

Greenfield City Council
May 20, 2026
277th Regular Meeting
6:30 p.m.
John Zon Community Center/Zoom Hybrid

To join in person:
35 Pleasant Street, Greenfield

To join via Zoom:
<https://greenfield-ma-gov.zoom.us/j/99042505940?pwd=dFOa4L5lDMCdPYwrYKz3bfizppgby9.1>
Meeting ID: 990 4250 5940

To join via phone:
Dial by your location
+1 646 558 8656 US (New York)
+1 646 931 3860 US
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 669 444 9171 US
+1 669 900 9128 US (San Jose)
+1 689 278 1000 US
+1 719 359 4580 US
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US

Meeting ID: 990 4250 5940 Passcode: 449471
Find your local number: <https://greenfield-ma-gov.zoom.us/j/99042505940?pwd=dFOa4L5lDMCdPYwrYKz3bfizppgby9.1>

The City of Greenfield currently does not provide translation services; members of the public may bring/utilize their own translator. For disability accommodations please contact Erin Anhalt at 413-772-1560. For meeting records, please [visit our webpage](#), reach out to the Office of the City Council at 413-772-1555 extension 6163 or [submit your request](#).

AMENDED AGENDA

1. Call to Order

CHAIRS STATEMENT: This meeting is being recorded by the City Council and Greenfield Community Television (GCTV) 9. If any other persons present are doing the same you must notify the chairperson at this time.

2. Roll Call of Members **(This statement does not require to be announced)** - In accordance with open meeting law, when a Councilor or Councilors attend remotely, the chair would need to acknowledge the members of the Council/Committee who are appearing via remote access and inform the full Council/Committee that all votes will be taken by roll call. Councilors attending remotely are encouraged to have their video on at times when they are speaking and voting.
3. Pledge of Allegiance (voluntary)
4. Approve the February 25, March 18 and April 21, 2026 City Council meeting minutes **(Pg. 8)**
5. Communications from Superintendent of Schools and School Committee (10 minutes) **(Pg. 48)**
 - Fiscal Year 2027 School Department Budget
 - Greenfield Public Schools Enrollment Update
 - Greenfield Public Schools Upcoming Events and Activities including –
 - Western Massachusetts Student Council Spring Conference
 - Band Performance Results
 - Summer School
 - Recipient of the 2026 Peacemaker Award
- 5a. Questions from the Council for Superintendent of Schools and School Committee – At the time of posting there were no questions reasonably anticipated by the Chair.
6. Communications from Mayor, City Officers and Employees (10 minutes)* **(Pg. 49)**
 - Shelburne Road Closure Update
 - Rollout of New Recycling Carts
 - Ongoing Budget Meetings
 - Beefest Update***Added to Agenda May 20, 2026 at 3:57 pm**
- 6a. Questions from the Council for Mayor – At the time of posting there were no questions reasonably anticipated by the Chair.
7. Communications from other City Employees as needed, by invitation – At the time of posting no invitees nor topics were reasonably anticipated by the Chair.
- 7a. Questions from the Council for Invited City Employees – At the time of posting there were no questions reasonably anticipated by the Chair.
8. Public Comment **(This statement does not require to be announced)** – In accordance with Greenfield City Council Rules of Procedure Section 565-12 (1): Any citizen or petitioner shall be limited to three (3) minutes or another amount of time at the discretion of the Presiding Officer; and in accordance with Greenfield City Code Article Three of Chapter 49-

5d: Oral or written input submitted by members of the public to a public body; provided, however, that such public comment occurs at the appropriately designated time, if any, of a public meeting as determined by the presiding officer.

9. Public Hearing(s) and Second Reading(s): **(Pg. 50)**

- Approve Department of Public Works to Accept Chapter 90 Funding in the amount of \$960, 308.54 for Road Work and Repairs.
- Approve Transfer \$173,611.75 from General Fund Bond Premiums to General Fund Legal Expenses Number 5302 for \$10,740.91 and General Fund Short Term Interest Number 5925 for \$162,870.84.
- Repurpose Funds from Anaerobic Digester appropriation for \$15,000 to Cover Increase of Cost in the Water Meter Replacement appropriation.
- Repurpose Funds from Leyden Woods Pump Station appropriation for \$41,731.82 to Cover Increase of Cost in Water Meter Replacement appropriation.
- Fiscal Year 2027 Capital Budget (28 items)
 - Approve \$130,000 from Borrowing for Reclamation and Repaving of Abercrombie Drive.
 - Approve \$15,000 from Capital Stabilization Account 8402 to Replace Gutter at Academy of Early Learning.
 - Approve \$36,000 from Capital Stabilization Account 8402 to Resurface Basketball Court at Swimming Area.
 - Approve \$25,000 from Sewer Retained Earnings to Purchase Chevrolet Equinox to Replace Car Number 10.
 - Approve \$100,000 from Borrowing for Cross Connection Survey for Water Department.
 - Approve \$317,000 from Water Retained Earnings to Purchase Dump Truck Number 40.
 - Approve \$70,000 from Water Retained Earnings to Update Door, Window and Heat for Green River Pump Station.
 - Approve \$40,000 from Capital Stabilization Account 8402 to Replace Guardrail.
 - Approve \$200,000 from Capital Stabilization Account 8402 for Highway Fund.
 - Approve \$158,000 from Capital Stabilization Account 8402 to Replace Highway Truck Number 45.
 - Approve \$600,000 from Borrowing for Repairs to Inflow and Infiltration Systems.
 - Approve \$35,000 from Water Retained Earnings to Relocate Lime Silo Ladder to Adams Tower.
 - Approve \$45,000 from Water Retained Earnings for Rehabilitation of Millbrook Well Number 2.
 - Approve \$150,000 from Water Retained Earnings for Engineering and Design of Redevelopment to Millbrook Well Number 1.
 - Approve \$100,000 from Sewer Retained Earnings for Engineering the Upgraded Nitrogen Removal.

- Approve \$65,000 from Water Retained Earnings to Update Wiring at Oak Hill Building.
- Approve \$85,000 from Borrowing for Oak Hill Flow Valves and Structure.
- Approve \$700,000 from Borrowing to Replace Place Terrace Water Main.
- Approve \$50,000 from Sewer Retained Earnings for Press Supervisory Control and Data Acquisition System Development.
- Approve \$90,000 from High School building Account 4312 to Purchase Ford F250 for Greenfield Public Schools.
- Approve \$200,000 from Capital Stabilization Account 8402 for Sidewalk Replacement Program.
- Approve \$50,000 from Highway School Building Account 4312 for Track Maintenance at Greenfield High School.
- Approve \$40,000 from Capital Stabilization Account 8402 to Remodel Bathroom at Transfer Station.
- Approve \$80,000 from Capital Stabilization Account 8402 to Replace Break Room at Transfer Station.
- Approve \$370,000 from Borrowing to Replace Trash Truck Number 197.
- Approve \$80,000 from Water Retained Earnings to Update Water System Modeling.
- Approve \$100,000 from Sewer Retained Earnings to Upgrade Electrical to Water Pollution Control Plant.
- Approve \$315,000 from Sewer Retained Earnings to Replace Screen Number 1 at Water Pollution Control Plant.

10. Motions, Orders, and Resolutions

- I. Open Meeting Law Complaint filed against City Council President Lora Wondolowski and Mayor Virginia Desorgher. **(Pg. 53)**
- II. Amend Zoning Ordinance Sections 200-5.3: Additional Dimensional Provisions and 200-6.2: Accessory Uses and Structures. **(Pg. 57)**
- III. Mayor's Appointments: Franklin County Technical School – Russ Kaubris; Greenfield Community Television (GCTV) Board of Directors – Susan Maiorana. **(Pg. 60)**
- IV. Amend City of Greenfield Code by adding Chapter 354: Ban the Use of Second Generation Anticoagulant Rodenticides (SGAR) on Municipal Owned and Managed Property. **(Pg. 64)**
- V. Resolution in Support of “An Act Enabling Cities and Towns to Stabilize Rents and Protect Tenants” and “An Initiative Petition to Protect Tenants by Limiting Rent Increases.” **(Pg. 66)**
- VI. Authorization to Establish a Valley Health Regional Collaborative Revolving Fund for use by the Greenfield Health Department and Board of Health under Massachusetts General Laws Chapter 44 Section 53E ½. **(Pg. 70)**
- VII. Approve Department of Public Works to Accept Chapter 90 Funding in the amount of \$960, 308.54 for Road Work and Repairs. **(Pg. 92)**
- VIII. Approve Transfer \$173,611.75 from General Fund Bond Premiums to General Fund Legal Expenses Number 5302 for \$10,740.91 and General Fund Short Term Interest Number 5925 for \$162,870.84. **(Pg. 93)**

