

**ATTLEBORO MUNICIPAL COUNCIL  
DOCKET  
JANUARY 19. 2021**

**TRAFFIC AND TRANSPORTATION**

**Cathleen DeSimone, Chairperson**

**PUBLIC SAFETY**

**Peter Blais, Chairperson**

The Mayor respectfully submits a communication from Director of Budget & Administration Jeremy Stull on the need to fund a capital project fund for the replacement of two fire station roofs. The Mayor hereby requests that the Honorable Municipal Council vote to transfer \$25,000 from Account 11241000-578300 (City Wide - Reserve for Capital) to Account 11241000-599300 (City Wide – Transfer to Capital Fund) and to further transfer the \$25,000 from Account 11241000-599300 (City Wide - Transfer to Capital Project Fund) to Fund 3558-499000 (Fire Department - Roofs Other Financing Sources) for costs associated with procurement, design, and construction of the roofs at Brigg’s Corner and Union Street fire stations.

The Mayor respectfully submits a communication from Director of Budget & Administration Jeremy Stull regarding the need for funds to be transferred to pay for fire equipment related to a capital project fund. Therefore, the Mayor hereby requests that Your Honorable Body transfer \$9,945.87 from Account 12201000-558204 (Fire Department – Firefighting Supplies) to Account 12201000-585020 (Fire Department – Fire Safety Equipment).

**CAPITAL IMPROVEMENTS AND CITY DEVELOPMENT**

**Richard Conti,**  
**Chairperson**

As your Honorable Body is aware, the upgrade of the existing SCADA System located at the Wastewater Department is categorized as priority “1” in the FY2021-2025 Capital Improvements Program. The project consists of replacement of the SCADA servers, historian, backup, RACO server and client and all necessary SCADA software as well as upgrading all existing programmable logic controllers to the latest version and any necessary cabling. The existing SCADA system is well past its useful life and parts are no longer available. These components are explained in greater detail in a memorandum from Superintendent of Wastewater, Thomas Hayes.

A loan authorization of \$935,000.00 is now needed for this project.

Therefore, the Mayor hereby requests Your Honorable Body to approve the following loan order:

**ORDERED:** that Nine Hundred Forty Three Thousand Dollars (\$943,000.00) is appropriated for the replacement of the SCADA servers, historian, backup, RACO server

and client and all necessary SCADA software as well as upgrading all existing programmable logic controllers to the latest version and any necessary cabling to the Wastewater SCADA system, located at 27 Pond Street (North), Attleboro, Massachusetts (collectively the “Project”), including the payment of all costs incidental or related thereto of which amount up to \$8,000.00 may be used for costs associated with the issuance of bonds or notes for this purpose and to the extent not so used may be applied to Project costs; that to meet this appropriation, the Treasurer with the approval of the Mayor is authorized to borrow Nine Hundred Forty Three Thousand Dollars (\$943,000.00) under Chapter 29C of the General Laws and/or Section 7 or 8 of Chapter 44 of the General Laws, or any other enabling authority; that the Mayor is authorized to take any other action necessary or convenient to carry out this Project. Any premium received by the City upon the sale of any bonds or notes approved by this order, 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 costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount. **(PH 2-2-21)**

As your Honorable Body is aware, the Baseline Flow Monitoring for Infiltration and Inflow is categorized as priority “1” in the FY2021-2025 Capital Improvements Program. The project consists of monitoring flow in large basins, quantifying inflow/infiltration rates and volume in each basin, CCTV, manhole and building inspections. The objective is to measure flows in the entire collection system and identify areas with excessive infiltration and/or inflow. Target investigations will then follow and rehabilitation will take place in the identified areas with the worst infiltration and inflow. These components are explained in greater detail in a memorandum from Superintendent of Wastewater, Thomas Hayes.

A loan authorization of \$250,000.00 is now needed for this project.

