

City of Taunton
Municipal Council
August 1, 2023

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2023 AUG -3 P 2:34

TAUNTON, MA

The Committee on Finance and Salaries

The meeting was held at Taunton City Hall, 15 Summer Street, Taunton, MA 02780 in the Chester R. Martin Municipal Council Chambers.

Members Present: Councilor Phillip Duarte, Chairman
Councilor David Pottier
Councilor John McCaul

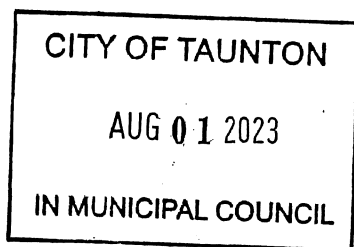
The meeting was called to order at 5:33 PM.

1. Meet to review the weekly vouchers and payroll for City departments.

Motion by Mr. Pottier and seconded by Mr. McCaul to approve the payroll warrant in the amount of \$1,429,680.24. **So voted.**

Motion by Mr. Pottier and seconded by Mr. McCaul to approve the accounts payable warrant in the amount of \$880,541.54. **So voted.**

Motion by Mr. Pottier and seconded by Mr. McCaul to adjourn at 5:34 PM. **So voted.**



Respectfully submitted,

Maggie E. Clarke

Maggie E. Clarke
Clerk of Council Committees

REPORTS ACCEPTED. RECOMMENDATIONS ADOPTED.

Jeanne Heger
CITY CLERK

City of Taunton
Municipal Council
August 1, 2023

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2023 AUG -3 P 2: 34

The Committee of the Council as a Whole

TAUNTON, MA

The meeting was held at Taunton City Hall, 15 Summer Street, Taunton, MA 02780 in the
Chester R. Martin Municipal Council Chambers.

Councilors Present: Councilor President Kelly Dooner, Chairman
Councilor Phillip Duarte
Councilor Estele Borges
Councilor John McCaul
Councilor David Pottier
Councilor Christopher Coute
Councilor Barry Sanders

Councilors Absent: Councilor Lawrence Quintal
Councilor Jeffrey Postell

Also Present: Attorney Peter Winters, First Assistant City Solicitor
Attorney Mark Higgins, Commonwealth Alternative Care

The meeting was called to order at 5:36 PM.

1. Meet to discuss the proposed amended Host Community Agreement for Commonwealth Alternative Care at 30 Mozzone Boulevard.

Motion by Ms. Borges and seconded by Mr. McCaul to invite the parties in. **So voted.**

Councilor Duarte noted that he is recused from this matter.

Councilor Coute indicated that he researched the issues that were discussed last week and is comfortable.

Motion by Mr. Coute and seconded by Ms. Borges to approve the HCA for Commonwealth Alternative Care at 30 Mozzone Boulevard. **So voted.**

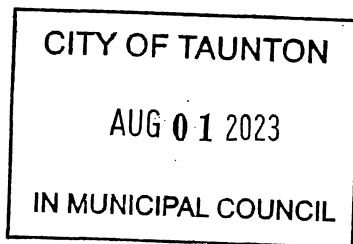
2. Meet in executive session pursuant to MGL Chapter 30A §21, reason number 3: "To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares" to discuss the Intergovernmental Agreement with the Mashpee Wampanoag Tribe.

Motion by Mr. Coute and seconded by Ms. Borges to enter into executive session. All 7 present councilors voted yes. So voted on a roll call.

Motion by Mr. Pottier and seconded by Mr. Coute to return from executive session. So voted on a roll call.

Council President Dooner stated that 2 votes were taken in executive session, one of which was to exit executive session.

Motion by Mr. Pottier and seconded Mr. Coute to adjourn the meeting at 6:55 PM. So voted.



Respectfully submitted,

Maggie E. Clarke
Clerk of Council Committees

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CITY CLERK

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TAUNTON, MA

The Committee on Public Property

CITY CLERK

The meeting was held at Taunton City Hall, 15 Summer Street, Taunton, MA 02780 in the Chester R. Martin Municipal Council Chambers.

Members Present: Councilor Christopher Coute, Chairman
Councilor John McCaul
Councilor Estele Borges
Councilor Kelly Dooner

Members Absent: Councilor Lawrence Quintal

Also Present: Jim Howland, Office of Economic and Community Development
Jay Pateakos, Executive Director, OECD
Patrick Dello Russo, CFO
Richard Conti, Chief Assessor
Andrew Sukeforth, Director of Procurement
Phil Neveu, 51 Briarwood Drive
Rich Volkman, 81 Briarwood Drive
Brian Wilson, 71 Briarwood Drive
Amber Dutra-Wyllie, 103 East Water Street

The meeting was called to order at 9:08 PM.

