

FINANCE COMMITTEE MINUTES

Notice is hereby given that a meeting of the standing committee on Finance was held on Tuesday September 2nd, 2025 at 7:00PM in the Council Chambers, City Hall, 45 School St., Brockton, MA. The meeting was called to order at 7:02PM with eight members present and President Thompson presiding. Councilors Asack, Minichiello, and Tavares absent.

1. Appointment of Dr. Victor Sebastian of 4 Pleasant St. Lexington, MA 02421, to the role of Commissioner of Health and Human Services for the City of Brockton, for a three-year term, ending July of 2028. (POSTPONED FROM FINANCE MEETING AUGUST 18, 2025)

Invited: Dr. Victor Sebastian
Director of HR Sandra Knight
Executive Health Officer Dr. Eno Mondesir
Deputy Building Commissioner William Forte

Councilor Griffin motion to postpone to and was properly seconded. The motion carried by a hand vote.

2. Ordered: A waiver of the City of Brockton's residency requirement under Section 2-110 of the City Ordinances for Plumbing/Gas Inspector Jason Yetman.

Invited: Plumbing/Gas Inspector Jason Yetman

Deputy Building Commissioner William Forte: this request comes from the inspectional services department. They had interviewed four candidates. Mr. Yetman had an exceptional qualifications and experience in the field. There were other candidates specifically they had two from Brockton that were not qualified. They had a duty to put forth the best candidate for the job and Mr. Yetman had all of the requisite qualifications and again it's not an exact science but given the same interview questions they decided that Mr. Yetman had the best qualifications they found his performance from the time that they have hired him till now has been terrific. They had absolutely no complaints. They really like Mr. Yetman and he's a very professional. They have had nothing but good feedback from not only from other staff but from the public and the contractors in general. They are respectfully requesting a waiver from the requirements of the ordinance for residency.

Plumbing/Gas Inspector Jason Yetman: enjoys working for the city. It's new to him. He was self-employed beforehand and unfortunately there have been some issues with his father-in-law which have been progressing so that's the reason He's going for this.

Councilor Lally motioned to recommend favorably and was properly seconded.

Councilor Asack stepped in.

Councilor Farwell on the motion: He has an important position and they need qualified people to be plumbing and gas inspectors. It's part of economic development. Sometimes there's an emergency, we need someone to respond. Talk a little bit about his background so the public understands. He didn't just walk through the door and decide to become a plumbing and gas inspector. He's obviously licensed by the state. He's had x number of years of experience. He has never met him, but he is interested in knowing a little more a little bit more about his career in this this line of work.

Plumbing/Gas Inspector Jason Yetman: Comes from a three-generation plumbing family. His grandfather, his father, and himself. His grandfather started Yetman Plumbing in 1972. His father took it over in the mid-80s, and then he took it over in 2017. He got his journeyman license in 2005. He got his master's license in 2020. It's been pretty much I've been plumbing my whole life.

Councilor Farwell: Just finally he would say to Mr.Forte, if they interviewed him, he's glad they're going with competence and with people that they feel will fit into the inspectional services department. He obviously would rather hire someone from Brockton, but if they feel this person is the best qualified, then you certainly have my support and they need qualified people like Mr. Yetman.

Councilor Derenonocurt: obviously there's no question when it's come down to his qualification and anybody who knows him well knows that he believes in people working for Brockton but living in Brockton right so in his view if you have a willingness to work for their community which he is proud of believes that there must be a necessity to live here. In regards to applying for this job, did you know that there was a residency requirement?

Plumbing/Gas Inspector Jason Yetman: Yes. He did bring it up as a concern in the interview due to his father-in-law's failing health.

Councilor Derenonocurt: He understands. When they brought that up in regard to obviously him not being able to move in the city, what was the answer?

Plumbing/Gas Inspector Jason Yetman: that there could possibly be a waiver, but it wasn't guaranteed.

Councilor Derenonocurt: who told you that?

Plumbing/Gas Inspector Jason Yetman: Jim Plouffe

Councilor Derenonocurt: he was told by the building commissioner that there's a possibility for you to get a waiver?

Plumbing/Gas Inspector Jason Yetman: Correct.

Councilor Derenonocurt: because of that, he accepted the job.

Plumbing/Gas Inspector Jason Yetman: that is correct.

Councilor Derenonocurt: just so he knows, not against him personally, but he will vote against it because for him it's a matter of principle.

Councilor Rodrigues: If his current situation resolves itself does he see himself moving into the city of Brockton?

Plumbing/Gas Inspector Jason Yetman: hard question to ask because it he doesn't know when it will resolve itself.