- IX. Repurpose Funds from Anaerobic Digester appropriation for \$15,000 to Cover Increase of Cost in the Water Meter Replacement appropriation. **(Pg. 95)**
 - X. Repurpose Funds from Leyden Woods Pump Station appropriation for \$41,731.82 to Cover Increase of Cost in Water Meter Replacement appropriation. **(Pg. 96)**
- Fiscal Year 2027 Capital Budget (28 items) **Documentation (Pg. 98); Orders (Pgs. 102 thru 129)**
- XI. Approve \$130,000 from Borrowing for Reclamation and Repaving of Abercrombie Drive.
 - XII. Approve \$15,000 from Capital Stabilization Account 8402 to Replace Gutter at Academy of Early Learning.
 - XIII. Approve \$36,000 from Capital Stabilization Account 8402 to Resurface Basketball Court at Swimming Area.
 - XIV. Approve \$25,000 from Sewer Retained Earnings to Purchase Chevrolet Equinox to Replace Car Number 10.
 - XV. Approve \$100,000 from Borrowing for Cross Connection Survey for Water Department.
 - XVI. Approve \$317,000 from Water Retained Earnings to Purchase Dump Truck Number 40.
 - XVII. Approve \$70,000 from Water Retained Earnings to Update Door, Window and Heat for Green River Pump Station.
 - XVIII. Approve \$40,000 from Capital Stabilization Account 8402 to Replace Guardrail.
 - XIX. Approve \$200,000 from Capital Stabilization Account 8402 for Highway Fund.
 - XX. Approve \$158,000 from Capital Stabilization Account 8402 to Replace Highway Truck Number 45.
 - XXI. Approve \$600,000 from Borrowing for Repairs to Inflow and Infiltration Systems.
 - XXII. Approve \$35,000 from Water Retained Earnings to Relocate Lime Silo Ladder to Adams Tower.
 - XXIII. Approve \$45,000 from Water Retained Earnings for Rehabilitation of Millbrook Well Number 2.
 - XXIV. Approve \$150,000 from Water Retained Earnings for Engineering and Design of Redevelopment to Millbrook Well Number 1.
 - XXV. Approve \$100,000 from Sewer Retained Earnings for Engineering the Upgraded Nitrogen Removal.
 - XXVI. Approve \$65,000 from Water Retained Earnings to Update Wiring at Oak Hill Building.
 - XXVII. Approve \$85,000 from Borrowing for Oak Hill Flow Valves and Structure.
 - XXVIII. Approve \$700,000 from Borrowing to Replace Place Terrace Water Main.
 - XXIX. Approve \$50,000 from Sewer Retained Earnings for Press Supervisory Control and Data Acquisition System Development.
 - XXX. Approve \$90,000 from High School building Account 4312 to Purchase Ford F250 for Greenfield Public Schools.
 - XXXI. Approve \$200,000 from Capital Stabilization Account 8402 for Sidewalk Replacement Program.
 - XXXII. Approve \$50,000 from Highway School Building Account 4312 for Track Maintenance at Greenfield High School.
 - XXXIII. Approve \$40,000 from Capital Stabilization Account 8402 to Remodel Bathroom at Transfer Station.

- XXXIV. Approve \$80,000 from Capital Stabilization Account 8402 to Replace Break Room at Transfer Station.
- XXXV. Approve \$370,000 from Borrowing to Replace Trash Truck Number 197.
- XXXVI. Approve \$80,000 from Water Retained Earnings to Update Water System Modeling.
- XXXVII. Approve \$100,000 from Sewer Retained Earnings to Upgrade Electrical to Water Pollution Control Plant.
- XXXVIII. Approve \$315,000 from Sewer Retained Earnings to Replace Screen Number 1 at Water Pollution Control Plant.

- 11. Presentation of Petitions and Similar Papers - None
- 12. Report of Committees - At the time of posting there were no topics reasonably anticipated by the Chair
- 13. Unfinished Business – At the time of posting there were no topics reasonably anticipated by the Chair
- 14. Old Business – At the time of posting there were no topics reasonably anticipated by the Chair.
- 15. New Business – At the time of posting there were no topics reasonably anticipated by the Chair.

First Readings (Pg. 130)

- Fiscal Year 2026 Community Preservation Budget:
 - Appropriate \$243,330 for the FY2027 Operations of the Community Preservation Committee.
 - Appropriate \$8,730 from Community Preservation Act Funding to Greenfield Recreation Department for Beacon Field Enhancements.
 - Appropriate \$20,000 from Community Preservation Act Funding to Greenfield Conservation Commission for Greenfield Conservation Fund.
 - Appropriate \$20,000 from Community Preservation Act Funding to Greenfield Department of Planning for Millers Meadow Project.
 - Appropriate \$24,600 from Community Preservation Act Funding to Greenfield Tap and Die Historic Paintings Preservation Project.
 - Appropriate \$30,000 from Community Preservation Act Funding to Greenfield City Clerk for Preservation of Historic City Documents.
 - Appropriate \$30,000 from Community Preservation Act Funding to Greenfield Housing Authority for Security Deposit and Rental Assistance Fund.
 - Appropriate \$50,000 from Community Preservation Act Funding to Rural Development Inc[orporated] for 176 Main Street Affordable Housing Project.
 - Appropriate \$60,000 from Community Preservation Act Funding to Franklin Community Cooperative for Former Wilson's Building Façade Restoration.
- Fiscal Year 2027 Operating Budget
 - Appropriate \$70,024,736 for Fiscal Year 2027 General Fund Budget.
 - Appropriate \$2,815,181 for Fiscal Year 2027 Water Enterprise Fund.
 - Appropriate \$3,895,664 for Fiscal Year 2027 Sewer Enterprise Fund.

- Appropriate \$2,202,201 for the Fiscal Year 2027 Greenfield Community Energy and Technology (GCET) Enterprise Fund.
- Establish Budgets for Revolving Funds Pursuant to Massachusetts General Laws Chapter 44 Section 53E 1/2.

16. Motions for Reconsideration –At the time of posting there were no reconsiderations reasonably anticipated by the Chair.
17. Adjournment **(This statement does not require to be announced)** - In accordance with open meeting law, when a Councilor or Councilors attend remotely, the chair would need to acknowledge the members of the Council/Committee who are appearing via remote access and inform the full Council/Committee that all votes will be taken by roll call. Councilors attending remotely are encouraged to have their video on at times when they are speaking and voting.

EXECUTIVE SESSION MAY BE CALLED

****Please note that the list of topics was comprehensive at the time of posting, however, the public body may consider and take action on unforeseen matters not specifically named in this notice. Posted in accordance with Massachusetts General Law Chapter 30A Section 18-25.***

GREENFIELD CITY COUNCIL
Regular Meeting Minutes
February 25, 2026

John Zon Community Center/Zoom Hybrid

6:30 pm

CALL TO ORDER: Meeting was called to order at 6:35 p.m. by President Wondolowski.

CHAIRS STATEMENT: This meeting is being recorded by the City Council and Greenfield Community Television (GCTV)-9. If any other persons present are doing the same you must notify the chairperson at this time. It was noted that Anthony Cammalleri of the Recorder was also recording the meeting.

COUNCILORS PRESENT IN PERSON: Councilors Golub, Gordon, Bottomley, Williams, Bolduc, Webbe, Brown, Garrett, Sibbison-Alves and Wondolowski

COUNCILORS PRESENT REMOTELY: Councilors Bullock and Minhas (logged in at 6:45 pm).

COUNCILORS ABSENT: None

ALSO PRESENT: Mayor Virginia Desorgher; City Clerk Kathryn J. Scott; Assistant City Clerk Quinn Jaquins (Remote); [Interim] Superintendent Roland Joyal; School Committee Chair Stacey Sexton; Chief of Staff Erin Anhalt; Community and Economic Development Director Amy Cahillane; Greenfield Community Energy and Technology (GCET) General Manager John Lunt; GCTV staff; Anthony Cammalleri, *the Recorder*; Finance Director Stephen Nembirkow; GCET Board of Directors Chair Tim Farrell; Police Chief Todd Dodge; Deputy Police Chief Christopher Greene and members of the public.

The Pledge of Allegiance was held.

ACCEPTANCE OF MINUTES: None

COMMUNICATIONS:

SCHOOL SUPERINTENDENT AND SCHOOL COMMITTEE: [Interim] Superintendent Joyal and School Committee Chair Sexton reported the following:

- Thanked the Councilors who were able to attend the school tours.
- Carol Kruser was offered and accepted the position of Superintendent of Schools.
- Voiced interest in working with the Community Relations Committee to establish a student internship program.
- A polar plunge to raise money for the Special Olympics will be held in March by the Student Council. Anyone interested could contact Angela Mass at the High School.
- Key Club collected over sixty (60) pairs of shoes as donations; volunteered to help the Kiwanis Club with food truck at Beacon Field; and on February 12 participated in United Way's Early Literacy program.
- In March, the High School will be holding a blood drive and the Drama Club will be performing "The Secret Garden." March 27 and 28.
- February 27 the Library Club, along with the Mosaic Club, will hold a "book to movie" event to honor Black History month and the upcoming Women's History month to view the film "Hidden Figures."
- Teachers performed professional development for their Professional Development Points (PDP) for their re-licensing which they have to do every five (5) years.

- Received grant in the amount of \$25,000 between the Greenfield Schools and Community College for the Early College Planning Grant for the purpose of assessing readiness, identify opportunities and determine next steps for students to take more classes and interaction with the College.
- Schools in Title One sponsored “Mad Science Fire and Ice Show” held on Saturday at Middle School and thanked everyone who volunteered for the event.
- School held a Vacation Learning Academy during the winter February vacation which was offered to all elementary students. Over forty (40) students participated in enrichment activities from 8:00 [am] to 1:00 [pm] Tuesday through Friday. This event is expected to be repeated during the spring April vacation.
- Repairs regarding the water leak that occurred at the Federal Street School continue and completion was expected within the next two (2) weeks.
- The fire panel installation at Greenfield Middle School was completed last week and the elevator was operational after a re-inspection.

Councilors asked the following questions:

- Circumstances Schools use to declare if schools will be delayed in opening as the result of inclement weather.
- Timeline in which the newly hired School Superintendent will begin their employment.

LIST OF DOCUMENTS/EXHIBITS: 1) Email dated February 19, 2026, from [Interim] School Superintendent Roland Joyal listing topics for discussion at meeting.

