



# City of Fitchburg Massachusetts 01420

## CITY COUNCIL

### Councilors at Large

Jeffrey A. Bean  
David Clark  
Marcus L. DiNatale  
E. Thomas Donnelly  
Dean A. Tran

### President

Michael P. Kushmerek

### Vice President

Amy L. Green

### Ward Councilors

Ward 1 – Amy L. Green  
Ward 2 – Paul R. Beauchemin  
Ward 3 – Joel R. Kaddy  
Ward 4 – Michael P. Kushmerek  
Ward 5 – Angelo J. Bisol, Jr.  
Ward 6 – Jody M. Joseph

### Finance Committee

April 19, 2017

Dear Councilors:

April

A meeting of the Finance Committee was held on Tuesday, ~~March~~ 11, 2017 in the Memorial Middle School Library, 615 Rollstone Street, Fitchburg, MA and called to order by Chairman DiNatale at 6:01 p.m.

Committee Members Present: Bisol (6:07 p.m.), DiNatale, Donnelly, Joseph, and Kushmerek

Other Councilors Present: Bean, Beauchemin, and Clark

Others Present: A.J. Tourigny, Mayor's Chief of Staff; Calvin Brooks, Treasurer; Mary Jo Bohart, Economic Development Director; Robert Lanciani, Building Commissioner; Ben Axelmen, Nexamp.

Discussion and action as follows on:

- 050-17      PETITION:      To ratify and confirm the following attached documents:
- Payment in Lieu of Taxes Ashby 1 Solar ProjectCo LLC and NCM Realty Trust
  - Payment in Lieu of Taxes Ashby 2 Solar ProjectCo LLC and NCM Realty Trust
  - Power Purchase Agreement with Ashby 1 Solar ProjectCo LLC
  - Power Purchase Agreement with Ashby 2 Solar ProjectCo LLC

Discussion:      A.J. Tourigny, representing the City Solicitor who was attending another public meeting, explained that two solar arrays have been installed and that the City, through this Power Purchase Agreement, has agreed to purchase energy at a 20% discount. Also, through the Assessor's Office, the City has agreed to PILOTS for these same arrays. Ben Axelmen added that construction is due to wrap up in the next two months and will be operational at the end of the summer. The first array, at approximately 800kw, should net the City approximately

\$37,000 in energy savings per year for the next 20 years; the second array, at approximately 700kw, should net the City approximately \$32,000 in energy savings for the next 20 years.  
Action: (4-0) be adopted. (Councilor Bisol not present for vote)

058-17 ORDER: that the City of Fitchburg hereby approves the expenditure of funds from the Community Compact Cabinet grant administered by the Commonwealth of Massachusetts in the approximate amount of TWENTY THOUSAND DOLLARS (\$20,000) for the preparation of an Economic Development Strategic Plan.

Discussion: Mary Jo Bohart stated that when the City signed the Commonwealth Community Compact in March of 2016, it pledged to adopt best practices in three areas of effort including Economic Development. This resulting grant will allow the City to address the area of Job Creation and Retention (see attached). The City, paired with the UMass Boston Edward J. Collins, Jr. Center for Public Management, will embark on development of an Economic Development Strategic Plan. Questioned by Councilors, Mary Jo explained that the Plan will also be able to serve as the economic development chapter within an updated long-range Comprehensive Plan for the City, when that is developed. The Strategic Plan will be adaptable, will guide the City in identifying necessary job training needs, and will include a public process to allow for community members to air their views. A draft of the Strategic Plan will be available in the autumn.

Action: (5-0) be adopted.

059-17 ORDER: there be and hereby is appropriated the sum of NINE THOUSAND EIGHT HUNDRED TEN DOLLARS (\$9,810) same to be charged against AVAILABLE FUNDS and credited to DPW HIGHWAY GENERAL EXPENSES – RIGHT OF WAY TAKINGS for the purposes of paying damages incurred by constituents and property owners in connection with the Summer St./North St. ROW Improvement Project.

Discussion: A.J. Tourigny, representing the City Solicitor and DPW Commissioner who were attending other public meetings, explained that these are supplemental funds required to complete the right-of-way project previously approved by the Mass. Department of Transportation.

Action: (5-0) be adopted.

060-17 ORDER: there be and hereby is appropriated the sum of TWENTY-FIVE THOUSAND DOLLARS (\$25,000) same to be charged against AVAILABLE FUNDS and credited to LAW EXPENSES – LITIGATION AND SPECIAL COUNSEL for the purposes of paying expenses, and attorney and expert fees in connection with the City's insurance claim for loss due to the fire at B.F. Brown Middle School.