Councilor Rodrigues: Do you see this city as a city that you can live in?

Plumbing/Gas Inspector Jason Yetman: Yes

Councilor Rodrigues: So, if his situation resolves itself, he sees himself coming and becoming a resident of Brockton?

Plumbing/Gas Inspector Jason Yetman: he would definitely consider it. Yes.

Councilor Asack: this is the first time that she has had the opportunity to meet him. Where do you live?

Plumbing/Gas Inspector Jason Yetman: Holbrook

Councilor Asack: hasn't heard anybody reached out to her regarding his residency waiver. She's a little torn here because they should give the priority to Brockton residents and that's why they have these opportunities for employees that aren't residents to move into the city. How difficult was it to fill this position?

Deputy Building Commissioner William Forte: They had four candidates. Mr. Yeetman was the strongest candidate out of all four. Mr. Yetman had the best most diverse background. Knew his family out there in the contractor world, so he had an idea as to what kind of work he did.

Councilor Asack: How long has he been in plumbing?

Plumbing/Gas Inspector Jason Yetman: Has been in plumbing since 2001 and was an alternate inspector in Hull, Cohasset, and Hingham.

The motion carried by a hand vote.

3. Ordered: That the City, pursuant to M.G.L. Ch. 44, § 53A and 53A½, hereby accepts the following gifts from Robert Beauchesne to the Council on Aging, with a total estimated value of three hundred twenty-one dollars and forty-seven cents (\$321.47):
 1. Twelve (12) pens, valued at \$25.09
 2. Board and gavel, valued at \$45.31
 3. Twelve (12) pens, valued at \$25.09
 4. Banner, estimated value \$125.00
 5. Forty (40) pens, valued at \$50.49
 6. Forty (40) pens, valued at \$50.49

Invited: Director of COA Janice Fitzgerald
CFO Dr. Troy Clarkson

Councilor Farwell motioned to recommend favorably and was properly seconded.

Dr. Clarkson: He thinks the items in their agenda were very clear about what the donation items are. Is happy to answer any questions and Assistant Director of COA Lauren Conrad is there as well.

Councilor Nicastro on the motion: How generous of this man to purchase these things for the Council on Aging. She knows they recently made him a member of the board of the Council on Aging. He's also on the beautification committee. She got to work with him on that last year and she's sure he will continue to contribute items that they need that they'll benefit from. It's just the cumulative value was such that it needed to come in and be approved by the council. She hopes they understand. she hopes Janet understands. And let her say on behalf of the council, they appreciate his generosity.

Assistant Director of COA Lauren Conrad: Absolutely

The motion carried by a hand vote.

4. Ordered: That the following named sum be and the same hereby transfer as the same was submitted by the Mayor as follows:

Appropriation of: \$33,547.68

FROM: HUMAN RESOURCES – BENEFITS	\$33,547.68
TO: PROCUREMENT – PERSONAL SERVICES NON-OT	\$6,655.52
DPW COMMISSIONER – PERSONAL SERVICES NON-OT	\$3,593.56
LIBRARY – PERSONAL SERVICES NON-OT	\$1,216.08
COUNCIL ON AGING – PERSONAL SERVICES NON-OT	\$2,769.39
PARKS AND RECREATION - PERSONAL SERVICES NON-OT	\$6,655.52
POLICE – PERSONAL SERVICES NON-OT	\$1,674.86
DPW ENGINEERING – PERSONAL SERVICES NON-OT	\$1,785.55
BOARD OF HEALTH - PERSONAL SERVICES NON-OT	\$7,643.86
VETERANS' SERVICES - PERSONAL SERVICES NON-OT	\$1,553.33

Invited: Director of HR Sandra Knight
CFO Dr. Troy Clarkson

CFO Dr. Clarkson: he will provide a little additional texture on this item as there are two similar items as you know following on your agenda. This and the next two items represent the funding for settlement of collective bargaining agreements. The negotiations were led by the law department but both director Knight and himself participated in all the sessions as they've discussed with them in this forum. Their objective this year was to execute one-year contracts through the community compact that they've received from the Commonwealth. Their hope is to be a little reflective and do some long-range financial planning and the Commonwealth has given them the funds and then they provided them additional funds to participate in that effort. So, both from a legal perspective and taking a sort of a 30,000-foot view at our overall strategy related to contracts and collective bargaining and from a financial perspective looking at revenues and expenses and their escalation over the next hopefully 3 to 5 years. They wanted to take a pause while they did that work. They asked the unions to take that pause with them and execute a one-year deal at a modest 1.5%. That's what this settlement represents. This one is for the department heads union and soon they'll ask them to do the same with the laborers and library. But they are very simple deals. He has the memoranda of agreement here before him. The department head was a simple 1.5% increase as of July 1st. This

one in particular did recognize an additional slight adjustment in the salary for the superintendent of parks, the director of procurement and the executive health officer. The numbers that you see represent those increases for the members of the department head union and Sandra of course can provide any additional information or happy to answer any questions.

