



INFORMAL MEETING OF FEBRUARY 3, 2020

Informal Meeting of the City Council was held in the City Council Chamber, Room 219, City Hall, on Monday evening, February 3, 2020.

CALL TO ORDER

Council President James Walsh called the meeting to order at 6:45 o'clock p.m.

ATTENDANCE

Eleven (11) Councillors were present including President James Walsh and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Scott Joseph Graves, Karen Hardern, Judy Mack, Elizabeth Kazinskas, and George Tyros.

Also present was Jeffrey Legros, Assistant Director of Community Development and Planning.

OPEN MEETING RECORDING & PUBLIC RECORDS ANNOUNCEMENT

President Walsh announced to the assembly that the Open Meeting Recording and Public Records Announcement is posted at the entrance to the Chamber, and that any person planning to record the meeting by any means should identify themselves.

INFORMAL MEETING NOTICE

Council President James Walsh announced that the Informal meeting was called to hear a presentation from Jeffrey Legros, Assistant Director of Community Development and Planning, concerning #10240, *A Measure Authorizing the FY2020 Community Development Block Grant Mini-Entitlement Plan*. The Measure was referred to the Committee of the Whole on January 21, 2020.

Mr. Legros informed the Council that all communities are eligible to apply for funds through the Community Development Block Grant Program. Gardner is a "Mini-Entitlement Community," which guarantees that the City will receive a certain amount of funding each year ("non-competitive basis"). He outlined the annual planning process and referenced the City's Community Development Strategy. He cited Downtown improvements, demolition to remove "slum and blight" as some examples of current and past projects.

President Walsh noted that a portion of the grant provides for administrative costs to manage the program.

Mr. Legros added that his position and the Budget and Finance Coordinator's position are 97% funded by the grant.

Councillor Judy Mack questioned whether the program could assist LMI students with the Summer Recreation Program.



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Mr. Legros agreed that LMI students could benefit from grant funding and noted that Gardner has a number of LMI students that could play sports if funds were available.

Highlighting the application process, Ms. Legros stated that an RFP would be issued in mid to late September to solicit social service program needs and then a public meeting is scheduled to afford agencies with the opportunity to obtain information about the process. There is a pre-application process and a limited amount of grant money for these programs, which can become very competitive. The Block Grant Steering Committee would evaluate the applications and then make recommendations as to which applications should move to the next phase. The community development program would include one to two projects – infrastructure related – such as parks, public spaces, streets and sidewalks, but not public buildings.

FY 2020 Community Development Block Grant Mini-Entitlement Program Projects Plan

6B – Downtown Phase 2. Connors & Parker Street block. Construction of crosswalk, sidewalk, and lighting repair and upgrade. The Downtown Improvements Phase 2 project area generally consists of Connors Street between City Hall Avenue and Parker Street, and Parkers Street between Connors Street and the intersection of Main Street. The proposed construction upgrades for this project area include new crosswalks, sidewalks, curbing, street lighting, and accessibility improvements. This project is consistent with our Community Development Strategy and our Complete Streets Policy and Plan and will connect to Phase I work being conducted as part of our BG18.

6K – Downtown Phase 3. Monument Park. Design of crosswalk, sidewalk, and lighting repair and upgrade. The Phase 3 area generally consists of the area around Monument Park including Central Street, Cottage Street, and Park Street. The proposed design of Phase 3 Downtown Improvements will include a detailed topographic survey, design preparation, and related engineering services necessary for preparation of biddable construction documents for the proposed Phase 3 Improvements Project. The design will include site grading, sidewalks, street lighting and related electrical infrastructure, handicap ramps, crosswalks, and curbing.

