



City Council

Regular Meeting

~Final~

36 Court Street
Springfield, MA 01103

<http://www.springfieldcityhall.com>

Gladys Oyola-Lopez

September 15,
2025

7:00 PM

City Hall - Room 200

Roll Call

Councilors Govan, Walsh, Brown and Perez were REMOTE for this meeting.

Councilor Curran arrived at 7:15 PM

Councilor Davila arrived at 7:10 PM

Councilor Santaniello arrived at 7:10 PM

Moment Of Silence - Pledge Of Allegiance

The meeting began with the recitation of the Pledge of Allegiance. President Fenton started the meeting at 7:02 PM.

Reports Of Committee

- Councilor Allen stated that the Finance Committee met at 5:30 this evening and all 9 items were approved for this meeting agenda. Councilor Whitfield and Delgado were present.
- Councilor Delgado stated that the Digital Equity Working Group issued the final plan to all Councilors. The Audit Committee met two times about the PILOT Revenue Program. The City Auditor concluded that there are no formal invoices being issued, so there are many inconsistencies. The recommendation is to make formal arrangements and create invoices.
- Councilor Brown stated that the Maintenance and Development Committee met two times. The first was about the Accessory Dwelling Units and Councilor Whitfield headed that meeting. The second time was with GonetSpeed and Eversource and Councilor Delgado took the lead in this meeting. Gonet Speed is here to present the items this evening.
- Councilor Govan stated that the Environmental and Sustainability Committee met with City Attorney Buoniconti. Councilors Allen and Whitfield were present along with some Department Heads. The discussion was about the Urban Woodlands Ordinance to make sure that this is good for the City and developers are

responsible.

- Councilor Davila stated that the General Government met two times. The first meeting was about the Dollar Tree stores on Island Pond Road and State Street Councilor Govan was present. The store is making efforts to clean properties and come to a resolution for fines with the City. The second meeting was for the approval of Attorney Cary Szafranski's appointment to the License Commission to replace retiree, Peter Sygnator.
- Councilor Santaneillo stated that the Health and Humans Services Committee and Councilor Perez and Elder Affairs met last week with Helen Cauton-Harris about senior gambling addiction in the region. Councilor Walsh and MGM were present. This is a growing problem and continues to escalate. Working to get resources to bring those numbers down.

Informational

Confirmation of the Appointment of Cary Szafranski Curley to the License Commission

Councilor Davila presented Attorney Szafranski to the Council as the new appointment for the License Commission. She comes to the City with a wealth of knowledge.

Attorney Szafranski stated that she is currently an A.D.A and resides in Hungry Hill.

Councilor Walsh spoke in favor of the appointment.

Zone Change - Referral

To Amend the Springfield Zoning Ordinance by Amending Article 2, Section 2.2 (Definitions).

Item read into the record. Item is on for the 9/23/25 Hearing's Meeting.

Petitions

Items # 1-31 were continued to the next City Council Regular Meeting on 10/06/2025.

Councilors Allen, Whitfield, Davila, Delgado, Santaneillo, Brown, Curran, Govan and Fenton all spoke on the item with concerns. They would like commitment in writing, which John Dullaghan had to take back to the GonetSpeed team. There are still questions and concerns that need to be addressed. Hector Velez from the DPW gave testimony on behalf of Chris Cignoli, DPW Director.

Councilor Curran made the motion to continue adit was seconded by Councilor Whitfield.

Orders

1. Bills of Prior Year - Various Departments - \$16,768.68

Items # 1, 6, 7, 10 & 12 were taken together — below the threshold.

2. PEG Cable Access Q1 Payment \$130,317.40

CAFO - Cathy Buono presented the item. The City gets 2% of Comcast's quarterly revenue and these funds go right to FOCUS Springfield.

Councilor Govan wanted to know the effects of residents going to streaming vs. cable. Cathy will get the Councilor the exact numbers.

3. Order Authorizing Transfer of the Care, Custody, Management and Control of Nine Vacant Parcels of Land to the Board of Park Commissioners.

Laura Walsh, Senior Parks Project Manager from the Parks Department presented the item. One parcel is in the Hungry Hill neighborhood and the other eight are in the South End neighborhood. The Parks Department has been working with the neighborhoods to stop blight and turn the parcels into parks. If approved, the next step would be getting into the full design of the Parks.

Councilor Brown complimented Laura on what a great job she does when installing parks.

Councilor Whitfield stated that Laura is fantastic to work with. Asked that calisthenics be added to the new parks because residents like to exercise outside. Laura stated that there are outdoor exercises spaces in Forest Park and Van Horn and, she is working on getting one in Myrtle Street park in Indian Orchard.

Councilor Govan also complimented Laura on her work.

Councilor Perez stated that there was a grand opening at Morgan Street park and the domino players are so pleased that they are not getting wet. She thanked Laura for all her work.

Councilor Walsh stated that she is in full agreement with her colleagues with the comments that were made.