Councilor Farwell: He would like to go to the memorandum of agreement between the city and the Brockton department heads. Let's take a look at item number two. This is referring to the position, not the person. You're changing the pay scale for that position. What effect will that have in terms of a salary increase for that position?

CFO Dr. Clarkson: the increase as you can see in the transfer order is a little over \$6,000. That includes both the one and a half % increase and the adjustment and the overall salary for that position.

Councilor Farwell: So that \$6,000 is all for that particular position?

CFO Dr. Clarkson: he believes. He doesn't think there's a member of the department head union that works for the parks other than the director, but he's here. Other than Tim Carpenter he's the only.

Councilor Farwell: It does say that you're placing the superintendent of parks, acting superintendent of cemeteries position at the same pay scale as the director of operations position, MUN code S52 effective July 1, 2025. So, there's going to be approximately a 4-month retro. What he wants to know is what is the old salary for that position and what will the new salary be given the fact that you are going to change that salary to a different classification?

CFO Dr. Clarkson: Doesn't know off the top of his head, but they can certainly get that information for him.

Councilor Farwell: going to ask the same for the director of procurement and the same for the executive health officer. What in order to judge whether they're being fair and consistent with our department heads and these other unions, what are the schools offering for their rank and file positions? Are they offering one and a half %, do you know? Are they offering more? Have they settled? Do they have any information to compare whether their treating the municipal government side with fairness compared to the school side?

CFO Dr. Clarkson: So, they are, he believes, still in the middle of negotiations. They did participate recently in an executive session with the school committee and provided information on what their approach has been. He doesn't think that they have settled. They made them aware and collaborated on their approach and theirs and that represents an important step forward. He doesn't think that they have finalized their agreements yet. But again, that's something that they can follow up on.

Councilor Farwell: Again, in terms of fairness and counselors, some of them know 10 years ago he was interested comparing the school side versus the city side. Not for certified staff because obviously if you're teaching biology with a PhD, you're going to have a different wage scale than you would an administrative assistant. But it bothers him that their offering 1.5% and they don't know if people are going to get much more than that in other collective bargaining agreements. It bothers him with respect to the laborer's international union and the library unit that if they're only getting a percent and a half, it's at a time when suddenly we need a deputy DPW commissioner and suddenly we need to go from a water systems manager at 110,000 to a deputy DPW commissioner. He's not in favor of ever wasting taxpayers' dollars, but he is in favor of making sure that we take our employee workforce and we treat them uniformly and consistently and we offer uniform and consistent and rational increases. He has no choice but to vote for this. He has no choice because we don't they don't participate in collective bargaining.

President Thompson: He brought up the issue of the community compact. Can he explain what that is? He said there were funds directed towards Brockton from the state through this community compact.

CFO Dr. Clarkson: The community compact grant is something that was begun under the previous administration, it's to assist municipalities with research or projects or things that they normally wouldn't be able to fund through their normal course of business. They applied for a community compact grant for and they received \$150,000, the largest ever for a community compact grant from the Commonwealth. Then if they recall last fiscal year they came to them and they got an additional he believes \$100,000. That will engage open architects who has worked for the schools for a couple of years now to assist them in creating long range financial plans so that they can come to them not only on an annual basis and talk about revenues and expenses but do something they just frankly haven't had the time to do and that is to really project forward several years so that they can legitimately project what their revenues and expenses are going to be. that's related to this collective bargaining agreement and all of the others because what they asked the unions to do was to execute one-year deals to give them the opportunity to take the time to do that long-range planning so that they could then execute long more long-term deals, usually three years. The community compact is an important part of their approach to really in a post school deficit world have a long-range sense of where they're headed fiscally and thinks that's a real important step forward that they have not been able to do.

President Thompson: Understood. Now it's coming back to him. This is so that the city has funding to hire consultants to better help us enhance some processes and give us some perspective on long-term planning.

Councilor Rodrigues motioned to recommend favorably. Motion was properly seconded and carried by a hand vote.

