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Minutes from the City Council Meeting on Tuesday May 15, 2018 at 7:15 pm in the City Council Chambers are as follows:

CITY COUNCIL
CHICOPEE MA

Vieau, John L.	Ward 3 Councilor	Present
Laflamme, Frank N.	At-Large Councilor	Present
Roy, Gerard (Jerry) A.	At-Large Councilor	Present
Tillotson, James K.	At-Large Councilor	Present
Zygarowski, Robert J.	At-Large Councilor	Present
McAuliffe, Joel D.	Ward 1 Councilor	Present
Brooks, Shane D.	Ward 2 Councilor	Present
Balakier, George A.	Ward 4 Councilor	Present
Krampits, Fred T.	Ward 5 Councilor	Present
Dobosz, Derek	Ward 6 Councilor	Present
Courchesne, William C.	Ward 7 Councilor	Present
Labrie, Gary R.	Ward 8 Councilor	Present
Walczak, Stan	Ward 9 Councilor	Present

Public Input-None

MO-1 Mayors appropriation of One million and 00/100 dollars (\$1,000,000.00) to the following named account: D.P.W. Water Special Account for Water Construction Costs for Sewer Separation from available funds in the Water Surplus Account.

--Motion made by Councilor McAuliffe to receive and pass. Councilor McAuliffe stated some funds to be transferred to cover water pipes on Cochran and Muzzy Streets. Councilor Krampits stated the existing pipe has been breaking. Needs to be done. Tearing out existing line and replacing, going out to bid now with current contractor. Final cost before the end of the paving season. Councilor Zygarowski stated the DPW Superintendent assured him it will be paved before the winter. Councilor Tillotson stated tearing up roads to do sewer, it makes sense to do it while it is in the construction phase. Motion passed through all stages by a unanimous roll call vote.

MO-2 Mayors appropriation of Five hundred ninety eight thousand eight hundred eighty eight and 70/100 dollars (\$598,888.70) to the following named account: D.P.W. Highway Special Account for Snow & Ice Removal from available funds in the Undesignated Fund Balance "Free Cash" Account.

--Motion made by Councilor Roy to receive and pass. Councilor Roy stated this is the final summary for snow and ice removal for last year. Motion passed through all stages by a unanimous roll call vote.

MO-3 Mayors appropriation of Three hundred thousand and 00/100 dollars (\$300,000.00) to the following named account: D.P.W. Wastewater Special Account for Meters/Support Equipment from available funds in the Sewer Surplus Account.

--Motion made by Councilor Krampits to receive and pass. Councilor Krampits stated this and number 4 are to fund a meter replacement by the water and sewer departments. Existing meters have come to the end of their useful life. Consumer may be saving money

but water department is losing money. CEL will also be using new meters. Sharing resources. In 5-10 years all the meters will be replaced. Staggered replacement, technology will make it easier to monitor by department and consumer. Lot of plusses with this system, will be much more efficient. Councilor Zygarowski stated it should not affect the tax rate in any way. Councilor Tillotson stated this is funded by CEL, Water, and Sewer. Will not impact the tax rate. Motion passed through all stages by a unanimous roll call vote.

MO-4 Mayors appropriation of Two hundred thousand and 00/100 dollars (\$200,000.00) to the following named account: D.P.W. Water Special Account for Meters/Support Equipment from available funds in the Water Surplus Account.

--Motion made by Councilor Brooks to receive and pass. Councilor Brooks stated this dovetails into previous motion, rest of the funds. Motion passed through all stages by a unanimous roll call vote.

MO-5 Mayors appropriation of One hundred fifty thousand and 00/100 dollars (\$150,000.00) to the following named account: OPEB Trust Fund from available funds in the Undesignated Fund Balance "Free Cash" Account.

--Motion made by Councilor Walczak to receive and pass. Councilor Walczak stated this is a public employee benefits trust fund for retiree insurance fund. Councilor Tillotson stated this is titled Other Post Employee Benefits, need to fill this fund. Mayor saw an opportunity to put in some funds so when we are mandated we won't have to come up with a large sum. Motion passed through all stages by a unanimous roll call vote.

