



**CITY OF HAVERHILL
CITY COUNCIL MINUTES**

Tuesday, February 11, 2025 at 7:00 PM

Theodore A. Pelosi, Jr. Council Chambers, 4 Summer st, Room 202

In-Person/Remote Meeting

Present: President Sullivan, Councilors Basiliere, Ferreira, Hobbs Everett, Jordan, Michitson, Toohey, McGonagle, LePage and Rogers

Remote: None

Absent: Councilor Lewandowski

City Clerk: Kaitlin M. Wright

1. OPENING PRAYER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES OF PRIOR MEETING

Councilor McGonagle stated he reviewed the minutes and finds them in order.

Motion by Councilor McGonagle to place on file, second by Councilor Toohey

Passed yeas 10, nays 0, absent 1 (Lewandowski)

4. ASSIGNMENT OF THE MINUTES REVIEW FOR THE NEXT MEETING

President Sullivan assigned the minutes to Councilor LePage

5. COMMUNICATIONS FROM THE MAYOR:

5.1 Mayor Barrett submits the following gift Order:

5.1.1. Order - Authorizing Mayor to accept a \$100.00 gift for the *St.*

Patrick's Day Party at the *Citizen Center* from Councillor Michael

McGonagle to the *Council on Aging Department*

Mayor Barrett addressed the council. She thanked Councilor McGonagle for his donation.

Councilor McGonagle stated this is from both Councilor Toohey and I.

Motion by Vice President Jordan to accept donation, second by Councilor Michitson

Passed yeas 10, nays 0, absent 1 (Lewandowski)

23-D

5.2. Mayor Barrett submits the *Order of Taking and Settlement Agreement* for Crystal st and request for *Transfer of Water Funds* related communication from Robert E Ward. DPW Director

Robert Ward, DPW Director, addressed the City Council. He stated Matt Connolly from Nutter is here tonight, who was involved in the matter on behalf of the City since 2022. The discussion centered on a settlement resulting from a dispute dating back to 2022 related to eminent domain for property on Brandy Brow Road. He noted this is a friendly taken, where the seller agrees to sell the property to the city for \$260,000. The property is approximately 16.5 acres, located on Crystal Street with frontage on Crystal Lake, and will be used for water supply purposes. He also noted this involves transferring water funds to pay for the property. The property purchase includes an access easement for the seller, allowing them access to the city's public trail system. Once the documents are signed, he will work with the City Solicitor's Office to ensure proper recording and payment is made within 30 days.

President Sullivan mentioned that four votes would be required: one for the order of taken, one for the settlement agreement, one for the access easement, and one for the transfer of funds.



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Order – Authorize Mayor to acquire, take by eminent domain or otherwise, land off of Crystal st in Haverhill, Known as “Lot 2 A” as shown on said plan and also authorize Mayor to grant an access easement as shown on “10’ Wide Trail Easement” on the Plan to James E Young Jr. and Victoria Angers 28

Motion by Councilor Michitson, second by Vice President Jordan.

Passed yeas 10, nays 0, absent 1 (Lewandowski)

Order of Taking – Authorize Mayor to take on behalf of the City for water supply purposes, take ownership of land with the buildings thereon, if any, located off Crystal st known as “Lot 2A” as shown on plan entitled “Approval Not Required Plan (ANR)” (the “Plan”) 29

Motion by Vice President Jordan, second by Councilor Michitson

Passed yeas 10, nays 0, absent 1 (Lewandowski)

Settlement Agreement – Between James E Young, Jr and Victoria Angers

Motion by Councilor Toohey, second by Councilor Rogers

Passed yeas 10, nays 0, absent 1 (Lewandowski)

Order – Transfer \$260,000.00 from the listed accounts in the Water Fund to a new capital fund

<u>Transfer From</u>	<u>Amount</u>	
Water 20” & 36” Transmission Main	\$248,481.03	
Water Capital Outlay	11,518.17	30

Motion by Councilor Michitson, second by Vice President Jordan

Passed yeas 10, nays 0, absent 1 (Lewandowski)

