.

02-19 Gail P. Feckley: Request to amend Chapter 22 of the Revised Ordinances, entitled, "Zoning" Article I, Section 22-4 Definitions, Yard Sale by adding application and permitting requirements for all Yard Sales. (*Regular Course 7/23/18; Further Time: 8/13/2018; Pending Referrals: Planning, Zoning Board of Appeals; 2/3 Vote Required, Public Hearing Required: TBD*)

Councillor Dombrowski, Chairman of the Legal Affairs Committee recommended to Table petition 02-19. The Councillors are waiting for Peter Niall, Building Inspector Director, to return from surgery, and his recommendation. By a vote of 9/0, petition 02-19 was tabled.

05-19 Claire M. Freda: Request two (2) “Veterans Only” parking spots in all of the public lots in the City of Leominster. Signs to read “Veteran Parking Only. This spot is reserved for those who have served”. (*Regular Course 8/13/2018; Pending Referrals: Disability, and Police; Majority Vote*)

Councillor Dombrowski, Chairman of the Legal Affairs Committee, read letters into the records and recommended to Grant petition 05-19. The City Council voted 9/0 to Grant petition 05-19.

C-01 Mayor, Dean J. Mazarella: Request that the City Council approve Petition C-01 and authorize the Mayor, on behalf of the City, to petition the Massachusetts General Court for special legislation, substantially in the form as set forth below, relating to the City making payment on a certain unpaid bill to Royal Steam Heater Co., provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Mayor approves amendments to the bill before enactment by the General Court, and provided further that the Mayor is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition. (*Regular Course 07/09/18; Further Time: 07/23/18;8/13/2018; Pending Referrals: Mayor, City Solicitor, Purchasing, School Department, Comptroller; Majority Vote Required*).

Councillor Dombrowski, Chairman of the Legal Affairs Committee, recommended Further Time. The City Council voted 9/0 to Grant Further Time for petition C-01.

Councillor Freda requested a copy of the documents that will be submitted to the courts.

C-06 Mayor Dean J. Mazarella:

1) Relative to the acquisition of three parcels of land, 106 Central Street, 112 Central Street, and 124 Central Street. (*Regular Course 8/23/2018; 2/3 Vote Required*)

2) Also relative to the appropriation of \$2,000,000.00 for the cost of the foregoing acquisition and development of the property for police station purposes. (*Regular Course 8/23/2018; 2/3 Vote Required*)

3) Relative to any premium received by the City upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of project costs approved hereunder, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs. (*Regular Course 8/23/2018; 2/3 Vote Required*)

Councillor Dombrowski, Chairman of the Legal Affairs Committee recommended to Grant petition C-06. The City Council voted 9/0 to Grant Communication C-06.

XI. WAYS AND MEANS & VETERANS AFFAIRS

APPOINTMENTS

Christopher Ryan – Planning Director on a temporary basis for sixty (60) days until the office can be filled by a permanent appointment. (*Regular Course 8/13/2018; Majority Vote to Confirm*)(*Ways & Means*)

The appointment of Christopher Ryan was moved to the front of City Council Matters. The Ways & Means Committee recommended that the City Council Confirm the appointment of Mr. Christopher Ryan. By a vote of 9-0 Mr. Christopher Ryan's appointment was confirmed.

Preya Patel – Cultural Commission; term to expire 4/15/2021. (Regular Course 8/13/2018; *Majority Vote to Confirm* (*Ways & Means*))

The appointment of Preya Patel was moved to the front of City Council Matters. The Ways & Means Committee recommended that the City Council Confirm the appointment of Ms. Preya Patel. By a vote of 9-0 Ms. Preya Patel's appointment was confirmed.

PETITIONS

06-19 Petition for Junk and Second Hand Dealers License; Little 1 Clothing and Accessories – Business owner, Charity Sanders. (*Regular Course: 8/13/2018; Majority Vote*)

Councillor Gail Feckley, Ways & Means Committee Chairperson, recommended to Grant petition 06-19. The City Council voted 9/0 to Grant petition 06-19.

XII. CITY PROPERTY

C-07 Mayor Dean J. Mazarella: A Resolution Supporting the Continued Marketing of the Leominster Landfill. (*Regular Course 8/13/2018; 2/3 Vote Required*)

Councillor Frank Ardinger, Chairperson of City Property Committee, recommended to Grant communication C-07. The City Council voted 9/0 to Grant communication C-07.

XIII. OLD BUSINESS

Councillor Sue Chalifoux-Zephir requested a follow up regarding communication C-09 for police vehicle purchase. She would like an inventory of all the vehicles in the city and information on the life span of a police vehicle.

Councillor John Dombrowski would like to take a vote to bring down the Building Inspector, Peter Niall, at his earliest convenience, to meet with the City Councillors, regarding petition 2-19.

Councillor David R. Cormier, regarding communication C-15, would like a list of all streets being resurfaces.

XIV. COMMUNITY CALENDAR

City Clerk, Katelyn Huffman mentioned that the State Primary Election is on September 4, 2018.

XV. ADJOURNMENT

The City Council Meeting adjourned at 9:39 P.M.

Respectfully Submitted,
Titi Siriphan, Assistant
City Clerk