Therefore, the Mayor hereby requests Your Honorable Body to approve the following loan order:

**ORDERED:** that Two Hundred Fifty Five Thousand Dollars (\$255,000.00) is appropriated for the Baseline Flow Monitoring for Infiltration and Inflow to the City of Attleboro Sewer System (collectively the “Project”), including the payment of all costs incidental or related thereto; of which amount up to \$5,000.00 may be used for costs associated with the issuance of bonds or notes for this purpose and to the extent not so used may be used for Project costs; that to meet this appropriation, the Treasurer with the approval of the Mayor is authorized to borrow Two Hundred Fifty Five Thousand Dollars (\$255,000.00) under Chapter 29C of the General Laws and/or Section 7(7) of Chapter 44 of the General Laws, or any other enabling authority; that the Mayor is authorized to take any other action necessary or convenient to carry out this Project. Any premium received by the City upon the sale of any bonds or notes approved by this order, 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 costs approved by this order in accordance with Chapter 44,

Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount. **(PH 2-2-21)**

As your Honorable Body is aware, the Replacement of the Gate Values for the Lift Pumps located at the South Attleboro Pumping Station is categorized as priority “1” in the FY2021-2025 Capital Improvements Program. The project consists of design, permitting, bidding, construction oversight and replacement of eight gate valves. The existing valves are worn out and no longer seal. These components are explained in greater detail in a memorandum from Superintendent of Wastewater, Thomas Hayes. (Copies in your packets)

As shown below, a loan authorization of \$367,000.00 is now needed for this project.

Design	\$ 26,000.00
Bidding	\$ 8,500.00
<b>TOTAL Design/Bidding</b>	<b>\$ 34,500.00</b>
Construction (1-year escalation)	\$ 241,000.00
Project Contingency (25%)	\$ 61,000.00
Construction Assistance and Implementation (10%)	\$ 30,100.00
<b>TOTAL PROJECT</b>	<b>\$ 366,600.00</b>
<b>TOTAL LOAN AUTHORIZATION</b>	<b>\$ 367,000.00</b>

Therefore, the Mayor hereby requests Your Honorable Body to approve the following loan order:

**ORDERED:** that Three Hundred Seventy Two Thousand Dollars (\$372,000.00) is appropriated for the design, permitting, bidding, construction oversight and construction costs associated with valve replacement to the City’s South Attleboro Pumping Station, located at 27 Pond Street (North), Attleboro, Massachusetts (collectively the “Project”), including the payment of all costs incidental or related thereto; of which amount up to \$5,000.00 may be used for costs associated with the issuance of bonds or notes for this purpose and to the extent not so used may be used for Project costs; that to meet this appropriation, the Treasurer with the approval of the Mayor is authorized to borrow Three Hundred Seventy Two Thousand Dollars (\$372,000.00) under Chapter 29C of the General Laws and/or Section 7(1) of Chapter 44 of the General Laws, or any other enabling authority; that the Mayor is authorized to take any other action necessary or convenient to carry out this Project. Any premium received by the City upon the sale of any bonds or notes approved by this order, 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 costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount. **(PH 2-2-21)**

In furtherance of the Water Department’s Fiscal 2021-2025 Capital Improvement Program the Wading River Pilot Study is categorized as urgent. The Pilot Study consists of testing of the Wading River unfiltered and finished water, consultant services, equipment rental, and water

quality analysis and sampling to reduce the TTHM (total trihalomethane) forming compounds and PFAS (poly-fluoroalkyl substances) through the treatment process. This project is explained in greater detail in a memorandum from Superintendent of Water, Kourtney Wunschel. (Copies in your packets)

As shown below, a loan authorization of \$500,000.00 is now needed for this project:

Engineering	\$ 140,000.00
Pilot test sub consultant	\$ 230,000.00
Testing	\$ 75,000.00
Contingency	\$ 55,000.00
<b>TOTAL PROJECT</b>	<b><u>\$ 500,000.00</u></b>

Therefore, the Mayor hereby requests Your Honorable Body to approve the following loan order:

