



Michael Q. Geary
City Clerk

Angela M. Gitschier
Assistant City Clerk

CITY COUNCIL MINUTES

Date: March 19, 2024

Time: 6:30 PM

Location: City Council Chamber, 375 Merrimack Street, 2nd Floor,
Lowell, MA / Zoom (Hybrid)

1. ROLL CALL

Roll Call showed 11 present.

M. Rourke presiding.

C. Leahy requested moment of silence in darkened for Leocadia “Laura” Wilson.

2. MAYOR'S BUSINESS

2.1. Communication Remote / Zoom Participation.

In City Council, **Motion** “To accept and place on file” by C. Chau, seconded by C. Descoteaux. So voted.

3. CITY CLERK

3.1. Minutes Of Veterans SC March 12th; City Council Regular Meeting March 12th. For Acceptance.

In City Council, **Motion** “To accept and place on file” by C. Gitschier, seconded by C. Jenness. So voted.

4. UTILITY PUBLIC HEARING

4.1. National Grid - Request Installation Of Underground Conduit From Pole 37 To Feed New Transformer Onto Property At 735 Broadway Street.



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In City Council, Hearing open, **Motion** to continue to March 26, 2024 @ 7 PM by C. Jenness, seconded by C. Mercier. So voted.

5. CITY COUNCIL - MOTIONS

5.1. C. Gitschier - Req. City Mgr. Have The Proper Department Report On The Status Of The Elevator In The Pollard Library.

In City Council, seconded by C. Mercier, referred to City Manager. So voted. C. Gitschier noted request for report as not sure of the status of the elevator. C. Nuon noted the erratic operation of the elevator. C. Leahy noted that cable was needed. C. Gitschier noted that a replacement may be needed. Shawn Machado (Asst. City Mgr.) indicated that the elevator will be replaced not repaired.

5.2. C. Gitschier - Req. City Mgr. Reach Out To The Lowell Housing Authority And Repair The Street Light On The Corner Of Faulkner And Lawrence Street.

In City Council, seconded by C. Descoteaux, referred to City Manager. So voted. C. Gitschier noted that it was a question of ownership with the LHA and it should be repaired regardless of ownership. Manager Golden, Jr. indicated that repair has been done.

5.3. C. Nuon/C. Gitschier - Req. City Mgr. Work With City Barns, LLC To Negotiate Terms Regarding Transfer Of Ownership Or A Continuation Of The Lease For The Senior Center; Include In Negotiations Improvements To Schedule Maintenance Of The Building , Maintaining The Land, Upgrading Walkways And Lots As Part Of Any Potential Successor Lease Agreement Or Before Transfer Of Ownership; Updates Of Negotiations To Be Provided To Council In Executive Session.

In City Council, no second needed, referred to City Manager. So voted. C. Nuon noted discussions should be done in private. C. Gitschier requested



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an executive session next week to begin discussions and gathering of information.

5.4. C. Leahy - Req. City Mgr. Work With Proper Department, MassDOT And The Town Of Tewksbury To Improve Safety At The Intersection Of River Road And Andover Street.

In City Council, seconded by C. Nuon, referred to City Manager. So voted. Registered speaker, Steve Gendron, addressed the body. Manager Golden, Jr. noted he would reach out to MassDOT and other parties who completed the project. C. Leahy noted the lights and lanes have changed the areas to be less safe. C. Descoteaux noted that most of project is in Tewksbury. C. Gitschier requested Transportation Engineer be involved to highlight concerns of the neighborhood. C. Mercier noted it has become a difficult travel area.

5.5. C. Robinson - Req. City Mgr. Explore The Feasibility Of Creating A \$1.00 Home Program With City Owned Properties To Increase Generational Wealth Building Opportunities.

In City Council, seconded by C. Yem, referred to City Manager. So voted. C. Robinson commented on the various programs to assist first time home buyers and allow easier access to loans. C. Yem noted programs and difficulty with them during a hot real estate market.

5.6. C. Robinson - Req. City Mgr. Have The Proper Department Explore The Feasibility Of Creating Commercial To Residential Conversion Incentive Program To Increase Housing Stock.

In City Council, seconded by C. Yem, referred to City Manager. So voted. C. Robinson noted the lesser demand for commercial properties so a conversion may be beneficial.



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5.7. C. Yem - Req. City Mgr. Have The Appropriate Department Provide A Structural Engineer Report On The Smith Baker Center To The Council.

In City Council, seconded by C. Mercier, referred as amended to City Manager. So voted. Adopted per Roll Call vote 11 yeas. So voted. Registered speakers, Dennis McCarthy, Mikaela Hondros-McCarthy, and Carmac McCarthy, addressed the Council. C. Yem wished to preserve the historic site and do assessment to ensure that building is safe. C. Jenness noted analysis is needed to truly understand the condition of the property. **Motion** by C. Robinson, seconded by C. Mercier to allow Angelea McCarthy to address the body. So voted. C. Mercier questioned if any prior reports had been done. Manager Golden, Jr. indicated a facility condition report was done but it was not substantial. C. Mercier noted the need for added information. C. Gitschier commented that there are known hazards with the building and the risk increase with time. C. Gitschier noted that there should be information regarding cost of such a report and the time in which to do so. C. Robinson recognized the character of the building and that a study is reasonable at the right cost. C. Descoteaux noted the level of analysis must be determined. Yovani Baez-Rose (DPD) noted the scope of study determines cost. C. Gitschier noted procurement rules differ for engineering. Amended **Motion** by C. Gitschier, seconded by C. Nuon to prepare report on structural study regarding costs and timeline for that study. Adopted per Roll Call vote 11 yeas. So voted. C. Scott noted that there have been no developers, and that due diligence takes time. C. Nuon commented on housing needs noted report will be instrumental in marketing the property. C. Leahy approved of the last minute full out effort. C. Chau supported the report noting big changes need plenty of information. C. Robinson requested temporary measures be done in the interim. C. Yem requested roll call on the matter.