MAYOR, CITY OFFICERS AND EMPLOYEES: Mayor Desorgher and Chief of Staff Anhalt reported the following:

- On a visit from Economic Development Secretary Eric Paley last week at Franklin Regional Council of Governments (FRCOG) the Mayor highlighted the strengths and struggles in Greenfield and Franklin County. [Community and Economic Development Director] Amy Cahillane made a presentation on the need for more investment in Greenfield from the Commonwealth. Thanked everyone involved for organizing the meeting.
- Thanked all involved who assisted in opening a safe in the Treasurer[/Collector] Office that was not properly functioning due to an old and damaged mechanism.
- Contacted State Legislators to inquire whether the Massachusetts School Building Authority (MSBA) to contribute a larger share of funds for the new Franklin County Technical School building.
- Requested City Council to be aware of possible conflicts with meetings that were scheduled at the same time as their meeting(s).
- Continuing to work on the budget, with most departments already submitting their budgets into the City’s MUNIS system. Federal and State funding has decreased and the economy slowing. Greenfield will need to “tighten our belts”.
- Meet with the insurance team which reported a projection of a 19% increase, which would be unsustainable.
- Flock cameras have been removed and thanked Chief [Todd] Dodge for the quick response to take them down.
- Expressed concern to the State regarding the Berkshire Gas proposal to increase their rates as well as the frustration of a moratorium on new services and would continue to work with legislators to keep prices in check and address the moratorium.
- Greenfield Community Energy and Technology (GCET) experienced a major outage to internet services, which began on June 9 and was fully restored on June 12 and thanked the GCET staff for their efforts to return services to customers, including the city. The event exposed vulnerability and emergency communications for residents who rely on Voice over Internet Protocol (VoIP) phones.

Will continue to work with GCET and Public Safety to address further concerns brought up because of the outage.

- The Winter Carnival proved to be a success and thanked the recreation staff for their efforts in preparing and coordinating the event. Recognized the Department of Public Works (DPW) for addressing a water main break at Poet Seat which could have cancelled the fireworks.

Councilors asked the following questions:

- Rationale for discretionary freeze on spending within city departments in relation to concerns regarding future budget or overages within the current year.
- Process for approval of contracts for items and services such as the Flock cameras.
- Connections between various city departments and GCET, as services were still operational for City Hall.
- Possibility of the library to be connected to a backup system for wi-fi availability for the public.

LIST OF DOCUMENTS/EXHIBITS: 1) Memo dated February 20, 2026, from Mayor Virginia Desorgher listing topics for discussion at meeting. 2) Written questions submitted on February 20, 2026, by President Lora Wondolowski and Vice President John Garrett.

OTHER CITY EMPLOYEES AS NEEDED, BY INVITATION: Community and Economic Development Department Director Cahillane reported the following:

- Provided Councilors with a list of dates for the public to have an opportunity to engage in the Hope Street Development Request for Proposal (RFP) process including submitting questions and answering a survey (See attached)
- Once the schedule for public engagement has concluded, the Community and Economic Development Department will compile the input they received to create an RFP and have it issued by Spring.
- In the process of performing a wayfinding study to review the signage predominantly in the downtown commercial area that should be completed by the end of June.
- Working on a citywide bike plan with master students at the Conway School for development of biking paths and areas for biking activities that should be completed in April.
- Operating a façade improvement program funded through Community Development Block Grant (CDBG) for businesses within the commercial corridor.

Councilor asked the following questions:

- Inquiry about if meetings scheduled for Precinct 5 were solely for people residing in that precinct.
- Ways in which to advertise the process schedule.
- Inquiry on an RFP for the First National Bank Building and any prospective buyers.
- Length of time in which First National Bank Building has been unoccupied and owned by the city.
- Inquiry into providing electrical bike and scooter rentals for the downtown area.
- Inquiry about possible plans to create a connecting bike path along routes five and ten in Deerfield to Northampton.
- Other projects the Community and Economic Development Department was currently working on.
- Regular communication/interaction with local businesses in Greenfield.

GCET Manager Lunt reported the following:

- On February 9, 2026, at approximately 1:16 pm, GCET detected a major service outage which was determined to be a hardware fault and swiftly acted to resolve the issue. An order was made for a replacement by the hardware vendor and requested for an expediated delivery, which the vendor would not do.
- By 9:54 [pm] there was a partial restoration of service for businesses, including the city, and some residents.

- By the next day [February 10], after performing a random Internet Protocol (IP) address re-assignment, service was restored to approximately six hundred more customers.
- By 10:30 am Wednesday [February 11], replacement had arrived and the installation took a long time.
- At 3:05 [pm] before the staff were to begin troubleshooting with the vendor partner, a senior member of the vendor team informed GCET staff they would be pulling their team and insisted GCET upgrade to the latest version of firmware before resuming the task at hand. The upgrade would have caused major issues and time, but the senior vendor was adamant this was a requirement.
- From 3:05 pm to 7:00 pm, the upgrade was performed as requested to routing engine. At 7:10 pm, GCET switched over to new routing system and as a result, everything crashed due to an ‘unexpected service regression’ in the new firmware. Enterprise was back down, public IPs remained up and Carrier-Grade Network Address Translation (CGNAT) remained down. GCET staff work approximately thirteen to fifteen hours between the upgrade to working out all the bugs introduced by the addition of the new firmware.
- By 3:00 am [February 12] GCET staff had enterprise restored, public IPs continued to stay up, and eight hundred (800) accounts were up; although CGNAT was still down. Finally, GCET could start working with their network partners and from 7:00 [am] to 11:00 [am] real progress was made.
- At 11:00 am, improvement was observed in testing; but not enough improvement for CGNAT to come back up. It took another four (4) hours with consistent upgrade requests, the exact nature of the fault was understood.
- At 3:16 [pm] everything finally began to come back up, GCNAT recovered and all services were stabilized; however, notification to customers was delayed forty-five (45) minutes to ensure the system remained up and running; and notification went out at 4:07 pm.
- Credits were offered to customers equal to the entire 76 hour span that services were disrupted to sending notification it was back up and running. Majority of credits for the time service was down had been applied to customer accounts and remaining were expected to be done by end of tomorrow [February 26].
- The next morning [February 13] was spent contacting approximately fifty (50) individuals who were unable to get through to customer service when they attempted to reconnect their routers after being unplugged. Once that was completed, it was determined that the event was closed.
- This event was the first major outage since GCET’s became operational approximately nine (9) years ago.

Councilors asked the following questions:

- Communications protocol for outages.
- Redundancies in the system for situations such as equipment failure.
- Protocol for equipment testing and maintenance and is the review internal or external.
- Server that failed considered a single point of failure for the system and possibility of creating a full or partial redundancy.
- Status on the North Build.
- Expected cost of replacement of equipment that would need to be replaced in the next few years and to provide service to the remainder of the city.
- Number of single points of failure.
- Standard for router replacements and server upgrade.
- Request for capital request for new routers before end of service.
- Rationale firmware upgrade caused additional 13 to 15 hours of outage.
- Customers absorbing the cost of needed upgrades.
- Utilization of American Rescue Plan Act (ARPA) funds to purchase new routers.

- Impact of inability to bond appropriately.
- Accessibility of GCET Board of Director's recordings of meetings and prepared minutes.
- Rationale as to why the Capital request from GCET was not brought forward to the Council for vote.

LIST OF DOCUMENTS/EXHIBITS: 1) Written questions submitted on February 20, 2026, by President Lora Wondolowski and Vice President John Garrett.

Councilor Minhas left the meeting at 8:15 pm.

PUBLIC COMMENT: The following members of the public spoke:

- Patty O'Neil, Precinct 1, spoke on issues regarding removal of Flock cameras and easier access to meeting minutes for committees and voiced support to adequately fund the Department of Public Works (DPW).
- Ahmad Esfahani, East Cleveland Street, urged the Council to consider adopting a resolution regarding immigration enforcement and accountability similar to one recently passed in Amherst that would hold Federal Immigration Agents responsible for violating State Laws.
- Pamela Goodwin, High Street, spoke to Councilor Minhas's efforts to receive resident input on problem solving issues. Also spoke to the location of meeting recordings and minutes for GCET and the Capital requests.

President Wondolowski called for a 10 minute recess at 8:58 pm.

President Wondolowski resume meeting at 9:10 pm.

PUBLIC HEARINGS: None.

MOTIONS, ORDERS, AND RESOLUTIONS

Order no. FY 26-067

MOTION: On a motion by Councilor Bottomley, second by Councilor Garrett, it was by roll call, 11 yes, 0 no,

VOTED: THAT IT BE ORDERED THAT THE GREENFIELD CITY COUNCIL WAIVE THE RULES OF PROCEDURE CHAPTER 565, RULE 8: ORDER AND DISPOSITION OF BUSINESS, SUBSECTION E: MEASURES ONCE REJECTED, TO ALLOW THE SAME MEASURE TO BE PRESENTED TO THE CITY COUNCIL AND RULE 6: ORDERS OF MOTIONS, SUBSECTION B: RECONSIDERATION, TO ALLOW COUNCIL TO REVISIT A PREVIOUS VOTE TAKEN AT THE DECEMBER 17, 2025, REGULARLY SCHEDULED CITY COUNCIL MEETING.

LIST OF DOCUMENTS/EXHIBITS: None

Order no. FY 26-061.1

MOTION: On a motion by Councilor Garrett, second by Councilor Gordon, it was,

MOVED: THAT IT BE ORDERED THE CITY COUNCIL OF GREENFIELD AMEND THE ZONING ORDINANCE, CHAPTER 200, SECTION 200-56: ACCESSORY DWELLING UNITS, TO ADD LANGUAGE IN BOLD AND REMOVE LANGUAGE IN STRIKETHROUGH AS REQUIRED REVISIONS UNDER THE AFFORDABLE HOMES ACT SIGNED BY GOVERNOR MAURA HEALEY, RELATIVE TO ACCESSORY DWELLING UNITS, 760 CMR 71.00 TO READ AS FOLLOWS IN ATTACHED EXHIBIT A:

AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF THE CODE. AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE CITY OF GREENFIELD.