ORDERED: that Five Hundred Five Thousand Dollars (\$505,000.00) is appropriated for the permitting, bidding, sub consultant, engineering and testing associated with the Wading River Pilot Study, located at 250 Balcom Street, Mansfield, Massachusetts (collectively the “Project”), including the payment of all costs incidental or related thereto; of which amount up to \$5,000.00 may be used for costs associated with the issuance of bonds or notes for this purpose and to the extent not so used may be applied to Project costs; that to meet this appropriation, the Treasurer with the approval of the Mayor is authorized to borrow Five Hundred Five Thousand Dollars (\$505,000.00) under Chapter 29C of the General Laws and/or Section 7(7) of Chapter 44 of the General Laws, or any other enabling authority; that the Mayor is authorized to take any other action necessary or convenient to carry out this Project. Any premium received by the City upon the sale of any bonds or notes approved by this order, 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 costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount. (PH 2-2-21)

The Mayor respectfully submits a communication from Economic Director Catherine Feerick regarding the need for authorization for a proposed Tax Increment Exemption (TIE) Agreement, as required under the Massachusetts Housing Development Incentive Program (HDIP) for 54 Union Street. The approved TIE structure has been negotiated between the development team and the Economic Development Incentive Board. Therefore, I hereby request Your Honorable Body authorize the following resolution for the Mayor to enter into a TIE agreement with 54 Union, LLC pursuant to MGL 40V section 4(b)(i) and MGL 59 section 5M.

ATTLEBORO MUNICIPAL COUNCIL

RESOLUTION AUTHORIZING THE  
TAX INCREMENT EXEMPTION AGREEMENT

For

54 Union Street, LLC

WHEREAS, 54 Union Street, LLC, the owner of the buildings located at 54 Union Street (Parcel 028 384 000) and 12 Dunham Street (Parcels 028 384 00A; 028 384 00B) in the City of Attleboro, is proposing to rehabilitate the existing historic industrial buildings into a market-rate, multifamily residential structure. The total investment at this location, including site acquisition, site preparation, environmental remediation, rehabilitation and construction, will be approximately \$10,113,200; and

WHEREAS, 54 Union Street, LLC is seeking to become a “Certified Project” in accordance with the Massachusetts Housing Development Incentive Program and is seeking a Tax Increment Exemption Agreement from the City of Attleboro in accordance with the Massachusetts Housing Development Incentive Program and M.G.L. c. 40V; and

WHEREAS, the City of Attleboro strongly supports increased economic development within its downtown, restoring a blighted and mostly vacant historic mill building while increasing the market-rate housing inventory within the City, and expanding the consumer base for downtown businesses; and

WHEREAS, the proposed redevelopment project meets the location and eligibility criteria set forth in the Downtown Attleboro Housing Development Zone and Plan; and

WHEREAS, the Economic Development Incentive Board has negotiated an Agreement, voting unanimously to approve a Tax Increment Exemption Agreement structure for 54 Union Street, LLC and now recommends authorization of said Agreement and vote by the Municipal Council of the City of Attleboro.

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council of the City of Attleboro hereby:

- (A) Ratifies and authorizes the Mayor to execute a Tax Increment Exemption Agreement, pursuant to the Massachusetts Housing Development Incentive Program, between 54 Union, LLC and the City of Attleboro to further the redevelopment of the mill buildings located at the northeastern corner of Union and Dunham Streets, including the following parcels:
  - a. 54 Union Street: Parcel 028 384 000
  - b. 12 Dunham Street: Parcel 028 384 00A; 028 384 00B; and
- (B) Authorizes the Mayor or his designee to take such other and further actions as may be necessary or appropriate to carry out the purposes of this resolution.

## **PERSONNEL, VETERANS AND HUMAN SERVICES**

**Ty Waterman, Chairperson**

The Mayor respectfully submits a communication from Director of Veterans' Services Ben Quelle regarding the donation of \$295.00 in Stop & Shop gift cards from the National Society of the Daughters of the American Revolution (DAR) Attleboro Chapter. In accordance with Section 1-12 of the Revised Ordinances of the City of Attleboro, the Mayor hereby requests Your Honorable Body to accept these generous donations to the City of Attleboro.