1. Meet with the Finance Department to discuss the next component of the Marketable Property Program, "Owner Unknown", and consider authorizing the sale of the same by the City.

Mr. Dello Russo stated that this is the third component of the Taunton Leading City Initiative. Mr. Conti stated that he has visited the parcels and spoken with the majority of the abutters. He explained the definition of Owners Unknown under MGL Ch. 59 Section 11. These have been taxed the last three years and are ready for title perfection. In most cases, the abutters have expressed interest in purchasing the properties. The Law allows the Assessors to tax the owner unknown and after three years of taxes not being paid, begin the process of taking the property. Mr. Conti gave a presentation and noted that originally the City had 94 parcels in this category and they are about 50% through the list. In 2017 and 2018 interns did title searches on 94 properties and, with the assistance of Coppola & Coppola, they located 11 owners. 29 parcels will likely be transferred to the State Division of Fisheries and Game. The 9 being presented tonight he hopes will be returned to the tax rolls. Mr. Dello Russo indicated that these will be sold with a reserve.

a. Map 92 Lot 252 and Lot 248 near 91 Berkley Street

Mr. Conti indicated that the owner of parcel 29-247 had expressed some interest in purchasing these parcels. It is .16 acres total. Mr. Sukeforth indicated that they will use an RFP process that will go to the highest bidder and Mr. Conti recommended that they mail a notice to the abutters.

Ms. Borges asked why not use the abutters program. She also asked if we know for sure that these were not attached to one of the abutters' properties and just fell off. Mr. Conti confirmed and stated that they are following the owner unknown process.

Mr. Sanders asked what kind of criteria would be used to craft the RFP instead of having an auction and Mr. Sukeforth suggested it would be strictly based on highest price. Likely, auction companies would not be interested in such small parcels.

Motion by Ms. Borges and seconded by Ms. Dooner to open public input. **So voted.**

Motion by Ms. Borges and seconded by Ms. Dooner to close public input. **So voted.**

Motion by Ms. Borges and seconded by Ms. Dooner to deem these parcels surplus and move forward with the RFP. **So voted.**

b. Map 8 Lot 58 near 408 and 426 Prospect Hill Street

Mr. Conti stated that both abutters have interest and wish to purchase this lot and they plan to purchase it and split it. Mr. Conti indicated that he explained that there can only be one buyer. He believes that it was originally an easement and is .15 acres assessed at \$5400. Ms. Borges asked if this lot gives access to the reservoir and Mr. Conti stated that they believe there is adequate access by Heritage Drive.

Motion by Ms. Borges and seconded by Ms. Dooner to open public input. **So voted.**

Motion by Ms. Borges and seconded by Ms. Dooner to close public input. **So voted.**

Motion by Ms. Borges and seconded by Mr. McCaul to declare this property surplus. **So voted.**

c. Map 94 Lot 199 at the rear of 742 and 734 County Street

Mr. Conti stated that this parcel is of interest to the residents on Briarwood Drive as it would expand their backyards. Again, only one person can purchase the parcel and then it can be split. The land is seasonally wet and is .24 acres assessed at \$5400.

Motion by Ms. Borges and seconded by Ms. Dooner to open public input. **So voted.**

Phil Neveu of 51 Briarwood Drive spoke and indicated that they are working to purchase this. He thanked Mr. Conti for his help.

Rich Volkman of 81 Briarwood Drive stated that he is interested in purchasing and the only value to him is to prevent something from being built there. They want to buy it to protect their backyards.

Brian Wilson of 71 Briarwood Drive stated that he is interested in purchasing but doesn't want to do anything with it. He intends to keep it wooded and swampy just the way it is.

Motion by Ms. Borges and seconded by Ms. Dooner to close public input. **So voted.**

Motion by Mr. McCaul and seconded by Ms. Dooner to declare as surplus. **So voted.**

d. Map 15 Lot 32 near 81 Rachel Drive

Mr. Conti explained that this is a buildable lot that is level, flat, dry, and is served by water and gas. Currently, it is being used as a dumping ground. There are conservation restrictions but there is frontage on Woodview Drive and Rachel Drive and is a corner lot. The back of the lot will be unusable. The lot is .69 acres and is valued at \$134,800. Mr. Conti suggested that the septic system design will be a challenge but not impossible.

