

13
RECEIVED

2021 JUL 26 AM 9:17

Minutes from the Special City Council Meeting on Wednesday June 30, 2021 at 7:14 pm in the City Council Chambers are as follows:

CITY COUNCIL
CHICOPEE MA

Brooks, Shane D.	Ward 2 Councilor	Present
Laflamme, Frank N.	At-Large Councilor	Present
Roy, Gerard (Jerry) A.	At-Large Councilor	Absent
Tillotson, James K.	At-Large Councilor	Present
Zygarowski, Robert J.	At-Large Councilor	Present
McAuliffe, Joel D.	Ward 1 Councilor	Present
Galecki, Lucjan J.	Ward 3 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

Councilor Brooks and Clerk Rattell opened the meeting at 7:14. The Mayor went through the orders. On Mayors order #1 Councilor Tillotson stated this has to be approved by the Council. Councilor Balakier asked what the balance in free cash will be? Auditor Riley stated 1.5 million will still roll back into the general fund. This is unusual. The Mayor stated the financial team meets once a week. Mayors order #2 Mayor explained the EAP is something we really take advantage of here in the city. Mayors order #3 Mayor stated this is a generous donation. Mayors order #4 Councilor Tillotson stated with the summer schedule if not appointed tonight won't be there till August. Councilor Brooks stated known Sam and his family for many years. Can attest as president to his character. Councilor Tillotson stated he asked the Mayor to invite him tonight so he could make a presentation. Councilor Galecki stated he knows the family, think he will do a good job. Councilor Walczak stated anyone who shows up when it's 98° in a suit deserves the appointment. Councilor Zygarowski asked if he has plans to attend college? The answer was no, works at MSC on Sheridan Street, got a job during high school as a machine tool technologist. So far has worked out very well. Previously worked at different jobs. Worked for the Parks Department while in school, thought this would be a good stepping point for politics. Mayors order #5, law suggested putting this on the agenda tonight. Broadway is in disrepair, grievance about the air quality, non-handicap accessible. School Department and School Committee agree the building is in disrepair. Will buy some time. Improvements to building will be done, 5 year lease, want blessing moving forward. Lease is \$240,000 with \$40,000 in taxes. Councilor Tillotson asked we have to pay taxes? The Mayor stated yes. Councilor Tillotson stated do we have to provide maintenance. Answer is we pay for maintenance, school is responsible for outside maintenance. Telephone and Data system will be responsible for. Will be over \$300,000 when we are through it. Not saying we don't need it, just saying what we're getting for our money. Councilor McAuliffe asked to explain what the order is. Councilor Brooks stated maintenance inside and out, landlord does major fixes. They will come in and provide data port drops, think the language is common. The property taxes will be a wash. Councilor McAuliffe asked if this is an order or an

informational order? The Mayor stated the Council has no authority to accept or reject the order. Councilor Galecki asked why the parking lot at 180 Broadway was redone? Makes no sense. The Mayor stated this is to buy time. Having it renovated while occupying makes no sense. Superintendent Clark stated sending to the facilities sub-committee and the School Committee. Councilor Galecki stated have to move all the contents of the building. Superintendent stated are planning on moving in phases. Most will be done by custodial staff. May have to use a moving company. Councilor Zygarowski stated curious if this is a five year lease wondering if down the road there is an out to this lease? Is there a way out of this? Councilor Courchesne stated the landlords generally pass off all expenses to the lessee. Never not seen an out for both sides. Could build a building in less than five years. The Superintendent stated went through the school and city attorneys. Councilor Laflamme stated you said its informational, but you're talking a five year lease, bothered. We are approving because it is a five year lease? The Auditor stated any contract over three years needs to be approved, however, there is an exemption with real estate in the 30B requirement. Councilor Laflamme stated not here to debate school department or what they've done. Not here to tell them how to do their job. Mayor stated Marshall Moriarty said it is in the best interest of the city to bring before the council, just informational. Councilor Balakier stated noticed on page 2 of the lease, term, right to terminate lease dependent upon the affordability of the city. Councilor Galecki stated Covid happened and we don't want people to get sick. The Superintendent stated since 2005 the structure is deteriorating, kept it up for 16 years so far and Covid pushed this, no ventilation systems at all. The Mayor stated building needs serious updating. Not handicap accessible, is a big thing, not ADA compliant. Councilor Galecki asked if the ventilation system will be updated? Who will inspect them? The answer was they are inspected by the state. Councilor Walczak stated he has a question about the long range. What kind of facility are you looking to build on. The Mayor stated a good RFP presented all the needs. Ideally would like to bring all into one building. The Superintendent stated over the last 8 years had to move people out of the building due to a lack of space. Will be able to move them all into one space now. Councilor Walczak stated the Telecom building on James Street is in good shape now, they have space and parking, is that in consideration? The answer was no. Councilor Zygarowski stated hope going into new building takes you into the future, can accommodate all needs. If it doesn't meet the needs for size/capacity they will consider other options. Councilor Galecki stated refer to the square feet on cost of rent, is it market rate? The Superintendent stated she trusts and values Mr. Chapdelaine's opinion, he believes it is on point. Councilor Galecki asked if we are paying more because we are somewhat desperate? The Mayor stated only one response to the RFP. Mayors order #6 the Mayor stated budget updates. The meeting was then turned over to Council President Brooks and the orders were read.