6K – Park Street Park. 53 Park Street. Design of park and parking area for access to recreation activities. The proposed project will include the design of a small park on the former substation parcel on Park Street. The work will include a detailed topographic survey, design preparation, and related engineering services necessary for the preparation of biddable construction documents for the proposed park. The design concept will include a parking area for approximately 40-50 cars, benches, picnic tables, and landscaping. It will improve public access to existing recreational amenities including the Greenwood Memorial Pool & Splash Park, Crystal Lake Cemetery and Park, and Monument Park. Further, it will facilitate access to the North Central Pathway, an existing bike path between Gardner and Winchendon and with connections to many local public service and commercial areas including Mount Wachusett Community College, Heywood Hospital, Gardner High School and Middle School, and the



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downtown commercial district. The design will generally include site grading, parking, site lighting, sidewalks, curbing, bike path connections to the North Central Pathway, site amenities, and landscaping.

8B – Domestic Violence Prevention. Provide services for 30 LMI Gardner residents affected by domestic violence through the Gardner Domestic Violence Task Force (GDVTF). The proposed task force will address domestic violence prevention through services, activities, and education directed first to community leaders, agencies, schools, the faith community, and then to the low to moderate income population directly affected by domestic violence. The primary purpose is to provide services to the intended low to moderate income individuals in the community impacted by domestic violence. Such services will include educational services and workshops within the city as well as collaboration with agencies which service low-income individuals such as the GVNA Healthy Families for first time pregnancy under 21, CAC, HOPE, and the Gardner School System, including high-risk boys in the Gardner Middle School.

8B – Family Support Services. GAAMHA, Inc. Family Support Services to 24 LMI Gardner residents. GAAMHA, Inc., provides substance use services primarily to individuals with low to moderate income. Family members of those served have shared with GAAMHA that they feel unsupported and uninformed during the treatment process. Therefore, GAAMHA Inc.'s project will expand services to offer individual and group Family Support Services to family members of men, women and youth with substance use disorders. Group Family Support meetings will be held once a month to assist families in understanding addiction and recovery, provide support necessary to develop healthy coping skills and boundaries, and demonstrate how to practice self-care. Individual Family Support Services will allow families to work with a Family Support Coach individually to further hone their understanding of the recovery process and the skills needed to support their loved one through the recovery journey.

8B – Gardner Public Schools Athletics. Provide financial assistance to LMI student athletes at Gardner High School and Gardner Middle School. The proposed public social service project will provide financial assistance to students who are LMI by providing funding for user fees so they can participate in Athletic Programs in the Gardner Middle School and High School. This public social service has been shown to have substantial impact because it provides an opportunity for students who may not otherwise be able to afford to participate in athletics, due to the cost of the user fee.

	<u>Group</u>	<u>Project</u>	<u>CDBG \$'s</u>	<u>Non-CDBG \$'s</u>	<u>Total</u>
6B	Community Development & Planning	Downtown Phase 2. Connors & Parker Street block. Construction of crosswalk, sidewalk, and lighting repair and upgrade.	\$613,150.00	\$0.00	\$613,150.00



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6K	Community Development & Planning	Downtown Phase 3. Monument Park. Design of crosswalk, sidewalk, and lighting repair and upgrade.	\$40,500.00	\$0.00	\$40,500.00
6K	Community Development & Planning	Park Street Park. 53 Park Street. Design of park and parking area for access to recreation activities.	\$18,000.00	\$0.00	\$18,000.00
8B	VOT	Domestic Violence Prevention. Provide services for 30 LMI Gardner residents affected by domestic violence.	\$8,000.00	\$0.00	\$8,000.00
8B	GAAMHA	Family Support Services. Family Support Services to 24 LMI Gardner residents	\$6,600.00	\$6,600.00	\$13,200.00
8B	GPSA	Gardner Public Schools Athletics. Provide financial assistance to LMI student athletes at Gardner High School and Gardner Middle School.	\$15,000.00	\$0.00	\$15,000.00
		Administrative & Delivery costs.	\$123,750.00	\$0.00	\$123,750.00
		Sub-total	\$825,000.00	\$6,600.00	\$831,600.00

The meeting concluded at 6:55 p.m.