**PROPOSED ZONING AMENDMENTS TO THE GREENFIELD ZONING ORDINANCE
(Required revisions under the Affordable Homes Act Signed by Governor Maura Healey
relative to Accessory Dwelling Units, 760 CMR 71.00.)**

July 1, 2025, October 2, 2025, December 4, 2025

Note: Text with a ~~strike through~~ is text to be deleted, ***black bold italic*** text is newly proposed text.

Amend Section 200-56, Accessory Dwelling Units, of the Zoning Ordinance as follows:

~ 200-56. Accessory Dwelling Units [Amended by the City Council on May 8, 2025]

A. Purpose. The purpose of this Section is to allow for Accessory Dwelling Units (ADUs), as defined under M.G.L. c. 40A, §1A, to be built as-of-right in single-family zoning districts in accordance with Section 3 of the Zoning Act (M.G.L. c. 40A), as amended by Section 8 of Chapter 150 of the Acts of 2024, and the regulations under 760 CMR 71.00: Protected Use Accessory Dwelling Units. This zoning provides for by-right ADUs to accomplish the following purposes:

- (1) Develop housing units in single-family ***zoning districts*** that are appropriate for households at a variety of stages in their life cycle;
- (2) Provide older homeowners with a means of obtaining rental income, companionship, security, and services, thereby enabling them to stay more comfortably in homes and neighborhoods they might otherwise be forced to leave;
- (3) Add moderately priced rental units to the housing stock to meet the needs of smaller households and make housing units available to low and moderate income households who might otherwise have difficulty finding housing;
- (4) Provide housing units for persons with disabilities;
- (5) Protect stability, property values, and the residential character of a neighborhood;
- (6) Encourage increased housing density; and
- (7) Legalize existing conversions to encourage compliance with the State Building Code.

B. Definitions.

ACCESSORY DWELLING UNIT(ADU) –A self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same Lot as a Principal Dwelling, subject to otherwise applicable dimensional and parking requirements, that: (a) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the Principal Dwelling sufficient to meet the requirements of the Building Code for safe egress; (b) is not larger in Gross Floor Area than 900 square feet; and (c) is subject to such additional restrictions as may be imposed by a municipality including, but not limited to, additional size restrictions, and restrictions or prohibitions on Short-term Rental as defined in section 1 of chapter 64G; provided,

however, that no Municipality shall unreasonably restrict the creation or rental of an ADU that is not a Short-term Rental.

BUS STATION -- A location serving as a point of embarkation for any bus operated by a Transit Authority.

COMMUTER RAIL STATION -- Any commuter rail station operated by a Transit Authority with year-round service with trains departing at regular time intervals, rather than intermittent, seasonal, or event-based service.

PRINCIPAL DWELLING -- *A structure, regardless of whether it, or the Lot it is situated on, conforms to Zoning, including use requirements and dimensional requirements, such as setbacks, bulk, and height, that contains at least one Dwelling Unit and is, or will be, located on the same Lot as a Protected Use ADU.*

PROHIBITED REGULATION -- Zoning or general ordinances or by-laws, or Municipal regulations that are prohibited pursuant to 760 CMR 71.03(2).

PROTECTED USE ADU -- An attached or detached ADU that is located, or is proposed to be located, on a Lot in a Single-Family Residential Zoning District and is protected by M.G.L. c. 40A, § 3, provided that only one ADU on a lot may qualify as a Protected Use ADU. An ADU that is nonconforming to Zoning shall still qualify as a Protected Use ADU if it otherwise meets this definition.

SHORT-TERM RENTAL -- Short-term rental, as defined in M.G.L. c. 64G, s. 1.

UNPROTECTED ADU -- A second ADU on a single family, ~~lot or any ADU on a two-family lot,~~ ***or three-family lot.***

UNREASONABLE REGULATION -- Zoning or general ordinances or by-laws, or Municipal regulations that are unreasonable pursuant to 760 CMR 71.03(3).

C. Applicability.

(1) See Sections 200-8 through 200-19 and Appendix A, Table of Uses, for permitting requirements.

(2) For ~~Detached~~ Accessory Dwelling Units that require special permit approval, the Planning Board shall be the SPGA.

D. Accessory Dwelling Unit Standards.

(1) The Accessory Dwelling Unit shall be a complete, separate housekeeping unit containing both kitchen and bath.

(2) Only one Protected Accessory Dwelling Unit may be created ~~within a single family house or house lot~~ ***on a lot with a principal dwelling.***

(3) The Accessory Dwelling Unit shall be compatible in design with the primary residence.

(4) The maximum gross floor area of Accessory Dwelling Units shall be 900 sq. ft.

(5) A minimum of two (2) but no more than four (4) off-street parking spaces must be available for use by the owner-occupants and tenants. Off-street parking is not required for an Accessory Dwelling Unit located within one-half miles from a commuter rail station or bus station (bus stop).

(6) The construction of any Accessory Dwelling Unit must be in conformity with the State Building Code, Title V of the State Sanitary Code, 527 CMR – MA Fire Prevention Regulations and other local ordinances and regulations.

(7) Prior to issuance of a permit, a floor plan must be submitted showing the proposed interior and exterior changes to the building.

(8) For dwellings to be served by on-site septic system, the owner must obtain a letter from the Board of Health stating that the existing sewage disposal system is adequate for the proposed Accessory Dwelling Unit before a Building Permit can be obtained.

(9) In order to encourage the development of housing units for disabled and handicapped individuals and persons with limited mobility, the Inspector of Buildings, the Planning Board, or Zoning Board of Appeals may allow reasonable deviation from the stated conditions where necessary to install features that facilitate access and mobility for disabled persons.

(10) Accessory Dwelling Units shall not be used for short-term rentals.

E. Accessory Dwelling Units in Existence before the Adoption of the Accessory Dwelling Unit Ordinance

(1) To ensure that Accessory Dwelling Units or conversions in existence before the adoption of this Accessory Dwelling Unit ordinance are in compliance with the State Building Code the following application process is available.

(a) The Inspector of Buildings or the Planning Board may authorize a use known as an Accessory Dwelling Unit in a Single-Family Dwelling. The Inspector of Buildings will review each existing use on a case-by-case basis to determine if the dwelling conforms to State Building Code.

F. Administration and Enforcement.

(1) It shall be the duty of the Inspector of Buildings to administer and enforce the provisions of this ordinance.

(2) No building shall be constructed or changed in use or configuration, until the Inspector of Buildings has issued a permit. No permit shall be issued until a sewage disposal works permit, when applicable, has first been obtained from the Board of Health and the proposed building and location thereof conform with the City's laws and ordinances. Any new building or structure shall conform to all adopted state and City laws, ordinances, codes and regulations. No Accessory Dwelling Unit shall be occupied until a certificate of occupancy has been issued by the Inspector of Buildings where required.

(3) The Inspector of Buildings shall refuse to issue any permit, which would result in a violation of any provision of this ordinance or in a violation of the conditions or terms of any special permit or variance granted by the Special Permit Granting Authority or its agent.

(4) The Inspector of Buildings shall issue a cease and desist order on any work in progress or on the use of any premises, either of which are in violation of the provisions of this chapter.

(5) Upon request of the homeowner applicant, the Inspector of Buildings or the Planning Board as SPGA may, after making findings of fact that a waiver is merited given the totality of circumstances based on any or all of the following factors, waive standards of Section D of this ordinance.

- (a) The showing of good and sufficient cause that a waiver is not inconsistent with the purposes of this chapter as a whole;
- (b) A determination that failure to grant the waiver would result in exceptional hardship to the applicant;
- (c) Danger to life or property;
- (d) The necessity to accommodate requests of the Conservation Commission, Planning Board or Historical Commission or any municipal department;
- (e) Extraordinary expense which is undue given the purpose of the provision(s) waived;
- (f) The availability of alternative methods to substantially meet the purpose of the provision(s) waived;
- (g) No municipal function, nor any direct abutter, will be substantially affected by the waiver.

Reason for Proposed Zoning Amendment

[East Bridgewater Accessory Dwelling Unit AGO Decision - April 14, 2025](#)

Updated Frequently Asked Questions:

Can a city/town prohibit a Protected Use ADU from being permitted in property that has more than one unit such as a duplex, triple decker, or other multi-family home?

No. A municipality cannot limit Protected Use ADUs to lots with only single-family homes on them. The Attorney General's Office has recently issued a decision that relates to this question, and we recommend cities and towns looking for answers to this question to carefully review this decision: **[East Bridgewater Accessory Dwelling Unit AGO Decision - April 14, 2025](#)**.

Amended at December 17, 2025, City Council meeting
ZONING

(22) Marijuana cultivation, outdoor limited to Tier 1 (5,000 square feet) pursuant to ~ 200-7.17. [Added by City Council on July 20, 2022]

(23) Animal Medical Center / Clinic [Added by City Council on October 15, 2025]

~ 200-4.3. Suburban Residential District (RB).

A. Purpose. The purpose of the Suburban Residential District is to provide areas for medium-density residential development.

B. Uses permitted.

(1) Greenhouse, nursery or farmstand where fifty percent (50%) or more of the products for sale have been produced on the premises.

(2) Single-family dwelling.

(3) Two-family dwelling.

(4) Three-family dwelling. [Added by City Council on May 20, 2020]

(5) Home occupation in accordance with ~ 200-6.3.

(6) Open space/cluster development in accordance with ~ 200-7.1.