MO-6 Mayors appropriation of Fifteen thousand seven hundred twenty one and 00/100 dollars (\$15,721.00) to the following named account: MIS Special Account for Capital Acquisitions from available funds in the Undesignated Fund Balance "Free Cash" Account.

--Motion made by Councilor Labrie to receive and pass. Councilor Labrie stated this is money for the Treasurer's office, need new printers. Motion passed through all stages by a unanimous roll call vote.

MO-7 Be it ordered (changed to ordained by the Mayor) that the City of Chicopee hereby amends the Chicopee Code of Ordinances to establish and authorize revolving funds for use by certain City Departments, Boards, Committees, Agencies, or Officers under and in accordance with Massachusetts General Laws Chapter 44 § 53E 1/2.

--Motion made by Councilor Tillotson to receive, 1st reading and refer to the Ordinance Committee. Councilor Tillotson stated this is adopting the state ordinances. Councilor Walczak stated one of the letters is from Parks & Rec and the assistant Superintendent isn't listed on the letter head. Letter head should reflect the department head and assistant. Motion passed, referred.

MO-8 To the City Council:

You are hereby notified that I have this day appointed, Nathan Moreau, 161 Jacob Street, Chicopee, Massachusetts as a responsible party for the solicitation of contributions to the

City of Chicopee for municipal sponsored entertainment events, educational programs, and other city activities. To which appointment I ask the confirmation of your honorable Council.

--Motion made by Councilor Balakier to receive and approved this evening. Councilor Balakier stated this is a new position for Nathan. Will have the responsibilities. Motion passed.

MO-9 To the City Council:

You are hereby notified that I have this day appointed, Johnny Miranda, 15 Leonard Street, Apartment 2L, Chicopee, Massachusetts as a member of the Ambulance Commission to serve in such office for the term expiring on the 1st of January, 2021. To which appointment I ask the confirmation of your honorable Council.

*Re-Appointment

*Term Dates Corrected

--Motion made by Councilor Tillotson to receive and approved this evening. Councilor Tillotson stated this is a very important committee. Doing a good job. Motion passed.

MO-10 To the City Council:

You are hereby notified that I have this day appointed, Roland Archambault, 42 High Street, 1st Floor, Chicopee, Massachusetts as a member of the Zoning Board of Appeals to serve in such office for the term expiring on the 1st of April, 2022. To which appointment I ask the confirmation of your honorable Council.

*Re-Appointment

--Motion made by Councilor Tillotson to receive and approved this evening. Councilor Tillotson stated he deserves the chance to be reappointed. Councilor Dobosz stated he was a mentor, he does so much work on that board and for that committee. Still serving even though he was sick. Councilor Balakier stated he attended several meetings and he should be reappointed, he does a tremendous job. Motion passed.

MO-11 WHEREAS, the City Council of the City of Chicopee strongly supports increased economic development to provide additional jobs for residents of Chicopee, Holyoke, and Westfield and expanded commercial and industrial activity within those cities in order to promote and develop a healthy economy and a stronger tax base; and

WHEREAS, the General Court has enacted M.G.L. Ch. 23A, Section 3A-3H, the Massachusetts Economic Development Incentive Program (EDIP), designed to stimulate job creation, attract new business, encourage growth of existing businesses, and to increase overall economic development readiness; and

WHEREAS, THE City of Chicopee has entered into an Inter municipal Agreement with the Cities of Holyoke and Westfield and the three cities have been

designated as the Holyoke Regional Economic Target Area (ETA), by the Economic Assistance Coordinating Council (EACC); and

WHEREAS, THE City Council of the City of Chicopee desires job creation opportunities and increased commercial and industry activity at Parcel 8 Chicopee River Business Park, Chicopee, Massachusetts; and

WHEREAS, the City Council of the City of Chicopee has supported and will continue to support the strategy to streamline the permitting process for the Parcel 8 Chicopee River Business Park project; and