Accepted by the City Council: *February 18, 2020*

PRESIDENT
James M. Walsh, Esq.
COUNCILLORS AT LARGE
James S. Boone
Craig R. Cormier
Ronald F. Cormier
Scott Joseph Graves, Esq.
Judy A. Mack
George C. Tyros

CITY OF GARDNER
MASSACHUSETTS 01440-2630

OFFICE OF THE
CITY COUNCIL



WARD 1 COUNCILLOR
James M. Walsh, Esq.
WARD 2 COUNCILLOR
Elizabeth J. Kazinskas
WARD 3 COUNCILLOR
Nathan R. Boudreau
WARD 4 COUNCILLOR
Karen G. Hardern
WARD 5 COUNCILLOR
Aleksander Dernalowicz, Esq.

January 22, 2020

CITY COUNCIL INFORMAL MEETING

Date: Monday, February 3, 2020
Time: 6:45 P.M.
Location: City Council Chamber, Room 219, City Hall

ANNOUNCEMENT - Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All documents referenced or used during the meeting must be submitted in duplicate to the City Clerk, pursuant to the Open Meeting and Public Records Law. All documents shall become part of the official record of the meeting.

AGENDA

#10240, A Measure Authorizing the FY2020 Community Development Block Grant Mini-Entitlement Plan (*In City Council and Referred to the Committee of the Whole, 1/21/2020*).

CITY COUNCIL OF GARDNER
James M. Walsh Esq.
JAMES M. WALSH, ESQ.
Council President

NOTICE: The listing of Agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Alan Agnelli

10240

From: Jeffrey Legros
Sent: Friday, January 10, 2020 10:17 AM
To: Alan Agnelli
Cc: Katie Medina; Joshua Cormier; Trevor Beauregard
Subject: FY2020 CDBG Mini-Entitlement Plan Resolution
Attachments: Resolution for CDBG (Council).doc; Proposed Projects BG20 - CDBGSC Recommended.pdf; 2020_CDBG.pdf; FY2018-FY2021 CDS - UPDATE2 - 1-10-2019.pdf; Council Submission CDBG FY20.pdf

Alan,

Can you please include this information on the Agenda for the upcoming Finance Committee meeting? It is for their consideration and recommendation to City Council relative to the City's upcoming Community Development Block Grant (CDBG) Mini-Entitlement Program FY20 application. I have included the information as individual documents and as a combined packet for your convenience. Let me know if there anything else you need or if you need me to reformat anything.

Thank you,
Jeff

Jeffrey D. Legros, Assistant Director
Department of Community Development & Planning
City of Gardner
115 Pleasant Street, Gardner, MA 01440
978-630-4011, Ext. 1

RESOLUTION**FY 2020 COMMUNITY DEVELOPMENT BLOCK GRANT
Mini-Entitlement Plan**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARDNER AS FOLLOWS:

WHEREAS, the City council has reviewed the proposals prepared by the Department of Community Development and Planning for inclusion within the FY 2020 Community Development Block Grant (CDBG) Mini-Entitlement Plan; and

WHEREAS, the CDBG proposals seek funding for support of public social services, demolition, infrastructure repair and upgrade, economic development, rehabilitation, planning and design, and associated administrative costs; and

WHEREAS, the activities proposed within the FY 2020 CDBG Mini-Entitlement Plan meet the priorities identified within the City's 2018-2021 Community Development Strategy, and the 2004 Community Development Plan; and

WHEREAS, the City does not possess the bonding capacity or have the availability of funds to appropriate from its general budget to undertake such projects and reliance upon grant funds is required; and

WHEREAS, the City Council supports each of the activities as being consistent with the City's goal of promoting quality programs for its citizens;

NOW THEREFORE, the City Council hereby extends its support of each proposed activity and endorses the City's FY 2020 CDBG Mini-Entitlement Plan to be submitted to the Commonwealth of Massachusetts, Department of Housing and Community Development.