5. Ordered: That the following named sum be and the same hereby transfer as the same was submitted by the Mayor as follows:

Transfer of: \$63,566.62

FROM: HUMAN RESOURCES – BENEFITS	\$63,566.62
TO: CEMETERY – PERSONAL SERVICES NON-OT	\$3,847.90
DPW HIGHWAY - PERSONAL SERVICES NON-OT	\$29,334.34
DPW MAINTENANCE - PERSONAL SERVICES NON-OT	\$2,157.17
DPW REFUSE DIVISION – PERSONAL SERVICES NON-OT	\$6,624.70
PARKS AND RECREATION - PERSONAL SERVICES NON-OT	\$9,030.22
PUBLIC PROPERTY - PERSONAL SERVICES NON-OT	\$5,324.28
PARKING AUTHORITY - PERSONAL SERVICES NON-OT	\$7,248.02

Invited: Director of HR Sandra Knight
CFO Dr. Troy Clarkson

CFO Dr. Troy Clarkson: This is for their laborers union and as they can see in the proposed order, the department that have personnel that make up that union. One thing he neglected to mention, the previous item, all of these increases are within the approved fiscal year 2026 budget. They asked them when they approved setting aside \$1 million in the HR budget. The money is already in the budget to fund these increases. They're not seeking additional funding and hopefully as they settle the other contracts, they'll be back before them. He said in his email to them yesterday that this was fiscally responsible and sustainable, what he meant was it's available through this current year's budget

Councilor Lally; fiscally responsible is good, likes fiscally responsible. But just wants to know how their prepared to sort of bridge some of the gaps thinks that are generated with contracts like this. councilor Farwell already said, you know, he couldn't say it any better than he did. He is interested to see what comes out of the school department for negotiations, but cost of living and insurance far exceeds the 1.5. So, he's going to take with some optimism your statement that you know this is a year to rebuild and reassess especially as they know this is something that they know they don't negotiate they're not part of that process but wanted it on the record and wanted to be abundantly clear that he doesn't think that this is a tenable long-term solution giving you know, we're asking all these people to stay here and to be here, but we're not prepared to allow them to afford to do that. So, that's just something he wanted to make clear before we vote on this.

President Thompson: How many contracts are outstanding?

CFO Dr. Clarkson: We have a total of 11, So there are eight others in various stages. Some of them are nearing or finished and will come before them soon. Others they're still working on. It was difficult to sit across the table and look at colleagues that were faced with a 14.5% increase on their health insurance costs and then asked to accept a modest increase of 1.5%. They're grateful for their collaboration and their sacrifice, but in the face of what happened just a couple of years ago, we're really trying hard to stabilize the city for the long term. 60 communities in Massachusetts sought override votes this spring. They weren't one of them because they're trying very hard to maintain a fiscally responsible approach here.

Councilor Nicastro: wants to extend kudos to all of those unions for working with them for these one-year contracts versus three. She really hopes that they can do much better in a year because everybody works hard. Everyone's felt the pinch caused by the school deficiencies. It's a really important thing to say. She's sure all of her colleagues share that feeling. 60 Massachusetts communities had over override votes, right? How many passed to his knowledge?

CFO Dr. Clarkson: Doesn't know exact number.

Councilor Rodrigues: Question for Sandra. Are there any plans Dr. Clarkson has just brought up the fact that the health insurance went up 14% for everybody and it actually went up for them as well. Are there any plans to continuously look for other plans that are out there? plans that might be a little easier on the pocketbook for their folks to deal with because he just wants to kind of echo the sentiments of the councilors that spoke before him.

HR Director Sandra Knight: They do have programs out there that do help with prescription costs. They do have telehealth options as well. They have different ways to help minimize certain costs which she doesn't think a lot of employees are aware of. Their department actually is starting to work on a voluntary benefits fair for employees to get more information out there to start utilizing some of these programs that can help cut costs. The second question about looking at other health plans, that to her sounds like a great option. They should be able to look out and try to assess what other plan that we can utilize that maybe break down some of those costs too or a cheaper plan with something that would help with the cost. She's open to searching, looking, and talking to some of my colleagues.

Councilor Rodrigues motioned to recommend favorably. Motion was properly seconded and carried by a hand vote.

6. Ordered: That the following named sum be and the same hereby transfer as the same was submitted by the Mayor as follows:

Appropriation of: \$22,151.48

FROM: HUMAN RESOURCES – BENEFITS \$22,151.48

TO: LIBRARY – PERSONAL SERVICES NON-OT \$22,151.48

Invited: Director of HR Sandra Knight
CFO Dr. Troy Clarkson

CFO Dr. Clarkson: this settlement is for their library employees and the base wage increase of 1 and a.5%. This agreement in particular, recognizing some of the challenges that they've discussed this evening. Does have some adjustments in personal days and vacation time to mitigate the impacts of the 1 and a.5% increase and to offer some adjustments to the work life balance.

