

City of Taunton
Municipal Council
November 14, 2023

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CITY CLERK'S OFFICE
2023 NOV 17 A 9:56

The Committee on Finance and Salaries

TAUNTON, MA

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 5:32 PM.

1. Approve the minutes from November 6, 2023.

Motion by Mr. McCaul and seconded by Mr. Pottier to approve. **So voted.**

2. 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 \$4,378,682.48. **So voted.**

Motion by Mr. Pottier and seconded by Mr. McCaul to approve the accounts payable warrant in the amount of \$7,734,816.34. **So voted.**

3. Meet to discuss the request to pay a prior year bill in the amount of \$159.69 to Eversource and transfer from 01-493-5200-5212 (Natural Gas) to 01-493-5520-5999 (Prior Year Expense).

Motion by Mr. McCaul and seconded by Mr. Pottier to approve. **So voted.**

4. Meet to discuss the request from the Fire Department to pay prior year bills totaling \$2500.00 and transfer \$600 from 01-220-5200-5301 (Medical Blanket) and \$1900 from 01-220-5200-5588 (Education Blanket) to 01-220-5520-5999 (Prior Year Expense).

Motion by Mr. Pottier and seconded by Mr. McCaul to approve. **So voted.**

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

List of Documents and Other Exhibits Used:

The Committee on Finance and Salaries Meeting Minutes from 11/6/23

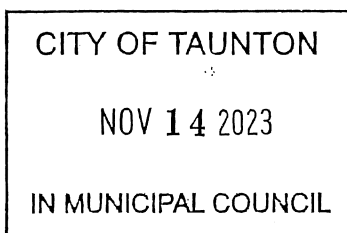
Payroll Warrant #77

Bill Invoice Warrant #76

List of items over \$100,000

Letter from Gill Enos dated 10/24/23

Letter from Steven Lavigne dated 10/27/23



Respectfully submitted,

A handwritten signature in black ink that reads "Maggie Clarke".

Maggie E. Clarke
Clerk of Council Committees

REPORTS ACCEPTED. RECOMMENDATIONS ADOPTED.

A handwritten signature in black ink that reads "Karyn L. Dion".

ASSISTANT CITY CLERK

City of Taunton
Municipal Council
November 14, 2023

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The Committee on Ordinances and Enrolled Bills

TAUNTON, MA

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

Members Present: Councilor Barry Sanders, Chairman
Councilor John McCaul
Councilor Kelly Dooner

Also Present: Arsenio Chaves, Safety Officer
Lisa Bond, First Assistant City Solicitor

The meeting was called to order at 5:40 PM.

1. Approve minutes from October 31, 2023.

Motion by Mr. McCaul and seconded by Ms. Dooner to approve. **So voted.**

2. Meet for an update on the process for determining an Ordinance for:
 - a. Grease interceptors
 - b. Gas and oil separators/interceptors
 - c. Back water valves

Mr. Sanders referenced a communication from Tony Abreau, the Assistant Commissioner for the Department of Public Works, suggesting this be taken up on December 12.

Motion by Mr. McCaul and seconded by Ms. Dooner to table. **So voted.**

3. Meet to discuss the request to restrict parking on both sides of Turner Street from 13 Turner Street to 126 Turner Street near Massasoit State Park.

Mr. Sanders read a letter on the matter from Officer Chaves dated October 27.

Motion by Mr. McCaul and seconded by Ms. Dooner to approve no parking on both sides. **So voted.** The matter is to be sent to the Law Department to prepare for a first reading.

4. Meet to discuss the request for a stop sign in the area of Fremont Street at Tremont Street.

Mr. Sanders read a letter from Officer Chaves on the matter dated October 27.

Mr. McCaul suggested a flashing sign at that location might make it more noticeable. After discussion, it was determined that a stop sign with a reflective pole to enhance the visibility would be the best solution.

Motion by Mr. McCaul and seconded by Ms. Dooner to install a stop sign with a reflective pole at the intersection of Fremont Street at Tremont Street. **So voted.** This matter is to be sent to the Law Department to prepare for a first reading.

5. Meet for the continued discussion on the proposed ordinance change which would require an office on each Class II licensed property.

Attorney Bond referred to Attorney de Abreu's prior guidance.

Ms. Dooner asked what triggered this matter and Mr. Sanders provided some background from a few years back. A business wanted to add auto sales but didn't have a building onsite. Ms. Dooner indicated that she is not prepared to support this at this time.