<u>Group</u>	<u>Project</u>	<u>CDBG \$'s</u>	<u>Non-CDBG \$'s</u>	<u>Total</u>
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6K	Community Development & Planning Park Street Park. 53 Park Street. Design of park and parking area for access to recreation activities.	\$18,000.00	\$0.00	\$18,000.00
8B	VOT Domestic Violence Prevention. Provide services for 30 LMI Gardner residents affected by domestic violence.	\$8,000.00	\$0.00	\$8,000.00
8B	GAAMHA Family Support Services. Family Support Services to 24 LMI Gardner residents	\$6,600.00	\$6,600.00	\$13,200.00
8B	GP Gardner Public Schools Athletics. Provide financial assistance to LMI student athletes at Gardner High School and Gardner Middle School.	\$15,000.00	\$0.00	\$15,000.00
	Administrative & Delivery costs.	\$123,750.00	\$0.00	\$123,750.00
	Sub-total	\$825,000.00	\$6,600.00	\$831,600.00

FY2018 – FY2021 COMMUNITY DEVELOPMENT STRATEGY

The City of Gardner's Community Development Strategy summarizes the City's various efforts to engage in community-based planning and priority setting, staying consistent with the Commonwealth's Sustainable Development Principals, and to outline a plan of action intended to accomplish specific community development goals. The current Community Development Strategy (CDS) will be used to direct resources from all sources toward projects that address that needs identified by the community as high priorities. Acting through its Department of Community Development and Planning, using specifically CDBG funds, projects will lie within the boundaries of the Downtown Urban Renewal Area (D-URA) and the Mill Street Corridor Urban Renewal Area (MSC-URA).

Housing: Expansion and Retention. This category is consistent with Concentrate Development and Mix Uses and Expand Housing Opportunities.

The City of Gardner is committed to expanding housing opportunities in appropriate locations to meet the needs of Gardner's population. Gardner has partnered with local and regional non-profit organizations to enhance and rehabilitate properties creating safe and affordable housing and repairing dilapidated buildings. Many of the properties in the D-URA are mixed use properties with retail or commercial endeavors on the first floor and apartments on the upper floors, which due to a variety of reasons, remain mostly vacant. In order to facilitate the redevelopment of these vacant properties, and others throughout the City, the City must increase the quantity and availability of parking, expedite the process for taking control of tax title properties, assess current zoning and promote smart growth districts, address storm water management practices, and partner with local agencies and developers to invest in the existing infrastructure. The City must also continue to support residents by partnering with local banks and non-profit agencies to identify properties that are in pre-foreclosure, distribute information regarding the availability of foreclosure counseling, assist with post-foreclosure issues. Education to first time homebuyers is also crucial in foreclosure prevention.

Economic Development. This category is consistent with Concentrate Development and Mix Uses, Advance Equity, Increase Job and Business Opportunities and Plan Regionally.

There are two distinct economic development goals in the City of Gardner – to diversify the local economy and increase job opportunities by encouraging and facilitating retention and expansion of Gardner based businesses as well as attracting new businesses to Gardner while promoting reinvestment in older industrial and commercial properties. To that end, the City will continue to coordinate economic development efforts by maintaining funding for the Economic Development Coordinator (EDC) position. Within the role, the EDC will continue to implement the approved urban renewal plans; identify and develop a new industrial business park; assist and expand training opportunities for the local workforce; provide support to new and existing businesses throughout Gardner by organizing company tours with potential partners; act as a conduit between the City and the Chamber of Commerce, Square Two, NewVue Communities and other organizations for marketing and technical support such as sign and façade improvements, marketing, business expansion efforts and networking with other business owners; and partner with local non-profit agencies to assist in challenges facing the local workforce such as job training, job-related transportation issues, job-related childcare, education and financial literacy and self-sufficiency programs.