Councilor Rodrigues motioned to recommend favorably. Motion was properly seconded and carried by a hand vote.

7. Ordered: That the City of Brockton appropriates the amount of Four Hundred Seventy Thousand Dollars (\$470,000) for the purpose of purchasing equipment used to maintain D.W. Field Golf Course. To meet this appropriation the City Treasurer, with the approval of the Mayor, is authorized to borrow said amount under G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

Further Ordered: That the City Treasurer is authorized to file an application with The Commonwealth of Massachusetts' Municipal Finance Oversight Board to qualify under G.L. c. 44A any and all bonds or notes of the City authorized by this order, and to provide such information and execute such documents as the Municipal Finance Oversight Board of The Commonwealth of Massachusetts may require.

Invited: Superintendent of Parks Timothy Carpenter
Treasurer/Collector Martin Brophy
CFO Dr. Troy Clarkson

CFO Dr. Clarkson: the DW Field Golf Course is regarded as one of the best, if not the best, municipal course in the Commonwealth. They haven't had the ability to invest in the equipment in some time. Tim and him are working on a plan to invest in equipment. They're also working on a plan to replace and upgrade the golf carts. Approach for lease versus purchase. But tonight, they're focused on the investment in the equipment. In their packet is a listing of some several significant pieces of equipment. What he can tell them

is that \$470,000 equates to roughly between \$35,000 and \$40,000 a year in principal and interest payments depending on interest rates when they go to the market. What he's provided them is a spreadsheet that shows the steady revenue growth from the enterprise fund over the last several years due to Tim and his team's efforts to market and gain interest.

Superintendent of Parks Timothy Carpenter: it really is conditions of a golf course that bring golfers to it. Doesn't know if anybody's seen the reports about the worst golf course in America, and it was Leo J. Martin, just right up the road from them state run course and it's it is in really, really bad shape. This equipment that they would like to purchase is necessary to keep their golf course in the shape that brings golfers to it.

Councilor Nicastro: what is the golf course expenses?

Superintendent of Parks Timothy Carpenter: they can definitely get you that information.

Councilor Farwell: has no issue with the equipment being needed, but if he was sitting at home watching this meeting and the city has a \$550 million budget and he hears that they've got to borrow \$470,000. It just doesn't really sit well with him. There is no way of going through every city department and looking at positions that were perhaps funded on July 1st but that aren't going to be filled or haven't been filled.

CFO Dr. Clarkson: They operated the golf course and all of recreation under the general fund, then most certainly they could do that. Recreation and the golf are within the enterprise fund, he believes the most responsible way and the goal of an enterprise fund is to support its operations within that closed system. That's why when they add water pipes, they borrow money and it's paid within the enterprise fund. This is the same concept. It's really an attempt to have the operation support itself.

Councilor Asack: it's important that they upgrade this equipment that they need. Only question is what are we doing with the old equipment?

Superintendent of Parks Timothy Carpenter: His plan is to take that existing mower that they already own store it in the garage down at O'Donnell's and that way they'll be able to mow Odon's and snow park much more efficiently with a much larger mower. It won't get the daily weekly abuse that it gets at the golf course. He is dedicated to reusing what he can reuse.

Councilor Derenoncourt: supports the golf course and the parks and he's been doing an excellent job and obviously he saw him doing the budget trying to save his budget even though they cut his budget, right?

Superintendent of Parks Timothy Carpenter: They did.

Councilor Derenoncourt: did you know that the golf course needs the equipment?

CFO Dr. Clarkson: Yes, but there's a distinction between the operating budget and the capital budget.

Councilor Derenoncourt: Was there anything else that he can do without going out there to borrow that money for the sake of the golf course?

CFO Dr. Clarkson: The answer is absolutely yes. But as he mentioned in response to the question from Councilor Farwell, he believes based on the fact that this is an enterprise fund, this is the best and most responsible way to proceed. It's his job to recommend, he thinks, the most responsible and sustainable fiscal approach to this council.

Councilor Lally motioned to recommend favorably. Motion was properly seconded and carried by a hand vote.

Councilor Lally Stepped out.

8. Ordered: That pursuant to M.G.L. c. 40, § 14 and the City of Brockton's Ordinance 2-157, the City of Brockton hereby accepts the Lease Agreement entered into with Metro South Chamber of Commerce, Inc., a non-profit corporation and which has an address of 60 School Street Brockton, MA 02301, for certain real property located at 50 School Street Brockton, MA 02301. Said lease agreement shall run for a three-year term beginning July 1, 2025 and ending June 30, 2028. The Mayor is authorized to execute any and all documents necessary in connection with said Lease Agreement.