Motion by Mr. McCaul and seconded by Ms. Dooner to table. **So voted.**

Motion by Mr. McCaul and seconded Ms. Dooner to adjourn the meeting at 5:54 PM. **So voted.**

List of Documents and Other Exhibits Used:

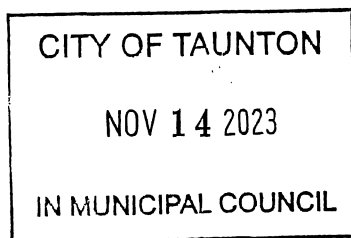
Committee on Ordinances and Enrolled Bills Meeting Minutes of 10/31/23

Email from Tony Abreau dated 11/13/23

Letter from Arsenio Chaves dated 10/27/23 re: Turner Street

Letter from Arsenio Chaves dated 10/27/23 re: Fremont and Tremont Streets

Letter from Attorney de Abreu dated 12/23/18



Respectfully submitted,

Maggie E. Clarke

Maggie E. Clarke

Clerk of Council Committees

REPORTS ACCEPTED.

RECOMMENDATIONS ADOPTED.

Kristal Z. Dion

ASSISTANT CITY CLERK

City of Taunton
Municipal Council
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The Committee on Economic Development and Technology

TAUNTON, MA

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 Estele Borges, Chairman
Councilor Christopher Coute
Councilor Kelly Dooner

Also present: Jay Pateakos, Exec. Director of Economic and Community Development
Jim Howland, Asst. Director of Economic and Community Development

The meeting was called to order at 5:57 PM.

1. Approve minutes from August 29, 2023.

Motion by Mr. Coute and seconded by Ms. Dooner to approve. **So voted.**

2. Meet to discuss the Affordable Trust Fund.

Ms. Borges asked Mr. Pateakos and Mr. Howland to explain the Affordable Trust Fund. They explained that contributions to the Fund come from developers who do not want to do the 20% affordable housing. In lieu of affordable housing developers contribute to the Fund. Then those developers looking to do affordable housing can apply for this and money is provided as grant funding. There is approximately \$285,000 left in the fund at this time. The 275 units by Alliance will be contributing \$1.6 Million to the Affordable Housing Trust Fund. There are State rules that must be followed and there is a Committee to administer the funds. Ms. Borges asked if there are any other ways to contribute to the Fund and Mr. Howland indicated that this is the only way he is aware of. Ms. Borges asked when they expected to receive the \$1.6 Million and Mr. Howland that it would likely be in increments over the course of the project. This infusion of funds will allow the OECD to advertise the availability of funds.

3. Meet for the continued discussion on establishing a Weir Waterfront District.

Mr. Pateakos reported that he has researched many different waterfront districts and they are all different. Many have a historic element. In Taunton, the concept of a Weir Waterfront

District seems to revolve around the Bacon Felt property. He believes that this is the easiest development and the City has control over that location. While this is a historic neighborhood, the structures for the most part are not historical. He feels that with guidance on what you'd like to see there, this building is ripe for development. Based on the flood zone, the first floor already has to be commercial. Ms. Borges asked if the RFP will include that it has to be commercial on the first floor and they confirmed that the RFP will state that it can't be residential on the first floor. Ms. Borges suggested that there might be grants available if a waterfront district is established and Mr. Pateakos stated that this is a possibility. Ms. Borges stated that she hates to restrict businesses but that she also hates to lose grant money.

Mr. Coute stated that, with the RFP process, Bacon Felt will be developed to the highest and best use. The best proposal for the City will be selected. He asked about the status of the cleanup there. Mr. Pateakos indicated that they hope to be moving forward with the RFP by January. Mr. Howland reported that they've done some evaluation and they have to shore up the front of the building.

Ms. Borges indicated that she would like to keep this topic in the Committee on Economic Development and Technology for future discussion and updates.

4. Meet with the OECD to review matters in file:
 - a. Request a discussion from OECD related to questions about outside dining and the petition received

Motion** by Mr. Coute and seconded by Ms. Dooner to remove from the file. **So voted.

- b. Request to meet with the OECD Director to discuss the Master Plan and parking and seating changes in downtown. Discuss his goal, his ideas, and what will be going on

Motion** by Mr. Coute and seconded by Ms. Dooner to remove from the file. **So voted.