Open Space and Recreation. The Sustainable Development principles relevant to this section are to Protect Land and Ecosystems and Use Natural Resources Wisely.

The City of Gardner has a fully updated Open Space and Recreation Plan (OSRP) that was accepted by the State in 2015. The overall purpose of the OSRP is to provide Gardner's residents with a diverse system of interconnected open space areas and quality recreational opportunities that protect natural resources, promote public health, and enhance the quality of life. Enhancing the quality of life in a community must maintain a careful balance between equity, environment and economy. To meet the overall goal of the OSRP, it is important that the City focus on acquiring additional open space parcels, or more effectively utilize existing land; improve management and maintenance of existing municipally owned open space, including land and bodies of water; increase opportunities for recreation along the Otter River and other waterways; complete the North Central Pathway in partnership with the Town of Winchendon; add new equipment and increase maintenance of existing equipment at the existing recreation facilities; look for opportunities to acquire land, or repurpose existing land, for additional recreational facilities and/or fields; construct, replace, and maintain a sidewalk network throughout the City to ensure a safe walkable community; adopt a reduced salt policy; and promote the benefits of donating open space.

Transportation. The Sustainable Development Principle of Provide Transportation Choice is most relevant to this section.

The City's goals include increasing access to transportation options and ensuring safe, accessible options for all travel modes – walking, biking, transit and vehicles – for people of all ages and abilities, including those with disabilities, allowing safe and convenient travel throughout the City. To that end, the City continues to advocate for increased bus service to allow working parents and the underemployed better access to childcare facilities and employment opportunities; upgrading State Route 2 and improvements to the Community Rail System serving Northern Worcester County; promote walking and biking opportunities within the City and advocate for bicycle racks on buses to allow travel between communities for recreational purposes; apply appropriate Smart Parking standards and strategies in the target areas and increase the availability of parking the target areas; continue to upgrade the sidewalks to ADA/MAAB standards and repair deteriorated infrastructure which will include preparing and implementing a pavement management plan; provide better traffic control features such as line painting and cross walks; and increase the enforcement of traffic laws and ordinances.