- 5.3 Mayor Barrett submits the Memorandum of Agreement for the
Water/Wastewater Office & Technical Group (Teamsters)
5.3.1 Memorandum of Agreement between the City of Haverhill
and the *Water/Wastewater Office & Technical Group – Teamsters*
Local #170 File 10 days 31

Motion by Vice President Jordan to place on file, second by Councilor Toohey

Passed yeas 10, nays 0, absent 1 (Lewandowski)



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6. COMMUNICATIONS FROM COUNCILLORS TO INTRODUCE AN INDIVIDUAL(S) TO ADDRESS THE COUNCIL:

7. PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28

8. COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:

8.1. Christine Webb, City Assessor, submits the abatement report for the month of January 2025 14-C

Motion by Councilor Michitson to place on file, second by Councilor McGonagle
Passed yeas 10, nays 0, absent 1 (Lewandowski)

9. UTILITY HEARING(S) AND RELATED ORDER(S):

10. HEARINGS AND RELATED ORDERS:

11. APPOINTMENTS:

11.1. Confirming Appointments

11.1.1. *Haverhill Housing Authority* - Sheila Cuevas, 53 South Webster st, to expire December 31, 2029,

To Be Confirmed 7-G

Mayor Barrett addressed the Council and introduced Sheila Cuevas.
Sheila Cuevas stated she was thankful for the appointment and is looking forward to the opportunity.

Motion by Councilor Michitson, second by Councilor Toohey
Passed yeas 10, nays 0, absent 1 (Lewandowski)

11.1.2. *Community Affairs Advisory Board- reappointments:* to expire December 31, 2025: 7-H

Sharon Sullivan - Chairman, 20 Westminster av

Anne Vlack, Member, 60 Hancock st

William Lapierre, Member, 1 Hanscom av

Marlene Grant, Member, 615-617 River st

Nomsa Ncube, Member, 67 Washington st To Be Confirmed

Motion by Vice President Jordan, second by Councilor Rogers
Passed yeas 10, nays 0, absent 1 (Lewandowski)



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11.1.3 *Board of Registrars of Voters-re-appointment:*

Marc Harvey, 8 Byron st expires February 1, 2028

7-I

Motion by Vice President Jordan, second by Councilor Michitson

Passed

yeas 10, nays 0, absent 1 (Lewandowski)

To Be Confirmed

11.1.4 *Planning Board-re-appointment correction*, to expire
August 31, 2027

Nate Robertson, 174 Mill st To Be Confirmed

7-J

City Clerk Wright noted the corrections made were to his last name and address.

Motion by Councilor Michitson, second by Councilor McGonagle

Passed

yeas 10, nays 0, absent 1 (Lewandowski)

11.2. Non-Confirming Appointments

11.3. Constables

11.4. Resignations:

12. PETITIONS:

12.1.1. CCSP 25-1; Attorney Magliocchetti, representing Astro
Enterprise, LLC requests hearing to build a 4-unit condominium
building at 0 Nichols st in the RU zone (residential urban density)

Hearing March 25th

32

Motion by Councilor McGonagle, second by Councilor Rogers

Passed

yeas 10, nays 0, absent 1 (Lewandowski)

12.2. Applications Handicap Parking Sign: *with Police approval*

12.3. Amusement/Event Application: *with Police approval*

12.4. Auctioneer License:

12.5. Tag Days: *with Police approval*

12.5.1. TAGD 25-3: Deb Schultz for the *Pan Mass Challenge*,
May 2 & 3

Motion by Vice President Jordan, second by Councilor Rogers

Passed

yeas 10, nays 0, absent 1 (Lewandowski)

