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City of Amesbury
Office of the City Clerk
62 Friend St.
Amesbury, MA 01913

City Council Meeting Minutes
June 25, 2024
7:00 PM

President Scott Mandeville called the meeting to order at 7:04 PM.

Councilor Anthony Rinaldi led the Pledge of Allegiance.

Roll call was taken, and present were Councilor Anthony Rinaldi, Councilor Steven Stanganelli, Councilor Nicholas Wheeler, Councilor Pamela Gilday, Councilor Michael Hogg, Councilor Jessica Redfern, and President Scott Mandeville.

Absent were Councilor Owen Corcoran and Councilor Claudel Frederique

Also present: Mayor Cassandra Gove, Fire Chief James Nolan, Police Chief Craig Bailey, Interim Chief Financial Officer Cheryl Wright, Director of Planning Nipun Jain, Department of Public Works Director Joe Buckley, Council on Aging Director Doreen Arnfield, City Clerk Jennifer Smith, Asst. City Clerk Justin Kaiser

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Minutes for approval

April 24, 2024 Dangerous Dog Hearings

**Councilor Gilday offered a motion to approve the minutes with an amendment adding the line “of KP Law” following “Matthew Sydel”. Councilor Hogg seconded and the motion passed 5-0-2, Councilor Redfern and Councilor Stanganelli abstained.**

June 4, 2024 Ad Hoc Budget Committee of the Whole Special Meeting

**Councilor Wheeler offered a motion to approve the June 4, 2024 Ad Hoc Budget Committee of the Whole meeting minutes as presented. Councilor Rinaldi seconded, and the motion passed unanimously, 7-0.**

June 11, 2024

**Councilor Gilday offered a motion to approve the June 11, 2024 minutes with the amendment to edit the amount of \$37,975,439 listed under the final school line item approval to the amount of \$37,945,439. Councilor Wheeler seconded and the motion passed 6-0-1 with Councilor Stanganelli abstaining.**

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Mayoral Appointments-

None at this time.

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Licenses and Permits

None at this time.

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Correspondence

President/Vice President Communications:

- None at this time.

Communications from Elected Officials, Boards, and Commissions:

- Merrimack Valley Planning Commission Presentation: Hannah Mogensen offered a presentation on the Merrimack Valley Region Multi-Hazard Mitigation Plan Update (see attached).
 - Councilor Gilday engaged Ms. Mogensen in a discussion surrounding the role of the city council in this plan, when it is due by, and if it will continue to be grant funded.
 - Councilor Wheeler asked when this proposal was expected to be completed by. Ms. Mogensen answered that it was expected later this year between September and December.
 - Councilor Redfern asked if this plan was available online. Ms. Mogensen answered that it was available on the MVPC website as well as the City of Amesbury website.

Council Communications, Announcements and Committee Reports:

- Ad Hoc Rules Committee of the Whole: President Mandeville stated that the committee had concluded its meetings.
- Budget and Finance: Councilor Stanganelli stated that the subcommittee needed to cancel its meeting on June 18th due to scheduling issues.
- Ordinance and Administration: Councilor Gilday summarized the topics and discussion from the previous meeting.
- Planning and Development: President Mandeville summarized the topics and discussion from the previous meeting.
- Open Space, Natural Resources, and Trails: Councilor Redfern stated that she has been unable to attend the previous two meetings of this committee since they have conflicted with City Council meetings.
- Energy: Councilor Rinaldi offered a summary of the previous committee meeting and stated the date of the next meeting.
- School Building: Councilor Wheeler announced the date of the next meeting.
- Community Development and Block Grant: Councilor Frederique was absent.
- Chamber of Commerce: Councilor Rinaldi announced the date of the next meeting.
- Disposition: Councilor Hogg announced the date and location of the next meeting.
- Affordable Housing Trust: Councilor Stanganelli announced that the trust had not met and were looking for an administration liaison.

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Public Comment

- Robert Zuberek, owner of 15-17 Pond St, expressed concern with the safety and liability of a city owned fence on his property and asked the city to address the repairs.

Council Response to Public Comment

- Councilor Stanganelli asked the city to address Mr. Zubrerek's issue.

## Second Readings

### Public Hearings

**2024-065 An Ordinance** to Amend the Amesbury Zoning Map to extend the R-40 Zoning District along Haverhill Road – **Mayor Sponsor**

- Read into the record by President Mandeville.
- President Mandeville reported a positive recommendation from the Planning Board.
- Councilor Gilday reported a positive recommendation from the Ordinance and Administration subcommittee.
- President Mandeville reported a positive recommendation from the Planning and Development subcommittee.
- Director of Planning Nipun Jain offered a presentation on this proposal and answered councilors questions.