(7) Building-Integrated Solar Energy System. [Added by Town Council on December 19, 2012]

(8) Protected Use Accessory Dwelling Unit, ~~within~~. [Added by City Council on May 8, 2025]

C. Uses permitted by special permit.

(1) Farms or the keeping of livestock or poultry on parcels of less than five (5) acres. [Amended by Town Council on July 15, 2009]

(2) Greenhouse, nursery or farmstand where fifty percent (50%) or more of the products for sale have not been produced on the premises.

(3) Multifamily dwelling in accordance with ~ 200-7.2.

(4) Congregate housing for the elderly or handicapped in accordance with ~ 200-7.6.

(5) Dormitories.

(6) Shared housing.

(7) Nursing home, convalescent home, rest home.

(8) Private school not exempt from zoning under ~ 200-4.1B(1).

ZONING

- (9) Family day-care home.
- (10) Bed-and-breakfast/tourist home in accordance with ~ 200-7.5.
- (11) Cemetery or crematory.
- (12) Public or private utility or substation.
- (13) Radio, television transmission or other communications use excluding towers.
- (14) Hospital.
- (15) Outdoor recreation.
- (16) Animal kennel or hospital.
- (17) Assisted living facility. [Added by Town Council on July 15, 2009]
- (18) Small-Scale Ground-Mounted Solar Energy System. [Added by Town Council on December 19, 2012]
- (19) Large-Scale Ground-Mounted Solar Photovoltaic Installations. [Added by Town Council on December 19, 2012]
- (20) Unprotected Accessory Dwelling Unit, ~~Detached~~. [Added by City Council on May 8, 2025]
- (21) Animal Medical Center / Clinic [Added by City Council on October 15, 2025]

~ 200-4.4. Urban Residential District (RA).

- A. Purpose. The purpose of the Urban Residential District is to provide areas for high-density residential development.
- B. Uses permitted.
 - (1) Greenhouse, nursery or farmstand where fifty percent (50%) or more of the products for sale have been produced on the premises.
 - (2) Single-family dwelling.
 - (3) Two-family dwelling.
 - (4) Three-family dwelling. [Added by City Council on May 20, 2020]
 - (5) Home occupation in accordance with ~ 200-6.3.
 - (6) Open space/cluster development in accordance with ~ 200-7.1.
 - (7) Building-Integrated Solar Energy System. [Added by Town Council on December 19, 2012]
 - (8) Protected Use Accessory Dwelling Unit. [Added by City Council on May 8, 2025]

City of Greenfield Zoning Ordinance
October 15, 2025

Chapter 200. Zoning

Article IV. Use Regulations

§ 200-10. Suburban Residential District (RB).

- A. Purpose. The purpose of the Suburban Residential District is to provide areas for medium-density residential development.
- B. Uses permitted.
- (1) Greenhouse, nursery or farmstand where 50% or more of the products for sale have been produced on the premises.
 - (2) Single-family dwelling.
 - (3) Two-family dwelling.
 - (4) Three-family dwelling.
 - (5) Home occupation in accordance with § 200-30.
 - (6) Open space/cluster development in accordance with § 200-39.
 - (7) Building integrated solar energy system.
 - (8) Accessory dwelling unit, within.
 - (9) Accessory dwelling unit, attached.
- C. Uses permitted by special permit.
- (1) Farms or the keeping of livestock or poultry on parcels of less than five acres.
 - (2) Greenhouse, nursery or farmstand where 50% or more of the products for sale have not been produced on the premises.
 - (3) Multifamily dwelling in accordance with § 200-40.
 - (4) Congregate housing for the elderly or handicapped in accordance with § 200-44.
 - (5) Dormitories.
 - (6) Shared housing.
 - (7) Nursing home, convalescent home, rest home.
 - (8) Private school not exempt from zoning under § 200-8B(1).
 - (9) Family day-care home.
 - (10) Bed-and-breakfast/tourist home in accordance with § 200-43.
 - (11) Cemetery or crematory.
 - (12) Public or private utility or substation.
 - (13) Radio, television transmission or other communications use excluding towers.
 - (14) Hospital.
 - (15) Outdoor recreation.
 - (16) Animal kennel or hospital.
 - (17) Assisted living facility.
 - (18) Small-scale ground-mounted solar energy system.
 - (19) Large-scale ground-mounted solar photovoltaic installations.
 - (20) Accessory dwelling unit, ~~detached~~.

LIST OF DOCUMENTS/EXHIBITS: Attached to minutes

DISCUSSION: The vote failed at the December 17, 2025, meeting; however, Council was allowed to revisit this measure and the Economic Development Committee forwarded a unanimous positive recommendation as it is required by State Law.

It was by roll call 11 yes, 0 no,

VOTED: TO APPROVE ORDER NO. FY26-061.1.

Order no. FY 26-068

MOTION: On a motion by Councilor Golub, second by Councilor Bottomley, it was,

MOVED: THAT IT BE ORDERED THAT THE GREENFIELD CITY COUNCIL, PURSUANT TO CHARTER SECTION 2-10, AFFIRMS THE FOLLOWING APPOINTMENTS BY THE MAYOR (ALL TERMS TO EXPIRE DECEMBER 31, 2029, UNLESS OTHERWISE POSTED):

Greenfield Local Cultural Council – Edbertun Donnelly Mousse

Human Rights Commission – Angela Campbell and Pia Martin

LIST OF DOCUMENTS/EXHIBITS: 1) Memo from Mayor Desorgher dated January 27, 2026; 2) Letters of intent and resumes from Edbertun Donnelly Mousse, Angela Campbell, Pia Martin.

DISCUSSION: Councilor Golub reported the Appointments and Ordinance Committee forwarded a unanimous positive recommendation.

It was by roll call 11 yes, 0 no,

VOTED: TO APPROVE ORDER NO. FY26-068.

President Wondolowski asked the Council, without objection, if the Executive Session could be moved up to be addressed next to allow the invited participants to leave and then resume regular Council business. Seeing no audible or visual objection, the Council moved to enter into Executive Session. President Wondolowski made the following announcement:

The Greenfield City Council will enter into Executive Session Reason #4: To discuss strategy and/or deployment of security personnel or devices, an open session will have a detrimental effect and further details would compromise the reason for going into executive session. The Council will reconvene in open session after the executive session.

Order no. FY 26-080

MOTION: On a motion by Councilor Garrett, second by Councilor Golub, it was by roll call, 11 yes, 0 no,

VOTED: THAT IT BE ORDERED THE GREENFIELD CITY COUNCIL VOTES TO ENTER TO EXECUTIVE SESSION FOR REASON 4: PURSUANT TO MASSACHUSETTS GENERAL LAW, CHAPTER 30A, SECTION 21 (4), TO DISCUSS STRATEGY AND/OR DEPLOYMENT OF SECURITY PERSONNEL OR DEVICES, AN OPEN SESSION WILL HAVE A DETRIMENTAL EFFECT AND FURTHER DETAILS WOULD COMPROMISE THE REASON FOR GOING INTO EXECUTIVE SESSION.

LIST OF DOCUMENTS/EXHIBITS: None

Councilors enter into Executive Session at 9:20 pm.

Councilors returned from Executive Session and resumed the Regular Open Session at 10:15 pm.

Order no. FY 26-070

MOTION: On a motion by Councilor Golub, second by Councilor Garrett, it was,

MOVED: THAT IT BE ORDERED THE GREENFIELD CITY COUNCIL AMENDS THE CODE OF THE CITY OF GREENFIELD AS WRITTEN IN THE STRIKETHROUGH ATTACHED HERETO CHAPTER 49: MEETINGS; ARTICLE III: HYBRID MEETINGS, AND FURTHER AMENDS THE INDEX OF CONTENTS OF THE CODE AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE CITY OF GREENFIELD.

Chapter 49 – Meetings

The City of Greenfield Code, Chapter 49, is hereby amended by inserting after Article II the following new Article: –

Article III Hybrid Meetings

§49-5 Definitions.

As used in this article, the following terms shall have the meanings indicated:

- a. *Remote access*
Public access to the deliberations and proceedings of a public body for members of the public and members of the public body through synchronous video broadcasting or video conferencing or any other technology that enables the public to clearly follow and participate in the proceedings of the public body as they are occurring, without subscription, toll, or similar charge.
- b. *Hybrid meeting*
A meeting conducted in a manner that enables members of the public and members of the public body to attend both in person and via remote access and participate in the meeting in a reasonably equivalent manner.
- c. *Public body*
Shall have the meaning consistent with G.L. c. 30A § 18 under the Open Meeting Law.
- d. *Public comment*
Oral or written input submitted by members of the public to a public body; provided, however, that such public comment occurs at the appropriately designated time, if any, of a public meeting as determined by the presiding officer.

§49-6 *Guaranteed Hybrid Meetings for Certain Public Bodies.*

- a. Except when meeting in executive session, the following public bodies shall conduct hybrid meetings for all plenary and committee meetings:
 - i. City Council
 - ii. School Committee
 - iii. Agriculture Commission
 - iv. Board of Assessors
 - v. Board of Health
 - vi. Charter Review Committee
 - vii. Community Preservation Committee
 - viii. Conservation Commission
 - ix. Greenfield Community Energy & Technology Commission
 - x. Human Rights Commission
 - xi. Planning Board
 - xii. Public Safety Commission
 - xiii. Sustainable Greenfield Implementation Committee
 - xiv. Zoning Board of Appeals
 - xv. Any other public body that shall be designated by the City Council from time to time
- b. Subcommittees of these public bodies shall conduct meetings either in a hybrid manner or remotely.
- c. A public body that is not required to conduct hybrid meetings pursuant to this article may elect to do so in coordination with the City to maximize access for all residents.