WHEREAS, A. Crane Construction LLC is investing \$1,440,000 in property acquisition and construction of a 7,000 s.f. building; and

WHEREAS, A. Crane Construction, LLC has committed to create a minimum of 6 permanent full time jobs with preference in hiring residents of the ETA and the City of Chicopee; and

NOW, THEREFORE, be it resolved, that the City Council approves the Certified Project application of A. Crane Construction, LLC and forwards said application for certification to the Massachusetts EACC for its approval and endorsement;

Be it further resolved, the City Council of the City of Chicopee with the approval of the Mayor hereby makes a binding commitment to enter into a Tax Increment Financing (TIF) agreement with A. Crane Construction, LLC; and

And be it further resolved, that pursuant to M.G.L. Ch. 23A, Section 3E, the TIF agreement with A. Crane Construction, LLC shall comply with all laws and regulations regulating such agreements and shall include only the exemptions contained in this Resolution. Said Agreement will provide for an exemption on property taxes based on the growth portion in the assessed value of the project as follows:

Year 1 FY2021	75% of increased value
Year 2 FY2022	50% of increased value
Year 3 FY 2023	50% of increased value
Year 4 FY 2024	50% of increased value
Year 5 FY 2025	25% of increased value

--Motion made by Councilor Zygarowski to receive, pass and allow for TIF agreement with A. Crane Construction. Councilor Zygarowski stated this construction company will take a piece of property on Chicopee River Business Park. Adding value to our city. Been very successful for the city, with his reputation, he will make a go of it. Will put a new building on the tax rolls. Councilor McAuliffe commend the Clerk on reading of the order. TIF is on increased value, tax break, decreases over 5 years. One business in on the Chicopee River Business Park. Appreciative of the Crane family. Councilor Krampits said it is in his ward. Going into the business park is good, nice to see

someone from Chicopee wants to stay in Chicopee. Committee haggles back and forth to set the TIF. The area has been dormant for so long, hopefully this will help. Making the area active will be visible from the main road will help. Councilor Tillotson stated he could go wherever he wanted. Wants to stay in Chicopee, we want him to stay in Chicopee, would love to see this carry over to other people developing. Councilor Walczak stated this is a highly reputable company, top dog at the home show. Motion passed through all stages by a roll call of 12 yes, 1 abstain. Councilor Laflamme abstained.

MO-12 WHEREAS, the City Council of the City of Chicopee strongly supports increased economic development to provide additional jobs for residents of Chicopee, Holyoke, and Westfield and expanded commercial and industrial activity within those cities in order to promote and develop a healthy economy and a stronger tax base; and

WHEREAS, the General Court has enacted M.G.L. Ch. 23A, Section 3A-3H, the Massachusetts Economic Development Incentive Program (EDIP), designed to stimulate job creation, attract new business, encourage growth of existing businesses, and to increase overall economic development readiness; and

WHEREAS, THE City of Chicopee has entered into an Inter Municipal Agreement with the Cities of Holyoke and Westfield and the three cities have been designated as the Holyoke Regional Economic Target Area (ETA), by the Economic Assistance Coordinating Council (EACC); and

WHEREAS, THE City Council of the City of Chicopee desires job creation opportunities and increased commercial and industry activity at Parcel at River Mills, Chicopee, Massachusetts; and

WHEREAS, the City Council of the City of Chicopee has supported and will continue to support the strategy to streamline the permitting process for the River Mills Assisted Living project; and

WHEREAS, River Mills Assisted Living LLC is investing \$24,260,000 in property acquisition and construction of an Assisted Living Facility building; and

WHEREAS, River Mills Assisted Living, LLC has committed to create a minimum of 65 permanent full time jobs with preference in hiring residents of the ETA and the City of Chicopee; and

NOW, THEREFORE, be it resolved, that the City Council approves the Certified Project application of River Mills Assisted Living, LLC and forwards said application for certification to the Massachusetts EACC for its approval and endorsement;

Be it further resolved, the City Council of the City of Chicopee with the approval of the Mayor hereby makes a binding commitment to enter into a Tax Increment Financing (TIF) agreement with River Mills Assisted Living, LLC; and