**President Mandeville opened the public hearing at 7:47 PM. President Mandeville closed the public hearing at 7:47 PM.**

**Councilor Stanganelli offered a motion to accept 2024-065 as presented. Seconded by Councilor Gilday.**

**Councilor Wheeler offered a motion to amend 2024-065 to include the map presented to the Planning Board. Seconded by Gilday and the motion to amend passed 7-0.**

**The motion to accept passed 7-0.**

**2024-066 An Ordinance** to Amend the Amesbury Zoning Ordinance and Zoning Overlay District Map to make changes to the Amesbury Gateway Village Smart Growth Overlay District (AGV-SGOD) - **Mayor Gove, Councilors Corcoran, Frederique, Gilday and Redfern Sponsors**

- Read into the record by President Mandeville.
- President Mandeville reported a positive recommendation from the Planning Board.
- Councilor Gilday reported a positive recommendation from the Ordinance and Administration subcommittee.
- President Mandeville reported a positive recommendation from the Planning and Development subcommittee.
- Councilor Stanganelli asked Mr. Jain what the long-term goal of this proposal was. Mr. Jain answered that it was in part due to meeting requirements from the Commonwealth.
- Councilor Wheeler asked if this would go toward MBTA requirements. Mr. Jain answered yes according to the MBTA guidelines. Councilor Wheeler asked for an estimate on the number of units and Mr. Jain answered 160-200.

**President Mandeville opened the public hearing at 8:11 PM.**

- Marsha Perkins, 27 Haverhill Rd, asked if abutters were notified of this proposal.

**President Mandeville closed the public hearing at 8:13 PM.**

- Mr. Jain stated that zoning ordinance changes did not require abutters to be notified since there was no confirmed project at the time of the meeting.
- Councilor Stanganelli asked if this proposal had a public hearing notice. Clerk Jennifer Smith answered yes.
- Mr. Jain answered councilors questions.

**Councilor Gilday offered a motion to accept 2024-066 with an edit to fix the word “stores” to “stories” as amended by the Planning Board. Seconded by Councilor Hogg and the motion passed 7-0.**

**2024-078** An Order to authorize the Mayor to accept and expend a grant in the amount of \$298,834.00 from the Massachusetts Executive Office of Elder Affairs to fund the Amesbury Council on Aging’s FY25 and FY26 Elder Mental Health Outreach Team (EMHOT)- **Mayor Sponsor**

- Read into the record by President Mandeville.

**Councilor Stanganelli offered a motion to discharge the Budget and Finance subcommittees from its duties on 2024-078. Seconded by Councilor Rinaldi and the motion passed 7-0.**

- Council on Aging Director Doreen Arnfield was recognized and gave a summary and background of this proposal.

**Councilor Stanganelli offered a motion to accept 2024-078 as presented. Seconded by Councilor Gilday and the motion passed 7-0.**

**2024-079** An Order to authorize inter-departmental transfers of general fund appropriations in accordance with MGL c.44 Section 33B.- **Mayor Sponsor**

- Read into the record by President Mandeville

**Councilor Stanganelli offered a motion to discharge the Budget and Finance subcommittee from its duties on 2024-079. Seconded by Councilor Hogg and the motion passed 7-0.**

- Chief Financial Officer Cheryl Wright offered a summary of this proposal.
- Councilor Stanganelli asked the difference between this substituted proposal and the original proposal. Ms. Wright answered that adjustments were made to account for late invoices. Councilor Wheeler asked for a summary of the changes which were offered by Ms. Wright.

**Councilor Wheeler offered a motion to amend the proposal with the substituted amounts. Seconded by Councilor Gilday and the motion passed 7-0.**

**Councilor Wheeler offered a motion to accept 2024-079 as amended. Seconded by Councilor Gilday and the motion passed 7-0.**

**2024-080** An Order to appropriate \$32,699.28 from the Quality of Life fund (8020) for the purpose of funding improvements to Collins Street Park basketball court and surrounding area.

- Read into the record by President Mandeville.

**Councilor Stanganelli offered a motion to discharge the Budget and Finance subcommittee from its duties on 2024-080. Seconded by Councilor Hogg and the motion passed 7-0.**

**Councilor Wheeler offered a motion to amend 2024-080 to include the substitute language. Seconded by Councilor Gilday and the motion passed 7-0.**

**2024-080 passed as amended 7-0.**

**2024-081** An Order that \$6,063,254 is appropriated to pay costs of the following project, including the payment of all costs incidental and related thereto; AMS Performance Center – AMS Roof Replacement.