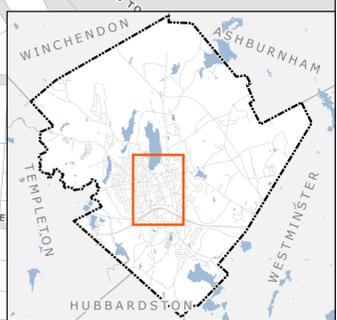
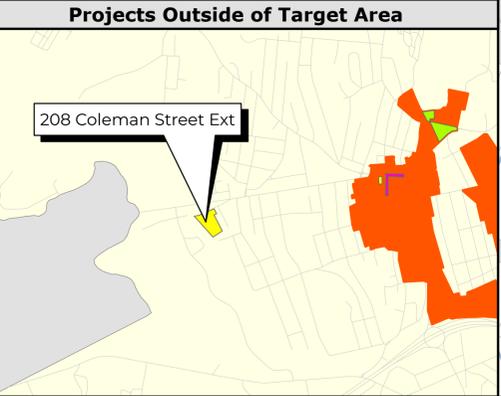
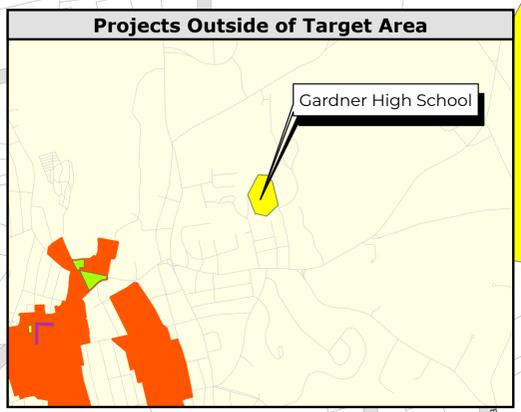
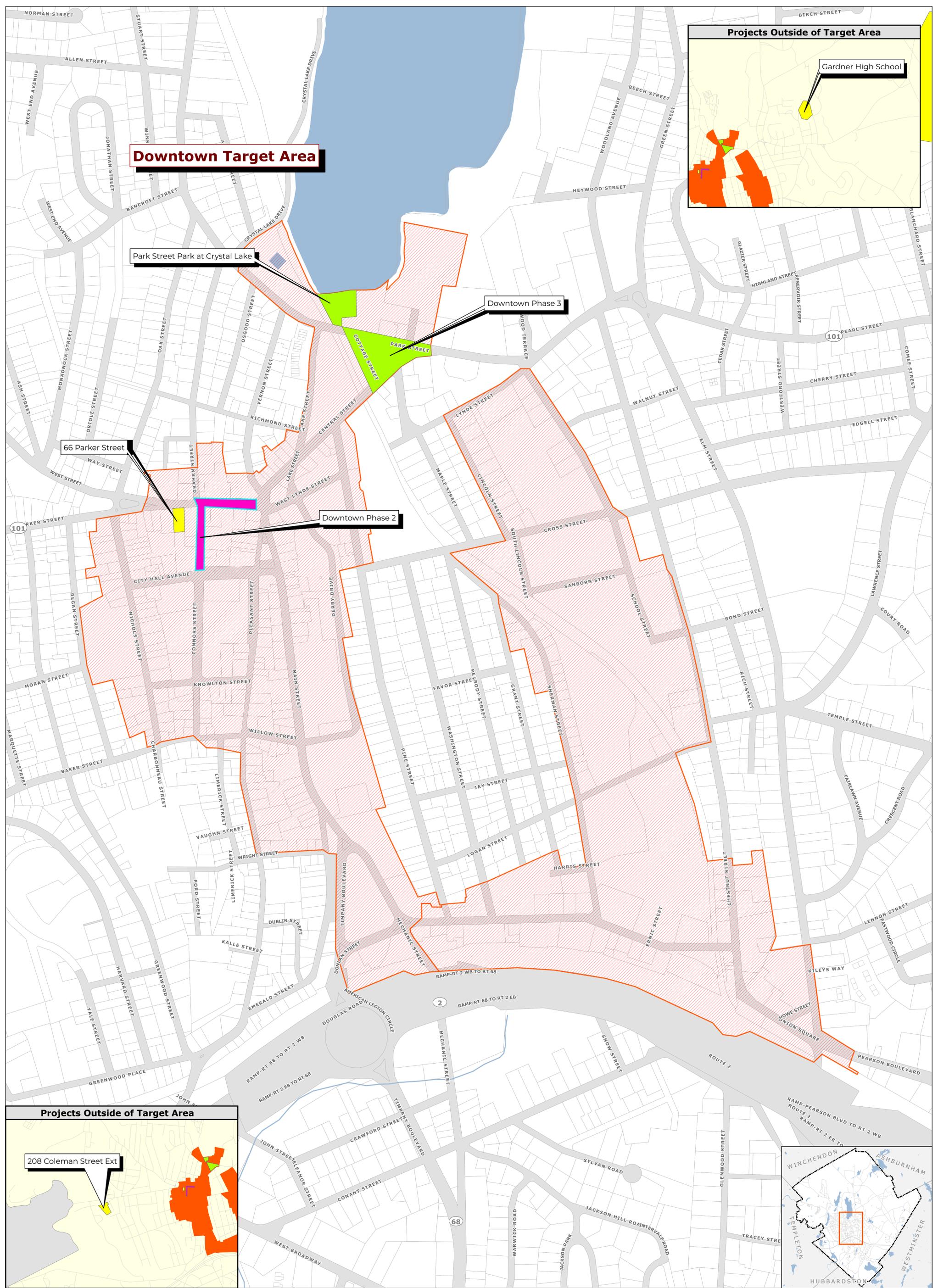
The City has entered into a Community Compact with the Commonwealth of Massachusetts and has created a Complete Streets Policy outlining its commitment in obtaining its transportation goals.