And be it further resolved, that pursuant to M.G.L. Ch. 23A, Section 3E, the TIF agreement with River Mills Assisted Living, LLC shall comply with all laws and regulations regulating such agreements and shall include only the exemptions contained in this Resolution. Said Agreement will provide for an exemption on property taxes based on the growth portion in the assessed value of the project as follows;

Year 1	FY2020	90% of increased value
Year 2	FY2021	80% of increased value
Year 3	FY2022	70% of increased value
Year 4	FY2023	60% of increased value
Year 5	FY2024	50% of increased value
Year 6	FY2025	40% of increased value
Year 7	FY2026	30% of increased value
Year 8	FY2027	20% of increased value
Year 9	FY2028	10% of increased value
Year10	FY2029	10% of increased value

--Motion made by Councilor Courchesne to receive, pass and the City of Chicopee City Council authorize the Mayor to enter into the TIF agreement with Rivermills, LLC. Councilor Courchesne stated this is only on increased value. Hopefully get to full capacity before they have to pay full taxes. Councilor Brooks stated this is step 2 of a 2 step process, already have the special permit. State of the art facility. Makes sense for so many reasons, will be able to offer many services in house. Will be a gem of the area. Councilor Tillotson stated will have an Alzheimers unit. Of the 65 employees will have many skilled laborers. Councilor Balakier stated considering the property has been vacant for so many years this is a win, win for... the City. Motion passed through all stages by a unanimous roll call vote.

- 13 A favorable License Committee report, ordered that Honeyland Farms, 206 Newbury Street, be called before the City of Chicopee License Committee and City Council to discuss the status of the requested site plan for the business.

--Motion made by Councilor Walczak to receive and refer to the License Committee. Councilor Walczak stated they had a meeting to discuss what they are doing to the site plan, the occupant isn't the property owner. Councilor Balakier stated he sat in on the meeting, there were constituent questions about noise. Gas pumps aren't in place yet. Councilor Zygarowski asked if the pumps are going in? he was told yes, there have been weather problems, the owner is not agreeable, noise is going on. Motion passed, referred.

- 14 A minority Utilities Committee report, petition from Columbia Gas of Massachusetts, hereby requests that it be granted a location and permission to install and maintain 530' of 2" MP plastic gas main on Sesame Drive with such service connections as it may now or subsequently find necessary. All mainline installation will remain in the tree-belt after tapping off the existing stub in the road.

--Motion made by Councilor Labrie to receive and permission granted. Councilor Labrie stated Columbia gas is looking to change a pipe out. Motion passed.

- 15 A favorable Utilities Committee report, petition from Columbia Gas of Massachusetts hereby requests that it be granted a location and permission to replace and maintain 2,080' of 6" MP plastic gas main and 230' of 8" MP plastic gas main on Rimmon Avenue and Hampden Street together with such laterals and service connections as it may now or subsequently find necessary.
- Motion made by Councilor Labrie to receive and permission granted. Councilor Labrie stated same as the last order. Motion passed.
- 16 A favorable Utilities Committee report, petition from Columbia Gas of Massachusetts hereby requests that it be granted a location and permission to replace and maintain 1,600' of 8" MP plastic gas main and 750' of 8" MP plastic gas main on Newbury Street, Dana Street, and Doyle Avenue together with such laterals and service connections as it may now or subsequently find necessary. This project will also include installing mainline stubs on Gilbert Avenue, Farnsworth Street, Haven Avenue, Athol Street, Nordica Street, Upton Street, and Park Road for future use.
- Motion made by Councilor Labrie to receive and permission granted. Councilor Labrie stated same as the last order. Motion passed.
- 17 A favorable Ordinance Committee report, BE IT ORDERED THAT the ordinance Committee meet with the PVTA, representatives from Chicopee Electric Light and City Engineer to discuss the request from PVTA to place bus stop signs on utility poles at certain locations along Grattan Street.
- Motion made by Councilor Tillotson to receive, accepted and placed on file. Councilor Tillotson stated they need to put up their own signs which they agreed to do. Motion passed.
- 18 A favorable Ordinance Committee report, a proposed Ordinance, striking from Chapter 260, Bus Stops - Grattan/Percy, STOP #601-593 Grattan Street, Bus Stop.
- Motion made by Councilor Tillotson to receive, 2nd and final reading, enrolled and ordained. Councilor Labrie stated they were very cooperative, checking records match. Clean up-get rid of stops that are too close together. Motion passed through all stages by a unanimous roll call vote.
- 19 A favorable Ordinance Committee report, a proposed Ordinance, striking from Chapter 260, Bus Stops - Grattan/Trilby, STOP #607-543 Grattan Street, Bus Stop.
- Motion made by Councilor Tillotson to receive, 2nd and final reading, enrolled and ordained. Councilor Labrie stated they were cleaning up area. Motion passed through all stages by a unanimous roll call vote.