8-D

12.6. One Day Liquor License – *with License Commission & HPD
approval*

12.7. ANNUAL LICENSE RENEWALS:



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- 12.7.1. Hawker Peddlers License- Fixed location – w/Police approval
 - 12.7.2. Coin-Op License *Renewals* – with Police approval
 - 12.7.3. Christmas Tree Vendor – with Police approval
 - 12.7.4. Taxi Driver Licenses for 2024: with Police approval
 - 12.7.5. Taxi/Limousine License with Police approval
 - 12.7.6. Junk Dealer /Collector License with Police approval
 - 12.7.7. Pool/Billiard
 - 12.7.8. Bowling
 - 12.7.9. Sunday Bowling
 - 12.7.10. Buy & Sell Second Hand Articles with Police approval
 - 12.7.11. Buy & Sell Second Hand Clothing
 - 12.7.12. Pawnbroker license - with police approval
 - 12.7.13. Fortune Teller with - Police approval
 - 12.7.14. Buy & Sell Old Gold – with Police approval
 - 12.7.15. Roller Skating Rink
 - 12.7.16. Sunday Skating
 - 12.7.17. Exterior Vending Machines/Redbox Automated Retail, LLC
 - 12.7.18. Limousine/Livery License/Chair Cars with Police approval

13.MOTIONS AND ORDERS:

14.ORDINANCES (FILE 10 DAYS)

15.COMMUNICATIONS FROM COUNCILLORS:

- 15.1. Communication from Councillor Ferreira requesting to speak about the Overnight Warming Center at the UU Church of Haverhill and provide an update regarding the ongoing efforts to offer a safe, warm space on extremely cold evenings 33

Councilor Ferreira addressed the council about the ongoing efforts at the Universalist Unitarian Church (UU Church), which has opened its space as an overnight warming center for individuals who are homeless or under-housed during cold temperatures. The center operates from 9 pm to 7 am on nights when the temperature is expected to drop below 25 degrees, serving around 20-22 people per night. The church has a history of providing shelter, dating back to the mid-1980s. The center has been set up in a dining room format and offers snacks, and coffee, with guests free to come and go. Volunteers manage three shifts per night, and the church covers the cost of



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private security. This initiative has been a collaborative effort with support from local organizations and donations. The need for such a warming center was highlighted by the limited access to Mitch's Place, an emergency shelter with stricter entry rules that some individuals don't meet. The UU Church's center offers "radical hospitality," with a focus on basic entry rules. Councilor Ferreira shared that it has been successful in filling a gap, particularly since the police lobby was often filled with people needing shelter last winter.

Councilor Basiliere, who has visited the warming center multiple times, reported seeing a familiar group of individuals who are known to the police and other community services. The guests were generally well-behaved, with some managing their own medications. He praised the efforts of Councilor Ferreira and noted that the partnership between various local services has been effective so far.

Councilor Hobbs Everett inquired about why some individuals are not allowed into Mitch's Place. Councilor Ferreira explained that some shelters have strict entry rules, including requirements for sobriety or clean criminal records, which disqualify certain individuals. The Mayor explained that the Citizen Center is not used for homelessness but does offer help in serving victims of fires or power outages, and the city does not have the staff to manage a shelter there. She emphasized that the police regularly check on homeless individuals and take them to Mitch's Place when needed. The capacity at Mitch's Place is pushed during colder months.

Andrew Herlihy, Community Development Director, highlighted that the city funds various homelessness-related services, including Mitch's Place and the drop-in center. He noted that the warming center at the UU Church is not currently funded by public money but may seek Community Development Block Grant (CDBG) funds in the future. He commended the police for their coordination in finding homeless individuals and providing support.

Councilor Michitson suggested the need for a more robust discussion of funding gaps, and Councilor Ferreira shared her experience of coordinating with various agencies to improve outreach and gather more accurate data about the homeless population.

Several councilors expressed gratitude and congratulated Councilor Ferreira for her initiative, with special thanks for the volunteers and donors who have supported the program. Vice President Jordan acknowledged the importance of the warming center in filling a critical gap and expressed hope for more donations and potential funding through city channels. President Sullivan recognized the importance of the warming center and suggested the next step is finding sustainable funding for the program. He encouraged the council and community to continue supporting the initiative.

16. UNFINISHED BUSINESS OF PRECEEDING MEETING:

- 16.1. Document 19; Loan Order-to appropriate \$300,000.00 for the purpose of conducting a schematic design for roof replacement to the Silver Hill Elementary School at 675 Washington st *filed 1/30/2025*



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Superintendent Margaret Marotta did not have the actual language on hand to read into the record.

City Clerk Wright read the order into the record.