Motion by Ms. Borges and seconded by Ms. Dooner to open public input. **So voted.**

Motion by Ms. Borges and seconded by Ms. Dooner to close public input. **So voted.**

Motion by Ms. Borges and seconded Ms. Dooner by to declare lot 32 near 81 Rachel Drive as surplus. **So voted.**

e. Map 134 Lot 93 near 31 Holloway Street

Mr. Conti described this triangular lot that is buildable. It is wooded with an abandoned house. The lot is 1.59 acres and is valued at \$154,900. He believes it could be two buildable lots.

Motion by Ms. Borges and seconded by Ms. Dooner to open public input. **So voted.**

Motion by Ms. Borges and seconded by Ms. Dooner to close public input. **So voted.**

Motion by Ms. Borges and seconded by Mr. McCaul to deem lot 93 near 31 Holloway as surplus. **So voted.**

f. Map 92 Lot 279 near 103 East Water Street

Mr. Conti explained that this was once joined to the lot next to it, but, it was taken in 1914 by eminent domain by the TMLP. It is a wooded lot with a 100 ft restriction from the river that cannot be disturbed. The piece is desirable to the people who live next door. The river does flood under certain circumstances. The parcel is .16 acres total with a value of \$1600 considering the restrictions.

Councilor Borges suggested that this might be suitable for the abutters program and allow that one abutter to purchase.

Motion by Ms. Borges and seconded by Ms. Dooner to open public input. **So voted.**

Amber Dutra-Wyllie, daughter of Debra and Steven Dutra of 103 East Water Street, spoke and expressed her family's support for this and their desire to purchase the parcel.

Motion by Ms. Borges and seconded by Ms. Dooner to close public input. **So voted.**

Motion by Ms. Borges and seconded by to put parcel 92-279, East Water Street into the abutters program. **So voted.**

- g. Map 80 Lot 47 near 144 Ashleigh Terrace
- h. Map 80 Lot 45 near 186 Ashleigh Terrace

Mr. Conti explained that these two parcels were not developed when Ashleigh Terrace was developed. Lot 47 is .44 acres and lot 45 is .69 acres. Mr. Dello Russo explained that these two lots were the subject of a recent Committee meeting when the Committee voted to acquire these two lots. Mr. Dello Russo mentioned the stipulation that the Council had put on that vote that the money be put into the roads and how, with the Marketable Properties Program, half of the sale of the proceeds is earmarked for the TLC Initiative.

Mr. Coute suggested that the Committee is looking for a commitment that the amount of money generated from the sale of these parcels be brought forward for the roads in Ashleigh Terrace.

Mr. Sanders suggested that these parcels could be removed from the MPP if that makes it easier to honor the commitment made to the neighborhood.

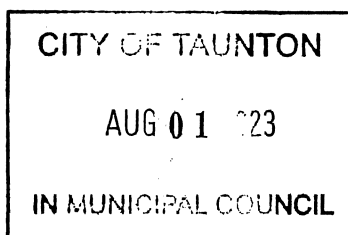
Mr. Coute asked about the timing for this and Mr. Dello Russo suggested this would be sold by the first week of November and the Capital Improvement Program would be out in a mid-December – mid-January timeframe.

Motion by Ms. Borges and seconded by Ms. Dooner to open public input. **So voted.**

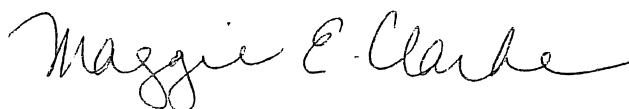
Motion by Ms. Borges and seconded by Ms. Dooner to close public input. **So voted.**

Motion by Ms. Borges and seconded by Mr. McCaul to declare parcels 80-47 near 144 Ashleigh Terrace and 80-45 near 186 Ashleigh Terrace as surplus with the commitment that the same amount of money generated by the sale be put into the capital plan for the sidewalk or road improvements in that neighborhood. There is also to be a single family home restriction. This should be in a presentation by the end of the year. **So voted.**

Motion by Ms. Borges and seconded by Ms. Dooner to adjourn the meeting at 10:00 PM and thank the parties. **So voted.**



Respectfully submitted,



Maggie E. Clarke
Clerk of Council Committees

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CITY CLERK