Invited: Honorable Mayor Robert Sullivan
City Solicitor Megan Bridges and/or designee(s)
CFO Dr. Troy Clarkson

City Solicitor Megan Bridges: she invited Rob to be there because his office occupies the space and also, because this was procured through procurement as is required because of the cost of the lease. Just a little bit of background is they all know that the city hall is being renovated and right now Sandra Knight who was sitting here before is occupying the third floor in the planning department's old space. The mayor took on administration of CDBG monies and other federal housing and urban development monies. Rob's department has expanded and that's essentially a little bit of context on it, a little detail of the lease. It's 1,800 ft of space. A percentage of the lease is being paid with CDBG money. It was procured. It's able to be canceled in 90 days. It's the city's option to extend. It can be cancelled for any reason at any time. It's a very friendly relationship.

Councilor Farwell motioned to recommend favorably and was properly seconded.

Councilor Nicastro on the motion: Why do we need to take additional space and pay this rent when we have a city hall and we have space that will eventually be returned upstairs?

Director of Planning and Economic Development Rob May: the answer is the city in general has added some new positions and space is at a premium here in city hall and taking over the community development block grant and home funding programs has added four new employees to their department and it was not feasible to keep both staffs or both divisions of the staff departments together in one spot. It's important that they be supervised jointly and not be dislocated into two different areas especially since they are taking over the CDBG program and that being very new and needing a lot of attention.

Councilor Nicastro on the motion: The rent is 4,800 a month an annual of 57,600. How much of that will be paid out of CDBG funds?

Director of Planning and Economic Development Rob May: that is the one correction he would like to make to the previous statement actually the answer is 100% is being paid out of the community development block grant fund.

Councilor Nicastro on the motion: how carved in stone is that grant?

Director of Planning and Economic Development Rob May: the grants were extended in the last federal budget that was passed a couple of months ago. There's a new budget that begins on October 1st. There have been no notices that any cuts in CDBG are forthcoming. They're fairly comfortable that those funds will be here.

Councilor Nicastro on the motion: Do we have to have our own insurance on this space or does the city's policy cover it?

City Solicitor Megan Bridges: They don't have a renter's policy. The contents of their building policies would not cover properties that they don't own without an additional rider. So, the answer is unless the building has insurance next door. This is what they did with this space next door is some of the insurance is covered by the existing coverage. If the department or the city thinks it needs additional coverage, they can purchase that. Right now, there is no additional coverage.

Councilor Derenonocourt on the motion: knows Roob will be leaving the city and he just wants to say thank you for his unwavering commitment and dedication to the city of Champion. Just wants to wish him best of luck.

The motion carried by a hand vote.

Councilor Lally stepped back in.

9. Ordered: That the City Council hereby declare 7 Commercial Street – Brockton Police Headquarters as surplus and available for disposition and

sale to the most advantageous proposer after soliciting requests for proposals. And further, that the Mayor be and hereby is authorized to execute any and all documents necessary to dispose of said property.

Invited: Honorable Mayor Robert Sullivan
CFO Dr. Troy Clarkson
Director of Planning and Economic Development Rob May

Director of Planning and Economic Development Rob May: The city has invested a considerable sum of funds to build a modern state-of-the-art public safety facility that will now render the current obsolete police headquarters available or surplus. They're looking for an order so that they can advance a request for proposal to find a developer who will take on the building. They have met preliminarily with the MBTA. There are several easements that run over that property. They're working with Miss Bridge's office to prepare a alta survey. She's preparing a title research and they'll be able to advance that as soon as the building is vacated.

CFO Dr. Troy Clarkson: this is the first step in the process in chapter 30B the uniform procurement act is to declare it surplus and so they will as always follow the rest of the steps but in order for them to proceed this is really the first step to help them move the process along.

Councilor Rodrigues: would like to submit in a form of a motion or in some way if it needs to be done at the council meeting to put a condition on this property that it will not be sold to a non-tax paying. It's utmost importance that they somehow sell this piece of property to a tax generating property in the city that they put some sort of a condition on the RFP that actually states the fact that this property will not be conveyed to anyone that is not a taxpaying entity. He would like to make that in a form of a motion.

Councilor Rodrigues motioned to amend will not be sold to a non-taxpaying entity and was properly seconded.

Councilor Asack: thinks getting correct wording from Attorney Resnik will help. Agrees with Council Rodrigues. Just thinks we should work on the wording.