- c. Request a discussion with the OECD and his team regarding the action plan for the CDBG Fund (Community Development Block Grant)

Mr. Pateakos and Mr. Howland gave a presentation on what their office does. On the economic development side, they go after businesses. Mr. Pateakos talked about how they help new businesses. They have a resource guide and he touched on the "E for All" program which offers free guidance to businesses and was happy that 5 Taunton businesses applied this time around. In terms of economic development, they have helped 13 separate businesses open. 43 individual programs have gone through the "Step-Up" Program. \$4 Million in competitive grants have been received. They discussed HOME funding which is used for new affordable units or rehab of affordable units. They cover an area from Plainville to Carver. HOME funding was used for the Union Block, the Coyle project and the upcoming Church Green project. Ms. Borges

clarified that the Coyle housing project is actually at Taunton Catholic Middle School, not Hamilton Street.

Mr. Pateakos and Mr. Howland discussed CDBG Funding and this is money that stays in Taunton. They have used this to assist through public service providers. He also discussed funding for park redevelopment. The CDBG public hearing will be held on 12/5 and then the application goes up on line. Mr. Howland gave some examples and indicated that the review board goes through the applications. He explained the location of the census track for CDBG funding and how these census tracks place limitations on the areas where they are allowed to spend money.

They also reported that they worked with the Assessor's Office on identifying City properties which became the foundation for the MPP Program. They have also provided small business loans and dealt with brownfields funding. They noted some companies they have spoken to about potentially coming to the City and also touched on some businesses that will be opening soon.

Mr. Duarte noted that the Home Consortium work is regional and benefits other communities and, as such, some of the staff time is funded by the federal government.

Mr. Howland indicated that the public hearing for CDBG funding is 12/5 and the public hearing for the Home Consortium is 12/6.

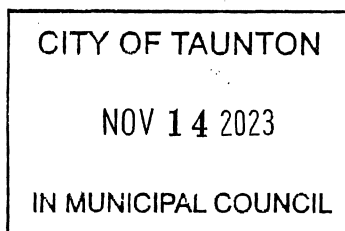
- d. Request a discussion on TIFs

Councilor Borges requested this be kept in the file.

Motion by Mr. Coute and seconded by Ms. Dooner adjourn at 6:34 PM. **So voted.**

List of Documents and Other Exhibits Used:

Presentation – Office of Economic and Community Development



Respectfully submitted,

Maggie E. Clarke

Maggie E. Clarke
Clerk of Council Committees

REPORTS ACCEPTED. RECOMMENDATIONS ADOPTED.

Kayshel L. Dion
ASSISTANT CITY CLERK

City of Taunton
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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. CITY CLERK

Councilors Present: Council President Kelly Dooner
Councilor Phillip Duarte
Councilor Estele Borges
Councilor John McCaul
Councilor David Pottier
Councilor Christopher Coute
Councilor Barry Sanders
Councilor Lawrence Quintal
Councilor Jeffrey Postell

Also Present: Attorney Brianna Correira
David Clymens
Hannah Cassidy

The meeting was called to order at 6:35 PM.

1. Approve minutes from October 24, 2023.

Motion by Mr. McCaul and seconded by Mr. Coute to approve. **So voted.**

2. Meet for a pre-review upon the petition of Edmund J. Brennan, Jr. Esq., Brennan, Recuperto, Cascione, Scungio, McAllister LLP, 174 Dean Street, Unit B, Taunton, on behalf of his client 12 Porter Street Development, LLC to allow a 28-Unit Family Development at 10-18 Porter Street, Taunton, located in the Urban Residential District.

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

Mr. Coute indicated that he will be interested in hearing the total investment on the project, the affordable component (if any), visuals, information on parking, and accessibility.

Mr. Pottier expressed interest in taxes, amenities, and if there is any preferences for elderly or veterans.

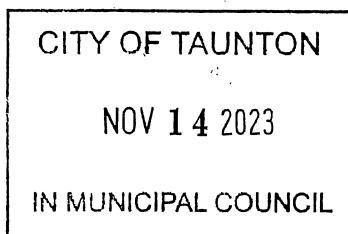
Mr. Sanders indicated that he would like to hear about efforts aimed at sustainability and efficiency including heating systems, any solar, and so forth

Ms. Borges asked for information on whether these are market rate, if any EOCD funding was used, number of units and if they are 1, 2, or 3 bedroom, security, if there is management on site, and information on rents.

Mr. Duarte requested information on the history of environmental contamination and any remediation that's been done.

Motion by Mr. Coute and seconded by Mr. Pottier to excuse the parties. **So voted.**

Motion by Mr. Duarte and seconded Mr. Postell to adjourn the meeting at 6:40 PM. **So voted.**



Respectfully submitted,

Maggie E. Clarke

Maggie E. Clarke
Clerk of Council Committees

REPORTS ACCEPTED. RECOMMENDATIONS ADOPTED.

Rupert L. Dion

ASSISTANT CITY CLERK