20 A favorable Ordinance Committee report, a proposed Ordinance, striking from Chapter 260, Bus Stops – Grattan/McKinstry, STOP #591-683 Grattan Street, Bus Stop.

--Motion made by Councilor Tillotson to receive, 2nd and final reading, enrolled and ordained. Councilor Labrie stated clean up signs. Councilor Laflamme stated he is glad Councilor Tillotson had CEL there. Nothing goes on their poles, the city doesn't even use poles. Motion passed through all stages by a unanimous roll call vote.

21 A favorable Ordinance Committee report, a proposed Ordinance, striking from Chapter 260, Bus Stops – Grattan/Montgomery, STOP #650-36 Grattan Street, Bus Stop.

--Motion made by Councilor Tillotson to receive, 2nd and final reading, enrolled and ordained. Councilor Labrie stated they were cleaning up. Motion passed through all stages by a unanimous roll call vote

22 A favorable Ordinance Committee report, a proposed Ordinance, adding to Chapter 260, Bus Stops – Grattan/Montgomery, STOP #650-39 Grattan Street, Bus Stop.

--Motion made by Councilor Tillotson to receive, 2nd and final reading, enrolled and ordained. Councilor Labrie stated they need to add one, take this one away from a dangerous intersection. Motion passed through all stages by a unanimous roll call vote

23 A favorable Ordinance Committee report, a proposed Ordinance, striking from Chapter 260, Parking Regulations – Dewey Street, Northeast side (even side) – entire length, Parking Prohibited.

--Motion made by Councilor Tillotson to receive and refer back to the Ordinance Committee. Councilor Tillotson stated there was a question about Fire Department involvement. Motion passed, referred.

24 A favorable Ordinance Committee report, a proposed ordinance, adding to Chapter 260, Handicap Parking – 71-73 Maple Street, Handicap Parking.

--Motion made by Councilor Tillotson to receive and refer back to the Ordinance Committee. Councilor Tillotson stated the Engineer wanted more time to review. Motion passed, referred.

25 An unfavorable Ordinance Committee report, a proposed ordinance, adding to Chapter 260, Handicap Parking, 44 Meetinghouse Road, Handicap Parking.

--Motion made by Councilor Tillotson to receive and the ordinance defeated. Councilor Tillotson stated there were unfavorable recommendations from COD and Engineer. Motion passed.