- Read into the record by President Mandeville.

**Councilor Stanganelli offered a motion to discharge the Budget and Finance subcommittee from its duties on 2024-081. Seconded by Councilor Rinaldi and the motion passed 7-0.**

- Robert Gutman and Phil Palumbo from Gordon Richardson Lewis Architects offered a presentation on this topic (see attached).
- A discussion was had related to the history, background, and plan for the roof project. Questions that were asked were related to the HVAC system, the debt financing, the reason for the increased cost estimate for the project, and the lifespan of the roof to be installed. Councilors Wheeler, Hogg, Stanganelli, Rinaldi, and Gilday asked questions and engaged in the discussion with Mr. Gutman and Mr. Palumbo.

**Councilor Stanganelli offered a motion to approve 2024-081 as presented. Seconded by Councilor Rinaldi.**

- Councilor Hogg asked if this required a two-thirds majority for passage. Clerk Jennifer Smith answered that it did.

**The motion to approve passed 7-0.**

**2024-082** An order to authorize the Mayor to enter into a renewal of the inter-municipal agreement for animal control services with Salisbury-**Mayor Sponsor**

- Read into the record by President Mandeville.
- Police Chief Craig Bailey was recognized and made himself available for questions related to this proposal.
- Councilor Redfern asked how the agreement is working out. Chief Bailey answered that the city should likely have a full-time animal control officer while acknowledging the circumstances that led to the need for this arrangement.
- Councilor Wheeler asked if additional costs were expected from this agreement. Chief Bailey answered that none are expected.
- President Mandeville asked what the contingency was in the case that the Animal Control Officer was indisposed. Chief Bailey answered that other Animal Control Officers in the region are sometimes available to step in.

**Councilor Stanganelli offered a motion to accept 2024-082 as presented. Seconded by Councilor Wheeler and the motion passed 7-0.**

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#### First Readings

**2024-083** An Ordinance to establish a Community Preservation Committee -**Councilor Wheeler Sponsor**

- Read into the record by President Mandeville.

**Councilor Wheeler offered a motion to refer 2024-083 to the Ordinance and Administration subcommittee and to set a second reading date for July 23. Seconded by Councilor Hogg and the motion passed 7-0.**

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#### Late Files

**2024-084** Request for Dangerous Dog Hearing – 11 Willowdale Ct.

**Councilor Wheeler offered a motion to suspend rule 5D and accept 2024-084 as a late file. Seconded by Councilor Rinaldi and the motion passed 7-0.**

**Councilor Gilday offered a motion to refer 2024-084 to the Animal Control Officer, request a report from the Animal Control Officer, and set a public hearing for July 25<sup>th</sup>. Seconded by Councilor Wheeler.**

- A discussion was held among the councilors on potential hearing dates.
- Councilor Hogg asked if KP Law would be involved. Councilor Gilday answered that she would ask the mayor's office to authorize it.

**The motion passed 6-1 with Councilor Stanganelli voting no.**

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Adjournment

**Councilor Stanganelli offered a motion to adjourn at 9:33 PM. Seconded by Councilor Wheeler and the motion passed 7-0.**

Respectfully Submitted,  
*Justin Kaiser*

Addendum N

***Public Comment / Public Hearing Speaker's Request Form***

In order to be recognized to speak on any matter you must complete all sections of this form.

Name: Mark Zuberek

Address: 15-17 Pond St.

City: Amesbury State MA Zip 01913

Home Phone 817-901-9432

Matter(s) on which you would like to speak: Liability/Safety of  
Subject Fence at

Please disclose any relationship as well as any direct or indirect financial interest you or a family member, may have with this matter: 15-17 Pond St.

See Attached

I have read and understand the rules of decorum printed on the reverse of this form.

Signature: [Signature] Date: 6-25-24

Addendum N

**Public Comment / Public Hearing Speaker's Request Form**

In order to be recognized to speak on any matter you must complete all sections of this form.

Name: Marcia Perkins  
Address: 1 B. Jacqueline Dr.  
City: Alexandria State: MA Zip: 01913  
Home Phone: (978) 270-8353

Matter(s) on which you would like to speak: 2024-066

Please disclose any relationship as well as any direct or indirect financial interest you or a family member, may have with this matter:

Shutters not notified of proposed development  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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I have read and understand the rules of decorum printed on the reverse of this form.

Signature: Marcia Perkins Date: 7/25/24