Councilor Rodrigues withdrew his motion and Councilor Lally withdrew his seconded.

Councilor Rodrigues motioned to amend that the property be sold to a taxpaying entity and was properly seconded.

Councilor Farwell on the motion: exactly what he didn't want to have happen tonight. They're talking about a premier piece of property in the center of the city right next to the MBTA line. What if a hospital that is willing to pay full taxes decides they're going to put up an addiction services center there? Certainly, they do need addiction

services, but he's not sure that would help the downtown. This particular issue and he urge all of them because there're sent here to represent the best interest of the city. This particular amendment is one of that should be carefully considered with their legislative council, carefully worded, and they should go back and forth on what they want there, but also what they don't want there. He's not sure that this amendment does that.

Councilor Derenoncourt: given the fact that the council solicitor is not here and in regard to legal consequence. In his view he would assume that it would be in the interest of this council not to move like this because there could be some legal implication in terms of how we draft this. Believes yes, it is a prime location. whatever they put there should be something that can somewhat bring money to their community. He's not comfortable supporting something saying that we can only sell this property if you are willing to pay taxes. This is a conversation that is worth having, but he would wait until the city council attorney comes back and have a conversation with her in terms of how do they move forward because he just doesn't want to have any legal implication whereby his name is involving in something that he openly voted on.

Councilor Nicastro: Well the first thing is on this amendment and she's with them. She knows what she doesn't want there. It seems to her the city's employees and officials should be presenting to us what is out there. What are they seeing? What are their thoughts on it? Giving them some guidance. They shouldn't be ricocheting off the walls with this. It's just come in tonight. This is a big deal. If you read the paperwork on the assessor's website this property is assessed for tax purposes at several million dollars and more than likely the market value of it is more. She'd like to know what that market value is. She would like to know what an appraisal says. Reading the state law on this it says that the governing body makes it available for disposition and then specifies the restrictions you place on it. She can't place any restrictions including this one without knowing what it's worth. They don't want a non- taxpaying entity there. She gets that. But the Mass Bay Transit Authority doesn't pay taxes, but yet she can see great benefits to perhaps them taking us and paying us for it even though they're not going to pay any taxes. She doesn't see this as something they decide tonight. Thinks it's really important that they have all the information that they need. She would wait on amending it, but also keep it in the back of their heads because that's a good amendment. That's a worthy idea.

Councilor Lally: sticking right to the amendment thinks that there's a lot more to be added to this to be adjusted to this over time. This amendment if passed tonight may be edited amended itself retracted at another point in time either in the real estate committee or back in front of this body. He also thinks that they are a body that are capable of and prepared to make any kind of tweak or edit as necessary in the future. If passed tonight recommended favorably back to the full city council, this is then referred to the committee on real estate.

Councilor Farwell requested a roll call vote.

The motion to amend carried by a roll call vote taken by “yeas” and “nays”; nine members present and five in the affirmative and Councilors Derenoncourt, Farwell, Nicastro, and Teixeira in the negative.

Councilor Asack: Mr. May, have you spoken to or has there been interest in it? Have there been developers that have spoken asked about this property?

Director of Planning and Economic Development Rob May: yes, councilor. Developers have inquired about the property. The first step is to clear a path with the MBTA. They hold several easements across the property and any development that would come forward will need to conform with MBTA's rules and regulations and their needs to be able to service and maintain the tracks

Councilor Asack: what would like to see at that property?

Director of Planning and Economic Development Rob May: the market has changed quite a bit since they did discuss that. In consultation with the mayor's office and a recent conversation with some banks he could easily see a nice medium density mixed use development retail and commercial on the first floor and three or four floors of residential above that.

Councilor Asack: you think residential with the noise of the train that that would work?

Director of Planning and Economic Development Rob May: yes, it would. That's not a problem with triple insulated windows.

Councilor Asack; the restrictions that the MBTA has put on there now they have their restrictions but are they workable?

Director of Planning and Economic Development Rob May: they're all very workable. Need to be able to build a certain number of feet away from the tracks. Need to be able to provide vehicular access up to the platform level.

Councilor Nicastro: Glad he just mentioned some of those MBTA restrictions because those would be considered in an appraisal in getting to an approximate market value and it would also be set forth an explanation of them which would be very helpful to everyone here on the council to know what are the restrictions, the limitations. You think the highest and best use without knowing more from an appraisal would be a mixed-use development?

Director of Planning and Economic Development Rob May: He does.

Councilor Nicastro: You don't see the parking limitations as something that would negatively impact a use like that?