The Mayor respectfully submits a communication from Director of Veterans' Services Ben Quelle regarding the donation of \$250.00 in Market Basket gift cards from the Holiday Spirit Committee. In accordance with Section 1-12 of the Revised Ordinances of the City of Attleboro, the Mayor hereby requests Your Honorable Body to accept these generous donations to the City of Attleboro.

The Mayor respectfully submits a communication from Chair of Attleboro Council on Human Rights Laurie Sawyer regarding a donation of 250 marketing flyers for the Attleboro Council on Human Rights with a value of \$120.65 from Taryn McCarthy of Moo, Inc. In accordance with Section 1-12 of the Revised Ordinances of the City of Attleboro, the Mayor hereby requests Your Honorable Body to accept this generous donation to the City of Attleboro.

## **PUBLIC WORKS**

**Kate Jackson, Chairperson**

## **BUDGET AND ADMINISTRATION**

**Jay DiLisio, Chairperson**

The Mayor respectfully submits a communication from Attleboro Public Schools Director of Finance Marc Furtado regarding a FY2019 invoice from Ford Motor Municipal Finance in the amount of \$923.89 that was not received in time to be processed in the normal FY2019 business cycle. Therefore, the Mayor hereby requests Your Honorable Body to authorize the School Department to pay this previous year school bill.

The Mayor respectfully submits a communication from City Auditor Deborah Gould regarding Fund 3337 Park Place/Lonsdale Avenue and Fund 3333 Roy Avenue. As you know, the Water Superintendent has communicated the need for the cleaning and lining of Park Place and Lonsdale Avenue. The estimated cost of the project is \$206,000 which includes a contingency amount of 15%. The funding plan for this project is to request the Honorable Municipal Council transfer remaining funds from unused capital projects. A review of all Water Enterprise capital project funds was completed and a number of small

balances remain in projects that have been completed. As such, it is recommended that these balances be transferred into the newly created capital project fund established for the Park Place and Lonsdale Avenue cleaning and lining project. In addition, a transfer into the Roy Avenue project to close the HVAC project is proposed, this transfer will properly close the completed HVAC fund and will reduce the amount the City Treasurer will need to finance the Roy Avenue project. Therefore, the Mayor hereby requests Your Honorable Body take the following actions:

In order to properly close Fund 3316 - Water Storage Facility, I hereby request Your Honorable Body to transfer \$22,779.63 from account 3316-599000 (Water Storage Facility – Other Financing Uses) to account 3337-499000 (Park Place/Lonsdale Avenue- Other Financing Sources) to fund the cleaning and lining of Park Place and Lonsdale Avenue.

In order to properly close Fund 3321 – Blake’s Pond Dam, I hereby request Your Honorable Body to transfer \$8.50 from account 3321-599000 (Blake’s Pond Dam – Other Financing Uses) to account 3337-499000 (Park Place/Lonsdale Avenue- Other Financing Sources) to fund the cleaning and lining of Park Place and Lonsdale Avenue.

In order to properly close Fund 3326 - RT 95 Water Main, I hereby request Your Honorable Body to transfer \$2,707.31 from account 3326-599000 (RT 95 Water Main- Other Financing Uses) to account 3337-499000 (Park Place/Lonsdale Avenue- Other Financing Sources) to fund the cleaning and lining of Park Place and Lonsdale Avenue.

In order to properly close Fund 3331 – Vehicle/Equipment, I hereby request Your Honorable Body to transfer \$290.56 from account 3331-599000 (Vehicle/Equipment –Other Financing Uses) to account 3337-499000(Park Place/Lonsdale Ave- Other Financing Sources) to fund the cleaning and lining of Park Place and Lonsdale Avenue.

In order to properly close Fund 3328 - HVAC Phase 2, I hereby request Your Honorable Body to transfer \$197,928.05 from account 3328-599000 (HVAC Phase 2-Other Financing Uses) as follows: \$180,214.00 to account 3337-499000 (Park Place/Lonsdale Avenue- Other Financing Sources) to fund the cleaning and lining of Park Place and Lonsdale Avenue and \$17,714.05 to account 3333-499000 (Roy Avenue – Other Financing Sources) to fund the Roy Avenue.