- 26 An unfavorable Ordinance Committee report, a proposed ordinance, adding to Chapter 260, Handicap Parking, 52 Northern Drive, Handicap Parking.
- Motion made by Councilor Tillotson to receive and the ordinance defeated. Councilor Tillotson stated trying to clean up committee, there were unfavorable recommendations from COD and Engineer. Motion passed.
- 27 An unfavorable Ordinance Committee report, a proposed ordinance, adding to Chapter 260, Handicap Parking, 64 Peloquin Drive, Handicap Parking.
- Motion made by Councilor Tillotson to receive and the ordinance defeated. Councilor Tillotson stated there were unfavorable recommendations from COD and Engineer. Motion passed.
- 28 A proposed ordinance, adding to Chapter 260, Handicap Parking, 124 Crescent Drive, Handicap Parking.
- Motion made by Councilor Tillotson to receive, 1st reading refer to the COD, Engineer, Fire Department and Ordinance Committee. Councilor Tillotson stated will take up in committee. Motion passed, referred.
- 29 A proposed ordinance, striking from Chapter 260, Bus Stops, New Ludlow Road/Loretta, STOP #365 – 182 New Ludlow Road, Bus Stop.
- Motion made by Councilor Walczak to receive, 1st reading and refer to the Ordinance Committee. Councilor Walczak stated this is a busy road. Councilor Tillotson stated technically he should go through PVRTA first to clarify. Motion passed, referred.
- 30 A proposed ordinance, adding to Chapter 260, Bus Stops, New Ludlow Road, Loretta, Stop #365 – 2012 Memorial Drive, Bus Stop.
- Motion made by Councilor Walczak to receive, 1st reading, refer to the Ordinance Committee. Councilor Walczak stated will take up in committee. Motion passed, referred.
- 31 A NEW Special Permit application under Section 275-67 of the Municipal Zoning Ordinance for the purpose of approval for a mixed-use development including up to 600 new, residential units and up to 400,000 square feet of commercial space within the former Cabotville Mill Complex under the City's Mill Conversion and Commercial Center Overlay District. Location: 165 Front Street. Applicant: 4 Perkins, LLC, C/O SilverBrick 307 W 38th St., Suite 1414, New York, New York 10018.
- Motion made by Councilor Brooks to receive and refer to the Overlay District Review Committee and Zoning Committee. Councilor Brooks stated Silverbrook purchased this building. Former owner tried to sell previously, but this time has come to fruition. Will bring market rate housing to the downtown, hopefully will revitalize downtown. Councilor McAuliffe echoed the sentiments. Tremendous boom for the city. More than 600 people coming downtown. Will do a

tremendous amount of good. Young professionals will move there, applaud the Mayor and legislature. Infrastructure was prohibitive, main reason we need to make improvements in all parts of the city. Very excited to see the sale of this property. Councilor Tillotson stated this is a factory building that is being rehabbed. Want to make sure this is being done correctly, need to make sure all rules and regulations are being done correctly. Will revitalize downtown. Support city hall rehab, it is a historic building, make it so it won't fall down. Center will be a pivotal place, concerned it will be done right. They won't be multi rooms. Councilor Brooks agreed with Councilor Tillotson, surround ourselves with experts. This is a viable project for the downtown. All departments will come in. Councilor Zygarowski hopes this is done the right way. Ames Privilege is very nice. Councilor McAuliffe made a point to put this in prospective, Councilor Brooks could gain 1000 new constituents. Never been to this point with any other buyers. Motion passed, referred.

32 A renewal for an Auto Repair License for Mr. Clean Auto Detailing, located at: 1422 Granby Road. Applied for by: Evelyn Roman.

--Motion made by Councilor Walczak to receive and granted with existing restrictions. Amended by Councilor Laflamme to grant for 60 days and refer back to the License Committee. Councilor Laflamme said there have been concerns and he would like to grant for 60 days and then call them in. Motion passed.

33 A renewal for an Auto Detail License for Mr. Clean Auto Detailing, located at: 1422 Granby Road. Applied for by: Evelyn Roman.

--Motion made by Councilor Walczak to grant for 60 days and refer to the License Committee. Councilor Walczak stated will take up in committee. Motion passed.

34 A renewal Home Occupation License for Edward J. Radawiec, located at: 3 Ivy Street.

--Motion made by Councilor Brooks to receive and granted this evening with restrictions. Motion passed.

35-36 JUNK DEALER'S LICENSE RENEWALS

Nu-Da-U	Sammy Rodriguez	922 Chicopee Street
AJ's Gaming	Anthony J. Montefusco	196 East Street

--Motion made by Councilor Walczak to receive and granted with restrictions. Motion passed.

ATTEST:



KEITH W RATTELL
CITY CLERK