Motion by Vice President Jordan, Second by Councilor Rogers.

Councilor Michitson inquired about solar plans for the roof.

Mayor Barrett clarified that the discussion was about authorizing money for roof replacement and not the full roof plan, and that solar was not included in this particular project.

Superintendent Marotta stated that solar was not considered for the roof replacement, and that the MSBA would not fund such a project.

Councilor Rogers raised concerns about the \$300,000 cost for the schematic design of the roof replacement, questioning why it was necessary to pay that amount for a design of something already built.

Superintendent Marotta clarified that the \$300,000 was part of MSBA requirements for the design before the state would reimburse a portion of the roof replacement costs.

Councilor Rogers continued questioning the expense, wondering if the \$300,000 was just for authorization or if it was the actual cost.

Mayor Barrett explained that the \$300,000 was an authorization, and the actual cost might be less with the state's contribution.

Councilor McGonagle confirmed that the \$300,000 was required for the design,

Motion by Vice President Jordan, second by Councilor Rogers

Passed years 9, nays 1 (Rogers), absent 1 (Lewandowski)

- 16.2. Document 19-B; Loan Order-to appropriate \$1,200,000.00 for the purpose of conducting a feasibility study related to the repair, replacement or addition to the John G Whittier Middle School located at 256 Concord st *filed 1/30/2025*

City Clerk Wright read the loan order into the record.

Motion by Vice President Jordan, Second by Councilor Michitson

Councilor McGonagle praised Mr. Dorrence, a school employee, for his knowledge and involvement in reviewing decisions like this. Superintendent Marotta confirmed that Mr. Dorrence is part of the team that evaluates such matters.

Councilor McGonagle acknowledged the large amount of money involved but emphasized that it doesn't necessarily mean the full amount would be spent, as the goal is to keep costs reasonable. He indicated support for the loan despite the large figure.

Councilor Rogers questioned whether the \$1.2 million amount was mandatory, with the state imposing it for school renovations. Superintendent Marotta explained that the figure is based on



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the size of the school being built, comparing it to other recent school projects in similar communities. They don't want us to have to come back and ask for more money.

President Sullivan expressed concern that the city is required to borrow funds for this step, we passed the millionaires tax and a portion of that is supposed to go towards education and the piece is supposed to go to transportation at the state level. There's a billion dollars sitting there and I don't understand why the state shouldn't have to pay for this portion. He argued that the state should cover the design costs for school projects, suggesting that relying on local contributions is unsustainable for cities and towns in the long run.

Motion by Vice President Jordan, second by Councilor Michitson
Passed yeas 10, nays 0, absent 1 (Lewandowski)

- 16.3. Document 22; Ordinance re: Amend Chapter 240 Section 98;
Heavy Commercial Vehicles Exclusion; Forest st, Broadway to West
Lowell av, all vehicles over 2 ½ tons *filed 1/30/2025*

Motion by Councilor Michitson, second by Councilor Toohey
Passed yeas 10, nays 0, absent 1 (Lewandowski)

17.RESOLUTIONS AND PROCLAMATIONS:

- 17.1. PROCLAMATION – February 2025 as *Black History Month* in
the City of Haverhill 34

Councilor Hobbs Everett read the proclamation into the record.

Motion by Councilor Hobbs Everett, Second by Vice President Jordan
Passed yeas 10, nays 0, absent 1 (Lewandowski)

18.COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS

- 18.1. Councilor LePage requests to announce the next
Administration and Finance Committee Meeting to be held on
February 18, 2025, at 6:00 PM 18-B

Councilor LePage stated there is a correction, it will begin at 6:30. He noted the topics would be Annual review of Council Rules and Regulations, Document 20-D: Historic Signage Program, and Document 37: Article IV City Solicitor

Vice President Jordan wanted to wish Councilor Ferreira a Happy Birthday.

19.DOCUMENTS REFERRED TO COMMITTEE STUDY

20.LONG TERM MATTERS STUDY LIST

21.ADJOURN:

Motion by Vice President Jordan to adjourn, second by Councilor Toohey
Passed yeas 10, nays 0, absent 1 (Lewandowski) Adjourned: 20:03