## **ZONING AND LAND USE**

**Todd Kobus, Chairperson**

A communication from Attorney John Jacobi with Q & A follow up for the 754 Newport Avenue rezoning request.

A communication from Ms. Beth Cox of Nick Rock Road against the rezoning of 754 Newport Avenue.

**LICENSES**

**Laura Dolan, Chairperson**

A Class II application for a new car dealer, Trusted Auto, Inc. at 64 Pleasant Street with 5 customer spaces and 18 storage spaces. (PH 1-19-21)

An Automatic Amusement Devices license application from Check E. Cheese’s #464 at 287 Washington Street with 64 Skill /Kiddie Ride/Video Games.

**CITY PROPERTY AND CLAIMS**

**Sara-Lynn Reynolds, Chairperson**

The Mayor respectfully submits a communication from APS Director of Finance Marc Furtado regarding a lease for five copiers. In accordance to Section 5-8 (Lease/Lease-Purchase Agreement) of the Revised Ordinances of the City of Attleboro, the Mayor hereby requests Your Honorable Body to approve a 36-month lease agreement with Konica Minolta.

The Mayor respectfully submits a communication from Legal Secretary Alison Wood regarding a vehicle that the Water Department would like to declare as surplus. Therefore, the Mayor hereby requests Your Honorable Body to declare the following as surplus and available for disposition:

<u>Year</u>	<u>Make/Model</u>	<u>Vin #</u>	<u>Miles</u>	<u>Condition</u>
2004	Ford Ranger	1FTYR10UX4PA19752	145,000	Poor

The Mayor respectfully submits a communication from Legal Secretary Alison Wood regarding vehicles that the Police Department would like to declare as surplus. Therefore, the Mayor hereby requests Your Honorable Body to declare the following as surplus and available for disposition:

<u>Year</u>	<u>Make/Model</u>	<u>Vin #</u>	<u>Miles</u>	<u>Condition</u>
2013	Ford Explorer SUV	1FM5K8AR3DGC63524	104,911	Poor
2010	Dodge Charger	2B3AA4CT0AH302966	99,777	Poor

The Mayor respectfully submits a communication from Council on Aging Director Madeleine McNielly regarding the donation of \$50.00 in Visa gift cards and \$275.00 from the Holiday Spirit Committee. In accordance with Section 1-12 of the Revised Ordinances of the City of Attleboro, the Mayor hereby requests Your Honorable Body to accept these generous donations to the City of Attleboro.

The Mayor respectfully submits a communication from Health Department Outreach Worker/Case Manager Tecia Silva and Public Health Nurse Jacqueline Joyal O’Brien regarding the donation of \$300.00 in Market Basket gift cards and \$50.00 Visa cards from the Holiday



Spirit Committee. These cards will be offered by the Health Department's Public Health Nurse and Outreach Worker to individuals and families in need. In accordance with Section 1-12 of the Revised Ordinances of the City of Attleboro, the Mayor hereby request Your Honorable Body to accept these generous gifts to the City of Attleboro.

The Mayor respectfully submits a communication from Superintendent of Schools David Sawyer regarding the donation of school supplies with an estimated value of \$356.40 for Coelho Middle School from Walmart. In accordance with Section 1-12 of the Revised Ordinances of the City of Attleboro, the Mayor hereby requests Your Honorable Body to accept these generous donations to the City of Attleboro.

The Mayor respectfully submits correspondence from Coogan Smith, LLP regarding the donation of five (5) trees to the City from the Walsh Perry Partnership. In accordance with Section 1-12 of the Revised Ordinances of the City of Attleboro, the Mayor hereby requests Your Honorable Body to accept this generous donation to the City of Attleboro.

**ORDINANCES, ELECTIONS & LEGISLATIVE MATTERS**

**Diana Holmes, Chairperson**