§49-7 *General Provisions and Implementation.*

- a. All meetings, including executive sessions, of public bodies shall be conducted in accordance with the Open Meeting Law relative to the physical location of members of a multiple-member body in attendance. At least one member of a public body and adequate personnel shall be physically present at a meeting or hearing location where in-person public testimony is offered.
- b. The presiding officer of any public body conducting a hybrid meeting shall provide the same amount of time for public comment for individuals participating in person and individuals participating via remote access. This section shall not impose on any public body a general requirement to allow the public to speak without being recognized by the presiding officer.
- c. All meetings conducted with remote access, including hybrid meetings, shall be recorded via the technology used to provide such access.
- d. All meetings conducted with remote access, including hybrid meetings, shall provide equal opportunity and reasonable access to persons with disabilities in accordance with the American Disabilities Act. The Committee on Disability Access may establish and promulgate standards and guidelines to ensure equitable remote access to meetings of public bodies.

- e. Public bodies shall make reasonable efforts to accommodate and assist persons with limited English proficiency, such as by providing additional time for comment, interpretation, or translation.
- f. Notices of public meetings for all city boards and commissions shall:
 - i. Specify whether there is a remote access component and provide instructions on how to access the meeting remotely;
 - ii. Specify whether public comment will be taken, and if it is to be taken, include instructions on how to offer public comment ~~whether in person, remotely, in writing, or otherwise;~~ **regardless of how the participant is attending;**
 - iii. Include instructions on how to request disability or language access accommodations **if available;** and
 - iv. **Include City contact information if the participant wishes to obtain** ~~Specify whether~~ a video recording, minutes, transcript, or other comprehensive record of the **specific meeting** proceedings. ~~will be made available within a reasonable time after the conclusion of the public meeting, and include information on how to locate or request the record.~~
- g. In the event that a public body required to conduct hybrid meetings has provided public notice of an upcoming meeting and an emergency **including, but not limited to, inclement weather,** subsequently makes either in person access or remote access impossible, the public body shall consider the practicality of rescheduling the meeting to a time when it can conduct a hybrid meeting. If rescheduling is not practical, the body shall provide reasonable advance notice to the public and conduct the meeting entirely in person or entirely remotely.
- h. The provisions of this ordinance shall be effective immediately upon passage.

LIST OF DOCUMENTS/EXHIBITS: Attached to minutes

DISCUSSION: Councilor Golub reported the Appointments and Ordinance Committee forwarded a unanimous positive recommendation.

- The proposed language regarding appropriation was removed since all ordinances were subject to appropriation the language was unnecessary.
- Currently there is no funding for the city to provide translation services.
- Suggestion for alternative recording devices in the event recording used for hybrid meetings has an issue.

It was by roll call 11 yes, 0 no,

VOTED: TO APPROVE ORDER NO. FY26-070.

Order no. FY 26-071

MOTION: On a motion by Councilor Golub, second by Councilor Garrett, it was,

MOVED: THAT IT BE ORDERED THE GREENFIELD CITY COUNCIL AMEND THE CODE OF THE CITY OF GREENFIELD AS WRITTEN IN THE STRIKETHROUGH ATTACHED HERETO CHAPTER 58: PRECINCT MEETINGS, AND FURTHER AMENDS THE INDEX OF THE CODE. AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE

ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE CITY OF GREENFIELD.

Chapter 58 Precinct Meetings

[HISTORY: Adopted by the Town of Greenfield (now City Council of the City of Greenfield) 5-16-2018 by Order No. FY 18-124.^u Amendments noted where applicable.]

[1]

Editor's Note: This ordinance was originally adopted as Ch. 341, but was renumbered as Ch. 58 to maintain the organizational structure of the Code.

§ 58-1 **Purpose.**

The purpose of this chapter is to allow meaningful dialogues of community problems of community concern.

§ 58-2 **Timetable; location.**

[Amended 4-17-2019 by Order No. FY 19-125]

In all even ending years the City shall hold open public meetings involving each of the nine precincts of the City for the purpose of hearing community concerns and communicating executive and legislative policy and initiatives through a panel. ~~If a meeting space is not available in the precinct it shall be in a location~~ **If possible, meetings shall be held in hybrid-accessible locations in the precinct or** as close to the precinct as possible.

§ 58-3 **Notice.**

~~The Office of the Mayor shall send notice by postcard to every household in the precinct as established by the last municipal census with the time place and location of the meeting no less than 21 days in advance of the meeting. All precinct meetings shall be posted as open public meetings.~~ **in the city calendar, the newspaper, and posted on community calendars and include at least two (2) of the below options:**

- **City's social media accounts**
- **Electronic road display sign on Main Street or major road within the precinct**
- **Electronic display boards at fire station, library, kiosk, etc.**
- **Press release**

§ 58-4 **Scheduling.**

The Mayor and **Community Relations committee** shall schedule the date, time and location of the meeting after consultation with the Precinct Councilors: **and school designee.**

§ 58-5 **Composition of panel.**

[Amended 4-17-2019 by Order No. FY 19-125]

The panel listening and answering questions shall consist of the following: the Precinct Councilor(s), one to four at-large Councilors as available, the Mayor or designee, ~~the Chief of Police or designee, the Fire Chief or designee, the Department of Public Works Chief or designee, a member of the finance team selected by the Mayor, a member of the economic development team as selected by the Mayor, one or more representatives of the Human Services Departments chosen by the Mayor, one or more members of the Inspections Departments as chosen by the Mayor,~~ **any relevant city department members,** and the Superintendent of Schools or designee(s) **and school committee representative(s).** Such panel shall be run by ~~the Mayor or designee~~ **a designee of the Community Relations committee.** The ~~Mayor~~ **City Clerk** shall by electronic means send invitations to each precinct meeting to the chairs of every multiple-member body of the City of Greenfield, who may, but shall not be required, to attend or send a designee.

§ 58-6 **Limitations.**

Nothing in the chapter shall prohibit the Mayor or Councilors from hosting additional meetings at any time.

LIST OF DOCUMENTS/EXHIBITS: Attached to minutes.

DISCUSSION: Councilor Golub reported the Appointments and Ordinance Committee forwarded a unanimous positive recommendation.

- Rationale was provided for amending the ordinance to have the ability to hold precinct meetings and to have a more inclusive listening panel.
- Clarification made regarding the attendance of the Superintendent of Schools requirement to be at every meeting.

It was by roll call 11 yes, 0 no,

VOTED: TO APPROVE ORDER NO. FY26-071.

Order no. FY 26-072

MOTION: On a motion by Councilor Golub, second by Councilor Garrett, it was,

MOVED: THAT IT BE ORDERED THE GREENFIELD CITY COUNCIL AMEND THE CODE OF THE CITY OF GREENFIELD AS WRITTEN IN THE STRIKETHROUGH ATTACHED HERETO CHAPTER 173: RECREATION COMMISSION AND FURTHER AMENDS TABLE OF CONTENTS AND THE INDEX OF THE CODE. AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE CITY OF GREENFIELD.

Chapter 173. Recreation Commission

§ 173-1. Establishment

The Recreation Commission was established by the City of Greenfield 10-16-1985 and approved by AG 2-20-1986 (Ch. 34, Art. V, of the 2002 Bylaws).

§ 173-2. Appointment; Terms of Office

There shall be a Board of Recreation Commissioners consisting of five members and two alternates appointed by the Mayor and approved by the City Council, serving staggered three-year terms. The members of the Commission must be residents of Greenfield and shall serve without compensation.

The Commission shall elect one member to act as chair and one member to act as clerk annually in the month of July. In the event that a permanent member is absent or unable to act for any reason, the chair shall designate an alternate member to act.

Any vacancy of a member of the Recreation Commission shall be filled by the appointment of the Mayor.

§ 173-3. Powers and Duties

The Recreation Commission shall advise the Mayor, City Council, and Recreation Director in relation to matters pertaining to sports, recreation, parks, playgrounds, open space, and preservation of scenic beauty. The Commission shall be the policy-making body and shall establish policies to preserve and enhance access to parks, recreation, and cultural opportunities for Greenfield citizens. **The Commission shall foster community relationships, encourage participation in programs, and address user needs in planning for new facilities or acquiring land for recreational use.**

The Commission shall render decisions concerning parks, recreation, and cultural programs and the use of the lands under its jurisdiction in accordance with the written guidelines and policies. As provided by statute (MGL c. 45), the Commission shall exercise the powers and duties contained therein as to parks, playgrounds, and public domains.

The Commission, subject to the City rules and regulations shall have the powers and duties: **to select and submit to the Mayor for appointment the candidate to serve as the Recreation Director for the City of Greenfield, who is properly qualified in experience and education in recreation to direct or work in said programs.** ~~power to employ persons, including but not limited to the Recreation Director for the City of Greenfield, who are properly qualified in experience and education in recreation to direct or work in said programs. The salaries of personnel shall be within the framework of the City's collective bargaining agreements.~~ The salaries of personnel shall be within the framework of the City's collective bargaining agreements. The Commission shall approve the annual City and Capital budget requests as prepared by the Recreation Director.

§ 173-54. Annual report.

The Commission members shall be requested to make an annual inspection of recreation functions and to bring the report before the Mayor.

§ 173-65. Master plan.

The Recreation Commission shall develop a continuing "master plan" involving the review of current and proposed development of new recreation areas and programs which will be of interest to the

citizens of Greenfield. This long-range plan should include recommended land takings and a priority listing. The Commission should seek out federal and state funds whenever it feels that the City qualifies for such.

LIST OF DOCUMENTS/EXHIBITS: Attached to minutes.

DISCUSSION: Councilor Golub reported the Appointments and Ordinance Committee forwarded a unanimous positive recommendation.

It was by roll call, 11 yes, 0 no,

VOTED: TO APPROVE ORDER NO. FY26-072.