6. COMMUNICATIONS FROM CITY MANAGER

6.1. Motion Responses.



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In City Council, **Motion** “To accept and place on file” by C. Robinson, seconded by C. Gitschier. So voted.

A) Motion Response - Repair Guard Rail Mammoth and East Meadow Roads – M. Rourke noted that residents were pleased with the report.

B) Motion Response - Sidewalk Assessment – C. Gitschier noted the report needs some clarity on the website with more metrics. C. Leahy questioned the number of sidewalks and type of materials used.

C) Motion Response - Road Surface Rating and 2023 List Paving Projects – C. Gitschier noted this was an important piece of information and that the data may need to be reformatted. Ting Chang (Engineer) commented on the data. C. Robinson noted the report demonstrates vast improvements in this area. Ms. Chang commented on the increased use of maps in the system.

D) Motion Response - Animal Control – C. Robinson commented on the processes and noted that they were sufficient but may not be followed or heard by the employees. C. Scott noted that the calls were not overburdensome but there needs to be coverage and that a regional approach may be warranted. Supt. Hudon (LPD) noted the need for better messaging but there will always be a response. C. Gitschier noted that response time should be in the process for employees.

Motion to suspend rules by C. Descoteaux, seconded by C. Gitschier to discuss Lupoli Companies contract. So voted. C. Descoteaux questioned status of matter. **Motion** by C. Descoteaux, seconded by C. Jenness to refer to Economic/Downtown Development SC. So voted.

6.2. Informational Reports



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Informational Report - UML Lowell Innovation Network Corridor – Motion by C. Jenness, seconded by C. Gitschier to refer to Economic/Downtown Development SC. So voted.

Informational Report - Community Choice Aggregation – Registered speakers, Sarah Lapp and Mikela Hondros-McCarthy, addressed the body. Katherine Moses (DPD) noted that there is no need for formal vote, just an endorsement from the Council. **Motion** by C. Jenness, seconded by C. Mercier to endorse the Community Choice Aggregation Program. Adopted per Roll Call vote 11 yeas. So voted.

6.3. Communication - Resignation Of Nancy Goss From Hunger And Homeless Commission.

In City Council, **Motion** “To accept and place on file” by C. Nuon, seconded by C. Robinson. So voted.

6.4. Communication - Appointment Of Allison Dolan-Wilson To CPC.

In City Council, **Motion** “To accept and place on file” by C. Nuon, seconded by C. Yem. So voted.

7. VOTES FROM THE CITY MANAGER

7.1. Vote - Transfer \$2,025,000 - Salary/Wage.

In City Council, Read twice, full reading waived without objection. **Motion** to adopt by C. Robinson, seconded by C. Nuon. Adopted by Roll Call vote 8 yeas, 3 abstain (C. Gitschier, C. Mercier, C. Yem). So voted. C. Mercier, C. Gitschier and C. Yem noted that they would abstain from discussion and vote on this item.

Motion to bundle and waive second reading of Items #7.2 to #7.6, inclusive by C. Gitschier, seconded by C. Nuon. So voted.



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7.2. Vote - Accept/Expend \$2,493.75 OGR Grant – Fire.

In City Council, Read twice, full reading waived without objection. **Motion** to adopt by C. Jenness, seconded by C. Chau. Adopted by Roll Call vote 11 yeas. So voted.

7.3. Vote - Accept/Expend \$52,000 MassDEP RDP Grant.

In City Council, Read twice, full reading waived without objection. **Motion** to adopt by C. Jenness, seconded by C. Chau. Adopted by Roll Call vote 11 yeas. So voted.

7.4. Vote - Authorize CM Ex. Agreement With Hong & Kong Market, Inc.

In City Council, Read twice, full reading waived without objection. **Motion** to adopt by C. Jenness, seconded by C. Chau. Adopted by Roll Call vote 11 yeas. So voted.

7.5. Vote - Authorize CM Ex. Agreement With Solect Energy Development, LLC.

In City Council, Read twice, full reading waived without objection. **Motion** to adopt by C. Jenness, seconded by C. Chau. Adopted by Roll Call vote 11 yeas. So voted.

7.6. Vote - Transfer \$6k - Building Inspector Education Materials.

In City Council, Read twice, full reading waived without objection. **Motion** to adopt by C. Jenness, seconded by C. Chau. Adopted by Roll Call vote 11 yeas. So voted.

8. REPORTS (SUB/COMMITTEE, IF ANY)

8.1. Rules And Election Law SC March 19, 2024.



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C. Chau requested matter be put over to March 26, 2024 City Council meeting. No objections.

9. PETITIONS

9.1. Claim - (1) Property Damage.

In City Council, **Motion** to refer to Law Department for report and recommendation by C. Gitschier, seconded by C. Descoteaux. So voted.

10. ANNOUNCEMENTS

In City Council, C. Mercier noted success of the following events: Fallen Angels and the Irish Breakfast. C. Leahy noted speed limit information signs. C. Yem wished C. Jenness belated birthday on behalf of the Council. Manager Golden, Jr. commented on recent bills sent out to residents and the option to pay online.

11. ADJOURNMENT

In City Council, **Motion** to Adjourn by C. Mercier, seconded by C. Gitschier. So voted.

Meeting adjourned at 8:11 PM.

Michael Q. Geary, City Clerk