Discussion: A.J. Tourigny, representing the City Solicitor who was attending another public meeting, explained that these funds will assist the City in moving forward with its claim.

Action: (5-0) be adopted.

079-17

PETITION: - To update building department fees by adding to Chapter 94-1 A. (1), (2), (3), (4), (5), (6) and B. (1), (2), (3), (4), (5) and (6) insert the following:  
(g) Solar: \$10 per panel – includes building and electrical permits.

- To strike Chapter 94-3 in its entirety and insert the following:  
94-3 D. Unless otherwise noted, fees shall be based upon national average costs of construction for the type and use of the building according to the most current R.S. Means cost estimating bulletin, and calculated by the building inspector.

- To strike Chapter 149-5 and insert the following:  
149-5 Permit Fee:  
The fee for the permit required by Sec. 149-3 of this chapter shall be per Section 94-2 Sign fees.

Discussion: Commissioner Lanciani addressed these three sections of the Building Code. The first will add a Solar installation fee where currently there is none, and will standardize the measurement of value of contractors' work. The second will update the existing book utilized by the department in valuing contractors' construction work to one with national standing, and will give the department a tool for setting fair market value and thereby charge appropriate fees. The third sets a more realistic fee for value of work performed, and removes conflicting language.

Action: (5-0) be adopted.

Meeting adjourned at 6:29 p.m.

Respectfully submitted,



Jacquelyn M. Cronin, Clerk

## **Community Compact - City of Fitchburg**

### **COMMONWEALTH COMMUNITY COMPACT**

**WHEREAS** cities and towns and the Commonwealth must work together to create the conditions for a strong and resilient economy; and

**WHEREAS** cities and towns face increasing pressures on municipal and school budgets which impact essential services; and

**WHEREAS** cities and towns are partners with the Commonwealth and the Baker-Polito Administration is recommitting itself to that partnership through the Community Compact Cabinet; and

**WHEREAS** the Commonwealth is committed to promoting mutual standards of best practice for both the state and municipalities that will create clear standards, expectations, and accountability for both partners; and

**WHEREAS** the citizens of Massachusetts are right to expect forward-thinking, innovative government from both the Commonwealth and local governments.

### **Commonwealth Commitments**

As a sign of its commitment to an improved partnership with cities and towns, the Baker-Polito Administration:

- Intends to be a reliable partner on local aid.
- Pledges to work with our partners in the Legislature toward earlier local aid formula funding levels.
- Will work to make available technical assistance opportunities for cities and towns as they work toward best practices.
- Will not propose any new unfunded state mandates, and we will look at existing mandates with a goal toward making it easier to manage municipal governments.
- Will give special attention, in its review of state regulations, to those that affect the ability of municipalities to govern themselves.
- Pledges to work closely with municipal leaders to expand opportunities to add municipal voices to those state boards and commissions that impact local governments.
- Will introduce incentives for municipalities that sign Compacts in existing and proposed state grant opportunities, including proposals for technical assistance grants available only to compact communities.
- Will identify ways to expedite state reviews that can often slow down economic development opportunities or hinder other municipal interests.

### **Community Commitments**

**NOW THEREFORE** the City of Fitchburg pledges to adopt the following best practices:

1. **Preparing for Success:** There is a demonstrated ability to partner with the private sector, non-profits, and public sector organizations in order to advance the housing and economic development vision and goals of the community as evidenced by the successful completion of public/private/non-profit project(s).
2. **Job Creation and Retention:** There is a documented economic development plan which leverages local economic sector strengths, regional assets, encourages innovation and entrepreneurship, and demonstrates collaboration with educational institutions for the development of a workforce plan.
3. **Complete Streets:** The municipality will become certified through MassDOT and demonstrate the regular and routine inclusion of complete streets design elements and infrastructure on locally-funded roads.

The Commonwealth will work with the City of Fitchburg as a partner in implementing these best practices, including prioritizing technical assistance when that is needed to accomplish execution of a new best practice.

### **Commonwealth Compact Community Incentives**

The Baker-Polito Administration seeks to recognize municipalities that are striving to become more innovative and accountable and introduce incentives through various state grants and programs to reward municipalities who have signed Community Compacts and committed themselves to continuous improvement. Municipalities that pledge to adopt best practices through compacts will get bonus points on selected state grant programs and will be prioritized for various technical assistance programs.

TOGETHER we sign this Community Compact in a spirit of partnership and public service, understanding that we serve the citizens of our Commonwealth and that our citizens deserve the best government possible.

Signed this 29th of March in the Year 2016

Lt. Governor Karyn Polito

*Commonwealth of Massachusetts*

Stephen DiNatale

*Mayor of Fitchburg*