Order no. FY 26-069

MOTION: On a motion by Councilor Golub, second by Councilor Garrett, it was,

MOVED: THAT IT BE ORDERED THE GREENFIELD CITY COUNCIL AMENDS THE CODE OF THE CITY OF GREENFIELD BY ADDING CHAPTER 191: VACANCIES IN APPOINTED OFFICES ORDINANCE AS ATTACHED HERETO AND FURTHER AMENDS THE TABLE AND INDEX OF CONTENTS OF THE CODE AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE CITY OF GREENFIELD.

Chapter 191: Vacancies in Appointed Offices

(This is a new ordinance that would be included in Part II Boards, commission, committee and other governing bodies.)

1. Applicability

This ordinance applies only to bodies whose members are appointed in the City of Greenfield. It does not apply to elected offices or bodies.

2. Residency Requirement

Only Greenfield residents may hold appointed city positions. Residency shall be determined by the City Clerk's Office using the state's residence/voter system.

If a person holding an appointed position ceases to be a Resident, they must promptly notify the City Clerk's Office in writing.

Upon receiving such notice, the City Clerk's Office will notify the appointing authority and relevant board.

The position will be considered vacant upon receipt of such notice.

3. Failure to Attend Meetings

Absences will be considered excused in the case that committee member(s) experience personal illness, personal disability, emergency, or military service; provided these factors make attendance unreasonably difficult and that they inform the chair.

If a member of an appointed board or multiple-member body fails to attend or has unexcused absences for either —

- Four (4) consecutive meetings, or
- One-half (½) of all meetings held over a twelve (12) consecutive month period—

The chair of the board shall report the matter, in writing, to the appointing authority and City Clerk's Office.

Upon receipt of this notification, the appointing authority shall declare the position vacant and appoint a successor.

If the appointing authority declares the position vacant, the appointing authority shall notify the affected individual, the appropriate board, and the City Clerk's Office in writing.

4. Notification of Resignation by Current Member

When a board, committee, or commission member wishes to resign their position, they must send notice of their resignation in writing to both the Mayor and the City Clerk along with their name, address and resignation date.

No resignation shall be considered official until received and date stamped by the City Clerk's Office. Verbal resignations will not be accepted, per Ordinance 515-4 of the code of the City of Greenfield.

LIST OF DOCUMENTS/EXHIBITS: Attached to minutes

DISCUSSION: Councilor Golub reported the Appointments and Ordinance Committee forwarded a unanimous positive recommendation.

It was by roll call, 11 yes, 0 no,

VOTED: TO APPROVE ORDER NO. FY26-069.

Order no. FY 26-073

MOTION: On a motion by Councilor Golub, second by Councilor Garrett, it was,

MOVED: THAT IT BE ORDERED THE GREENFIELD CITY COUNCIL AMEND THE CODE OF THE CITY OF GREENFIELD AS WRITTEN IN THE STRIKETHROUGH ATTACHED HERETO CHAPTER 209: ALCOHOLIC BEVERAGES; ARTICLE I: PUBLIC CONSUMPTION; SECTION 1: CITY-CONTROLLED PROPERTY, AND FURTHER AMENDS THE INDEX OF THE CODE. AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE CITY OF GREENFIELD.

ALCOHOLIC BEVERAGES

ARTICLE I

Public Consumption

[Adopted as amended 12-19-2012 by Order No. FY 13-067 (Ch. 13, Art. I, of the 2002 Bylaws)]

§ 209-1. City-controlled property. [Amended 10-16-2019 by Order No. FY 20-047; 10-19-2022 by Order No. FY 23-037]

In order to preserve peace and good order, no person will publicly consume alcoholic beverages or possess an opened or unsealed container full or partially full of any alcoholic beverages as defined

by MGL c. 138, § 1, in or on any property owned or controlled by the City, including parks, public schools or property under the jurisdiction of the Greenfield School Committee, cemeteries, commons or any public ways, including but not limited to sidewalks or tree belts in the City of Greenfield, unless a license for such an activity is issued by the Board of License Commissioners **and facility use is approved by appropriate Department, Commission, or Board**. The provisions of this section shall not be deemed to preclude a patron of a duly licensed restaurant or hotel to retain and take off the premises only so much as may remain of a bottled wine purchased by the patron in conjunction with a meal and not totally consumed by the patron during such meal; provided, further, that the bottle shall be resealed in accordance with regulations promulgated by the Alcoholic Beverages Control Commission in 204 CMR 2.18 and transported in a manner authorized in MGL c. 90, § 24I when carried in a motor vehicle, as defined in MGL c. 90, § 1.

§ 209-2. School property; violations and penalties. [Amended 10-19-2022 by Order No. FY 23-037]

In the case of Greenfield public school property, authorization must also be given by the Greenfield School Committee. Anyone violating this article shall be subject to arrest in accordance with MGL c. 272, § 59, and a fine not to exceed \$200 for each offense which may be recovered upon complaint before district court and shall inure to the City, all in accordance with MGL c. 40.

§ 209-3. Businesses.

In order to preserve peace and good order, no person will consume alcoholic beverages or possess an opened or unsealed container full or partially full of any alcoholic beverages as defined by MGL c. 138, § 1 on any premises open to the public for business, including restaurants, dance halls, video arcades, grocery stores, supermarkets, and pool halls, unless a license for such an activity is issued by the Board of License Commissioners.

LIST OF DOCUMENTS/EXHIBITS: Attached to minutes

DISCUSSION: Councilor Golub reported the Appointments and Ordinance Committee forwarded a unanimous positive recommendation.

It was by roll call 11 yes, 0 no,

VOTED: TO APPROVE ORDER NO. FY26-073.

Order no. FY 26-074

MOTION: On a motion by Councilor Golub, second by Councilor Garrett, it was,

MOVED: THAT IT BE ORDERED THE GREENFIELD CITY COUNCIL AMEND THE CODE OF THE CITY OF GREENFIELD AS WRITTEN IN THE STRIKETHROUGH ATTACHED HERETO CHAPTER 235: CURFEW; SECTION 3: DEFINITIONS, AND FURTHER AMENDS THE INDEX OF THE CODE. AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE CITY OF GREENFIELD.

Chapter 235 CURFEW

§ 235-1. Enactment. [Amended 4-17-2019 by Order No. FY 19-125]

This Youth Protection Ordinance is established to impose certain restrictions upon juveniles in the City of Greenfield between the hours of 12:01 a.m. and 6:00 a.m.

§ 235-2. Purpose.

The Youth Protection Ordinance is intended to promote parental control and responsibility for their children under the age of 17 and protect juveniles from victimization and exposure to criminal activity.

§ 235-3. Definitions. [Amended 4-17-2019 by Order No. FY 19-125]

As used in this chapter, the following terms shall have the meanings indicated:

CHIEF OF POLICE - The Chief of Police of the City of Greenfield or a designated representative.

CITY SOLICITOR - The City Attorney of the City of Greenfield or a designated representative.

DIRECT ROUTE - The shortest reasonable path of travel to reach a final destination without any detour or stop along the way.

EMERGENCY - A fire, a natural disaster, an automobile accident, or any unforeseen situation requiring immediate action to prevent or care for a serious bodily injury or loss of life.

ESTABLISHMENT - Any place of business to which the public is invited, including but not limited to any place of amusement or entertainment.

HOLDING LOCATION - A place designated by the Chief of Police to which a juvenile taken into custody for a violation of this chapter may be delivered to await pickup by a parent or juvenile authorities.

JUVENILE - Any person under the age of 17.

OPERATOR - Any individual, firm, association, partnership, or corporation operating, managing, or conducting business within any establishment, or any employees thereof.

PARENT **OR GUARDIAN** - A person who is:

A. A natural, adoptive, or foster parent of another person; or

B. A court-appointed guardian of another person.

PUBLIC PLACE - Any street, alley, highway, parking lot, sidewalk, playground, park, plaza, building or other property owned or controlled by a government entity.

RESTRICTED HOURS - 12:01 a.m. until 6:00 a.m. on any day.

LIST OF DOCUMENTS/EXHIBITS: Attached to minutes

DISCUSSION: Councilor Golub reported the Appointments and Ordinance Committee forwarded a unanimous positive recommendation.

It was by roll call, 11 yes, 0 no,

VOTED: TO APPROVE ORDER NO. FY26-074.

Order no. FY 26-075

MOTION: On a motion by Councilor Golub, second by Councilor Garrett, it was,

MOVED: THAT IT BE ORDERED THE GREENFIELD CITY COUNCIL AMEND THE CODE OF THE CITY OF GREENFIELD AS WRITTEN IN THE STRIKETHROUGH ATTACHED HERETO CHAPTER 265: FARMING; SECTION 4: DISCLOSURE NOTIFICATION, AND FURTHER AMENDS TABLE OF CONTENTS AND THE INDEX OF THE CODE. AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE CITY OF GREENFIELD.

Chapter 265 - Farming

§ 265-1.	Purpose and intent; scope.	~~§ 265-4.~~	~~Disclosure notification.~~
§ 265-2.	Definitions.	§ 265-54.	Resolution of disputes.
§ 265-3.	Right to farm declaration.		

[HISTORY: Adopted by the Town of Greenfield (now City Council of the City of Greenfield) as amended 5-18-2011 by Order No. FY 11-083 (Ch. 142 of the 2002 Bylaws); amended 4-17-2019 by Order No. FY 19-125. Subsequent amendments noted where applicable.]

GENERAL REFERENCES

Subdivision regulations — See Ch. 550, Art. V.

§ 265-1. Purpose and intent; scope.