Director of Planning and Economic Development Rob May: No. The site is large enough that it could probably using podium style development be able to park itself being so close to the tracks train station and the transit center across the street. There's probably less of a demand for parking at that site than any other site in the city.

President Thompson stepped to council chair and Councilor Lally acting President.

Councilor Thompson: If they go ahead and approve the order as drafted they kind of lose their power. This order essentially states that once they declare this property surplus, all the power and decision process is now transferred to the mayor's office and the executive, right? That they have the power to enter into any agreements and draft the documents necessary for the RFPs and all of that. He doesn't think at this point he's looking to surrender any of their authority. Wants to make sure that they have a discussion over what the city wants to put on this u really valuable property. Right now, it's usually the restrictions that accompany a parcel of land is what it's zoned for. Currently believes this property is zoned as an I2 zone. So that's an industrial zone.

Director of Planning and Economic Development Rob May: It is within their 40R zoning overlay district.

Councilor Thompson: He supports this issue or this order being referred back to city council to then be referred to standing committee on real estate so that they can have a fuller discussion.

Thompson stepped back in as President.

Councilor Farwell: He would like to see a copy of the restrictions that the MBTA has placed on the property. He would like to know if there's anything that our engineering office or DPW knows about that area that could impact the value. He would like to have an appraisal.

Councilor Farwell motioned to recommend favorably as amended back to City Council and then further refer to Real Estate Committee and was properly seconded.

Councilor Derenoncourt on the motion: given the fact that they got the bat across the street in regard to having a person a business entity right coming to purchase that property. What impact do you think that will have in actually having something there?

Director of Planning and Economic Development Rob May: as you exit the train into it's going to be the first thing they see and it's your welcome point to the position to the to the city and it is our chance to make that first impression to people.

The motion carried by a hand vote.

Councilor Recognition:

Councilor Rodrigues: kind of have a little bit of a statement that he just wanted to go over here. Colleagues it's easy to be politically correct, especially when we're campaigning, knocking on doors, augmenting our resumes, inventing abilities that they don't really have and making promises that they can't keep. As someone who's been on this council for 12 years, feels the need to continue to govern even if it means taking time away from campaigning. As they know, he's campaigning for mayor. Believes in doing the right thing for the residents in this city. He recently took a trip that some have referred to as a taxpayer sponsored beach vacation. Yes, he did take a 24-hour trip to Florida for a fact-finding mission. However, he paid for that trip himself and thinks if the CFO was here, he can actually attest to that. He doesn't want facts to get in the way of a social media post or even seeking affirmation. His reasons were personal because the provision of water to the residents of the great city should be personal. He plans on living in this city for years to come. He's not planning on moving out. He's been working with Aquaria his entire tenure here in the council and for the last six months and when he served as mayor and later working along with some of the councils here in this body they were seeking resolutions to try to figure out how to get out of the monstrous contracts that we inherit from Aquaria. Now there was another question as to why the city solicitor was not part of the trip. The obvious answer is they should perhaps ask the mayor who this solicitor works for and they must remember that the mayor is the only authorized negotiator of contracts on behalf of this city. uh the mayor couldn't make the trip and at least in his opinion they were not given orders to go and negotiate on behalf of the mayor or of the city and again the mayor is the only one that could do that. This was more of a fact-finding trip and understand the 20-year contract that we were given at least back in 2008. So he did find out a couple things. Their contract began, the 20-year contract for Aquaria began on November of 2008 and it expires on November of 2028. He had an opportunity to tour a plant that's similar to the plant that they have in Dayton and it's owned by the city of Miami. The city of Miami owns it and it's operated by the Aquaria Group. It runs 247 and it provides 10 million gallons of water on a daily basis to the residents of that community. One thing that he found to be a little of an interest is that they had gone 2,600 days without an incident or an injury according to the officials.

Councilor Farwell: He almost never does this and he apologizes, but this would be a great resolve. But this is not a personal recognition. Would ask that you consider his remarks and have the counselor appear as pursuant to a resolve because this wasn't on the agenda. People didn't know they were going to discuss the trip to Miami. and he thinks it's patently unfair.

Councilor Rodrigues: Does plan on filing a resolve to bring the CFO, the DPW, and some other neighboring folks that they had basically talking with to come out here and discuss

the water issue in this community. He agrees. He heard that loudly in the sense that there's some comments made in the sense of something that he did privately for his own understanding that frankly he did not appreciate. That's why he's bringing it up as a personal moment of privilege to make sure that he stated here that he intend to do this to bring the individuals up here for a resolve that he will file this week to have the proper individuals come up here to talk about what we actually discovered when we went down there.

Meeting Adjourned: 9:02PM