Special Needs. This category does not tie in to the Commonwealth's Sustainable Development Principles but is an important component to the Community Development Strategy of the City of Gardner.

It is important the residents of Gardner have equal access to municipal and regional services, activities and programs. To the that end, the City will continue to evaluate its ADA Transition Plan and make recommendations where necessary; provide auxiliary aids and services that allow municipal communication improvement; increase the support available to persons having special needs, including, but not limited to, the elderly, the homeless, victims of domestic violence, low and moderate income persons and the disabled; expand partnerships with local and regional health, social and human service providers; support efforts of private developers to create affordable and market rate senior housing; expand existing City efforts to rehabilitate substandard housing, particularly inaccessible, multi-family buildings; continue to upgrade the existing infrastructure with ADA compliant curbs and ramps to make travel more accessible; and provide support to address public health priorities including those dealing with addiction, mental health and physical disabilities.

**FY2018 – FY2021 COMMUNITY DEVELOPMENT STRATEGY
PRIORITY LIST**

1. Reconstruct or alter streets, sidewalks, and public buildings to allow for handicap accessibility and to encourage pedestrian travel. – Year 1-3. Additional funding potential through the Complete Streets program as well as local City funding.
2. Upgrade existing infrastructure, particularly in the Downtown Urban Renewal Area and Mill Street Corridor Urban Renewal Area. Year 1-3.
3. Apply Complete Streets Standards to Target Areas, Timpany Boulevard Corridor, and safe route to school areas to accommodate all modes of travel and help facilitate economic growth. Year 1-3. See above.
4. Apply appropriate “Smart Parking” standards and strategies and increase availability of parking in the Downtown Urban Renewal Area. Year 1-3.
5. Implement the approved Downtown and Mill Street Corridor Urban Renewal Plans. Years 1-3.
6. Restore, enhance, build and support diverse recreational facilities and/or activities. Year 2/3. Additional funds through Trails Grant and other recreational sources.
7. Implement the Open Space and Recreation Plan including, but not limited to, acquiring, protecting, and maintaining open space and environmentally sensitive lands. Years 1-3. See #6.
8. Support and expand economic security and self-sufficiency programs. Year 1-3
9. Work cooperatively with all area for-profit, non-profit and service agencies to implement the CDS. Years 1-3.
10. Selectively demolish buildings that are beyond reuse in the Target Area. Year 2
11. Rehabilitate dilapidated buildings within the Target Area (Downtown Urban Renewal Area and Mill Street Corridor Urban Renewal Area). Year 1-3
12. Attract and assist businesses opening in, relocating to, or already existing in, Gardner. Years 1-3.
13. Redevelop vacant or underutilized land and buildings, particularly in the Urban Renewal Areas. Year 3.
14. Rehabilitate non-code compliant, and/or construction of, affordable single and multi-family homes.



Legend

Downtown Target Area	2020 Project Types
Surface Water	Design Project
Streams	Construction
Town Boundary	Public Social Services

2020 CDBG APPLICATION TARGET AREA AND PROJECTS

CITY OF GARDNER

95 Pleasant Street
Gardner, MA 01440

*Information displayed must not be used for authoritative boundary determinations or for authoritatively locating physical objects; the authoritative determination of boundary or other physical locations remains the purview of the professional land surveyor and, in the case of property boundaries, the professional title attorney.

Note that legal parcel boundaries may or may not be coincident with visible features, and that some features (e.g. the coastline, river banks, and pond/lake edges) can move over time. Therefore, assumptions about coincidence with visible features must be carefully reviewed, case-by-case.

Data Sources
City of Gardner Engineering &
Office of Geographic and Environmental Information (MassGIS),
Commonwealth of Massachusetts, EOEa