MO-1 Mayors appropriation of One million five hundred thousand and 00/100 dollars (\$1,500,000.00) to the following named account: Stabilization For Capital Budgeting from available funds in the Undesignated Fund Balance "Free Cash" account.

--Motion made by Councilor Laflamme to receive and pass. Councilor Laflamme stated to put the 1.5 million into the stabilization fund for capital budgeting. The rest

will go back into the general fund. Each item will come before the council. Motion passed through all stages by a unanimous roll call vote. Councilor Roy absent.

MO-2 Mayors appropriation of Three hundred ninety four and 88/100 dollars (\$394.88) to the following named account: Human Resources Special Account for Employee Assistance Program. Amount to be raised in the Fiscal Year 2022 Tax Levy.

--Motion made by Councilor Dobosz to receive and pass. Councilor Dobosz stated increase in expense for EAP. Motion passed through all stages by a unanimous roll call vote. Councilor Roy absent.

MO-3 Ordered that the City Council accept the donation of a bullet proof vest to the Chicopee Police Department K9 Jax from John and Ann Brough. Said donation has a value of Nine hundred sixty one dollars and 23/100 (\$961.23) and it is accepted in accordance with M.G.L. Chapter 44 Section 53A1/2.

--Motion made by Councilor Courchesne to receive, pass and the donation accepted. Councilor Courchesne stated a donation of a K9 vest, a picture of the dog in the vest with a thank you should be sent. Motion passed through all stages by a unanimous roll call vote. Councilor Roy absent.

MO-4 To the City Council:

You are hereby notified that I have this day appointed, Samuel R. Shumsky, 5 Savory Drive, Chicopee, Massachusetts as a member of the Planning Board to serve in such office for the term expiring on the 1st day of April, 2025. To which appointment I ask the confirmation of your honorable council.

New Appointment
w/corrected term date

--Motion made by Councilor Tillotson to be appointed this evening, confirmed. Councilor Tillotson stated, he got up and spoke. Seems like a quality young man. Motion passed. Councilor Roy absent.

MO-5 An order authorizing the Mayor, in accordance with the City Charter and M.G.L. C. 40 § 3, to negotiate, edit, and execute a lease of the property located at 134 Dulong Street, Chicopee, Massachusetts any other document necessary to finalize said lease of property. A copy proposed lease is attached hereto as Exhibit "A" and the terms have been approved by the School Department.

--Motion made by Councilor Zygarowski to receive and pass. Councilor Zygarowski stated he didn't know if there would be further discussion. Councilor Galecki stated the Mayor is frugal with city funds. Councilor Laflamme stated technically not informational. Agreeing to let the Mayor sign the contract. In favor, just not informational. Councilor Courchesne stated was told we don't need approval. Should

have been changed. Attorney Garvey stated approval of a contract. Auditor Riley stated not needed but would like the vote of confidence. Councilor McAuliffe stated in his opinion this order should not have been on the agenda, could have been an order that said good luck in your new building. Look forward to having this in ward 1. Councilor Tillotson stated the City Council should vote, protection. If the council goes along with this, we have control of the money in the city, if we didn't agree, we could take it out of their budget. If we vote yes, it shows support of this by the governing body. Motion passed through all stages by a roll call vote of 10 yes, 2 no. Councilors Dobosz and Courchesne voting no. Councilor Roy absent.

MO-6 Chapter 7 Ordinance Revisions

--Motion made by Councilor Tillotson to receive, 1st reading and refer to the Ordinance Committee. Councilor Tillotson stated contractual agreements for non-union people. Motion passed through all stages by a unanimous roll call vote, referred. Councilor Roy absent.

--Motion made by Councilor Laflamme to accept the FY 2022 budget as read by the City Clerk. Motion passed through all stages by a unanimous roll call vote. Councilor Roy absent.

ATTEST:



Keith W. Rattell
City Clerk