4. Order Authorizing Mayor to Execute Quitclaim Deed for Sale of WS Hancock St. (06250-0076) to Greater Springfield Habitat for Humanity, Inc. for Consideration of \$14,100.00

Deputy Development Officer Tina Quagliato-Sullivan presented the item. A vacant lot that was taken for the non-payment of taxes. It was put out on RFP with several properties. The state funding requires non-profit developers and only one respondent qualified, which was Greater Springfield Habitat for Humanity. This would be for a single family home at 60% of area median income.

5. Order Authorizing Mayor to Execute Quitclaim Deed for Sale of 60 Byers St. to Icarian Real Estate Advisors, LLC for Consideration of \$1,000.00

Deputy Development Officer Tina Quagliano-Sullivan presented the item. This is the last opportunity to get this historical site redeveloped. This would be 3 units of affordable housing.

Councilor Whitfield inquired about how Walter Kroll's organization was chosen for this project. This was the 2nd or 3rd Request for Proposal (RFP) that the City put out since retaking the property. Out of the three proposers, there were two that did not meet the criteria. The developer was chosen because of experience, cash and the ability to move quickly, and comply with the extensive historical requirements in this case. They were chosen by a Committee. This was advertised through the Procurement Office and an email blast went out to developers. The bid was for \$1,000 due the extent it will take to bring the property up to code.

Councilor Click-Bruce inquired on how developers would get on the email list when projects become available through the City. Tina stated that Julissa Davila-Ramos in the Treasurer's office, is in charge of the list. The City Clerk emailed all the Councilors Julia's work email.

Councilor Curran asked what the property is assessed at and, where is this developer based out of? Tina stated that this is a Springfield developer. The most recent assessment is \$107K. The amount of rehab vastly exceeds the value. Councilor Curran asked in situations like these, is demolition ever an option? This is an historic property and is on the Preservation Trust most endangered list. Efforts are made in this case to avoid demolition.

Councilor Davila also inquired about demolition. Referenced the property is in front of STCC and the property has a unique style and done by a notable architect. The Councilor would like to see this property saved.

Councilor Whitfield referenced the other RFP that came in at a higher price, but did not meet criteria. They only submitted the required forms. The Councilor stated she has been getting complaints about the Procurement Department. The Councilor has an email that was forwarded to her that she will share. Wants to see the same developers get all the opportunities and there should be a mentorship piece attached to the proposals if granted. The Councilor also inquired about the auction process because there has not been any recently. Tina stated that the City Treasurer's office handles the auctions.

Councilor Click-Bruce also gets calls on auctions and would like a response as well.

Grants

6. FY26 Libraries Cash Donation - \$25.00

Items # 1, 6, 7, 10 & 12 were taken together — below the threshold.

7. FY26 Libraries Cash Donation - \$40.00

Items # 1, 6, 7, 10 & 12 were taken together — below the threshold.

8. Mass in Motion Grant Award - No Match Required \$139,805.00

Commisioner Caulton-Harris presented the item. Stated that we have received this grant for 10 years. Continues to support healthier eating and being active.

9. FY26 TJO Grant - No Match Required \$180,000.00

Director Heather Cahillane spoke on the item. She stated that the monies will be used to help pay for Vet salaries and Clinic Coordinator and Technician.

Councilor Davila wanted to compliment the Director on the handling of a rooster in his neighborhood.

10. Donation of Goods to Elder Affairs - Books

Items # 1, 6, 7, 10 & 12 were taken together — below the threshold.

11. Department of Mental Health Jail/Arrest Diversion Program - No Match Required - \$323,000 (Increase)

CAFO Cathy Buono spoke on behalf LT. Elliot, who was called away for WWE. Police and BHN work together on mental health crisis. This was increased from last year.

Councilor Whitfield wanted to know why it is solely BHN. The CAFO stated that the state chooses BHN, and she will get confirmation.

Councilor Davila stated as a paramedic in the City, he sees this grant in action. Would like to see other vendors besides BHN as Councilor Whitfield previously stated.

Councilor Govan - inquired if an RFP goes out on this grant. Clinicians provide Regional Services. BHN tends to be overburdened. We need to get other agencies involved in this grant.

Councilor Walsh stated that this is an excellent program and is pleased to support.

Councilor Delgado was AWAY for the vote.

12. Parks Department - Donation - \$2,381.70 - No Match Required

Items # 1, 6, 7, 10 & 12 were taken together — below the threshold.

Ordinance

13. An Amendment to Chapter 327, Solid Waste

Be it ordained by the City Council of the City of Springfield, in session assembled, that Chapter 327 of the Code of Ordinances of the City of Springfield, is hereby amended as follows:

Chapter 327-5E(3) shall be deleted in its entirety and replaced with the following:
Chapter 327-5E(3) Residential and multifamily units are limited to a maximum of one automated container per dwelling unit. Request for a second barrel can be made through 311. Second barrels will incur a fee of \$90 per year, with no deductions/discounts of any type allowed on the second barrel.

This Item is on for second and final reading, however Chris Cignoli is on vacation.

Councilor Allen made a motion to continue the vote and was seconded by Councilor Davila.

Councilors Govan, Walsh, Edwards, Brown, Whitfield, Delgado, Santaneillo, Click-Bruce, Perez and Fenton voted NO and the motion failed.

[MIN_SIGNATURES]