- A. The purpose and intent of this chapter is to state with emphasis the right to farm accorded to all citizens of the commonwealth under Article 97 of the Constitution, and all state statutes and regulations thereunder, including but not limited to MGL c. 40A, § 3, Paragraph 1; MGL c. 90, § 9, MGL c. 111, § 125A and MGL c. 128, § 1A. We, the citizens of Greenfield, restate and republish these rights pursuant to the City's authority conferred by Article 89 of the Articles of Amendment of the Massachusetts Constitution ("Home Rule Amendment").
- B. This chapter encourages the pursuit of agriculture, promotes agriculture-based economic opportunities, and protects farmlands within the City of Greenfield by allowing agricultural uses and related activities to function with minimal conflict with abutters and City agencies.
- C. This chapter shall apply to all jurisdictional areas within the City.

§ 265-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

FARM — Includes any parcel or contiguous parcels of land, or water bodies used for the primary purpose of agriculture, or accessory thereto.

FARMING OR AGRICULTURE OR THEIR DERIVATIVES —

- A. Includes but is not limited to the following: farming in all its branches and the cultivation and tillage of the soil; dairying; production, cultivation, growing, and harvesting of any agricultural, aquacultural, floricultural, viticultural, or horticultural commodities; composting; growing and harvesting of forest products upon forest land, and any other forestry or lumbering operations; raising of livestock, including horses; keeping of horses as a commercial enterprise; and keeping and raising of poultry, swine, cattle, ratites (such as emus, ostriches and rheas) and camelids (such as llamas and camels), and other domesticated animals for food and other agricultural purposes, including bees and fur-bearing animals.
- B. Farming encompasses activities including, but not limited to, the following: operation and transportation of slow-moving farm equipment over roads within the City; control of pests, including, but not limited to, insects, weeds, predators and disease organisms of plants and animals; community responsible application of manure, fertilizers and pesticides; conducting agriculture-related educational and farm-based recreational activities, including agritourism, provided that the activities are related to marketing the agricultural output or services of the farm; processing and packaging of the agricultural output of the farm and the operation of a farmer's market or farm stand, including signage thereto; maintenance, repair, or storage of seasonal equipment, or apparatus owned or leased by the farm owner or manager used expressly for the purpose of propagation, processing, management, or sale of the agricultural products; and on-farm relocation of earth and the clearing of ground for farming operations.

§ 265-3. Right to farm declaration.

The right to farm is hereby recognized to exist within the City of Greenfield. The above-described agricultural activities may occur on holidays, weekdays, and weekends by night or day and shall include the attendant incidental noise, odors, dust, and fumes associated with normally accepted agricultural practices. It is hereby determined that whatever impact may be caused to others through the normal practice of agriculture is more than offset by the benefits of farming to the neighborhood, community, and society in general. The benefits and protections of this chapter are intended to apply exclusively to those agricultural and farming operations and activities conducted in accordance with generally accepted agricultural practices. Moreover, nothing in this chapter shall be deemed as acquiring any interest in land, or as imposing any land use regulation, which is properly the subject of state statute, regulation, or local zoning law, nor is it intended hereby that the creation of an implementation of this chapter supersedes, replaces, modifies, alters or changes any existing or future Greenfield City ordinance or zoning ordinance, or state or federal law related to agricultural uses within Greenfield.

§ 265-4. Disclosure notification.

~~The City of Greenfield shall be responsible for providing a copy of the following notice annually to Greenfield property owners/residents through an annual legal notice in the local newspaper. Moreover, The City will post a copy of this notice prominently at the City Hall, and will include the notice and a copy of this chapter on the City's official website.~~

~~"It is the policy of this community to conserve, protect and encourage the maintenance and improvement of agricultural land for the production of food, and other agricultural products, and also for its natural and ecological value."~~

~~This disclosure notification is to inform buyers or occupants that the property they are about to acquire or occupy lies within a City where farming activities occur.~~

~~Such farming activities may include, but are not limited to, activities that cause noise, dust and odors.~~

~~Any concerns or complaints regarding agricultural practices in Greenfield shall be addressed to the Mayor, who shall forward them to the appropriate City authorities and the Agricultural Commission for resolution."~~

§ 265-54. Resolution of disputes.

Any person who seeks to complain about the operation of a farm may, notwithstanding pursuing any other available remedy, file a grievance with the Mayor or his/her designee. The filing of the grievance does not suspend the time within which to pursue any other available remedies that the aggrieved may have. The Mayor or his/her designee shall forward a copy of the grievance to the appropriate City authorities

including but not limited to the Board of Health and/or Zoning Board of Appeals. The Mayor or his/her designee shall also forward a copy of the grievance to the Agricultural Commission or its agent, which shall review and facilitate the resolution of the grievance, and report its recommendations to the Mayor or his/her designee within an agreed-upon time frame.

LIST OF DOCUMENTS/EXHIBITS: Attached to minutes.

DISCUSSION: Councilor Golub reported the Appointments and Ordinance Committee forwarded a unanimous positive recommendation.

- The section was stricken due to the fact it had not been enforced in a long period of time and residents could find the information on right to farm online.

It was by roll call, 11 yes, 0 no,

VOTED: TO APPROVE ORDER NO. FY26-075.

Order no. FY 26-079

MOTION: On a motion by Councilor Golub, second by Councilor Garrett, it was by roll call, 11 yes, 0 no,

VOTED: THAT IT BE ORDERED THAT THE GREENFIELD CITY COUNCIL TAKE FROM THE TABLE ORDER NO. FY 25-107 "TO ACCEPT MASSACHUSETTS GENERAL LAW CHAPTER 44: MUNICIPAL FINANCE, SECTION 32: SUBMISSION OF CITY BUDGET TO CITY COUNCIL, PROCEDURE FOR APPROVAL, REJECTION OR ALTERATION, ATTACHED AS EXHIBIT A." WHICH WAS TABLED AT THE JUNE 18, 2025, CITY COUNCIL MEETING.

Order No. FY25-107 was now on the floor: THAT THE CITY COUNCIL ACCEPTS MASSACHUSETTS GENERAL LAW CHAPTER 44: MUNICIPAL FINANCE, SECTION 32: SUBMISSION OF CITY BUDGET TO CITY COUNCIL, PROCEDURE FOR APPROVAL, REJECTION OR ALTERATION, ATTACHED AS EXHIBIT A.

LIST OF DOCUMENTS/EXHIBITS: 1) Exhibit A: Explanation of MGL; 2) Legal Opinion received from Attorney Timothy Ryan May 16, 2025; 3) Legal Opinion received from Attorney Gordon Quinn May 21, 2025; 4) Legal Opinion received from Attorney Richard Kos May 12, 2023; 5) REVISED Legal Opinion received from Attorney Richard Kos May 12, 2023; 6) Legal Opinion received from Attorney Jesse Belcher-Timme April 27, 2023; 7) REVISED Legal Opinion received from Attorney Jesse Belcher-Timme May 16, 2023; 8) Legal Opinion received from Attorney Adam Dupere May 17, 2023

DISCUSSION: Councilor Golub reported the Appointments and Ordinance Committee forwarded a unanimous positive recommendation. Councilor Bullock reported the Ways and Means Committee also forwarded a unanimous positive recommendation.

- Adopting the Massachusetts General Law would provide further clarity that Council had the ability to increase funds for the schools in accordance with the City Charter.
- Inquiry regarding the redundancy of having to adopt a state law when it is already recognized by the state.
- State law provided local Councils with the power to decide if they want to increase the appropriation of funds given to the schools or not. Although the City Charter specifically stated the Greenfield Council chose to have the power to do so, there was argument that the Council should have also adopted the Massachusetts General Law.

It was roll call, 11 yes, 0 no,

VOTED: TO APPROVE ORDER NO. FY25-107.

PRESENTATION OF PETITIONS AND SIMILAR PAPERS None.

REPORTS OF COMMITTEES None.

UNFINISHED BUSINESS: None.

OLD BUSINESS: None.

NEW BUSINESS: Councilor Bullock held the following first reading:

FY 26-078

The City Council Upon recommendation of Mayor Desorgher

Move that it be Ordered,

To approve the payment of two (2) prior year invoices for FY2025 dated 6/11/25 and 6/18/25, respectively, for CBS (Xerox) totaling \$706.04 to be paid from FY26 Central Services – Copy Machines Account #01001910.5274.

President Wondolowski made the following appointments:

- Councilor Max Webbe to the Sustainable Greenfield Implementation Committee.
- Councilor Lora Wondolowski to the Greenfield Business Association.
- Councilor Marianne Bullock to the Fire Station Building Committee.
- Councilor Rachel Gordon to the Mayor’s Task Force Against Domestic and Sexual Violence.

President Wondolowski announced the Council will be accepting applications for the Precinct 3 Councilor Vacancy. Applicants should submit a letter of interest and resume. Applications should be submitted by March 27th for the potential applicant to be seated in April.

President Wondolowski announced the Council is still accepting letters of interest from anyone who would want to be parliamentarian for the Council. Anyone interested can contact President Wondolowski.

MOTIONS FOR RECONSIDERATION: None.

ADJOURNMENT: On a motion by Councilor Williams, second by Councilor Gordon, it was by roll call, 11 yes, 0 no,

VOTED: TO ADJOURN THE MEETING AT 10:47 P.M.

A true copy,

Attest: _____
Kathryn J. Scott, CMC, City Clerk

GREENFIELD CITY COUNCIL MEMBERS

John Zon Community Center/Zoom Hybrid
Regular Meeting
February 25, 2026

	Attendance	FY26-067	FY26-061.1	FY26-068	Enter Ex Session	Exit Ex Session	FY26-070	FY26-071	FY26-072	FY26-069	FY26-073	FY26-074	FY26-075	FY26-079	FY25-107	Adjourn
Golub, Katherine	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Gordon, Rachel	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Vacant	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Bottomley, John	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Bullock, Marianne	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Williams, Patricia	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Bolduc, Sarah	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Webbe, Max	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Brown, Sara	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Garrett, John Vice-President	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Minhas, Wahab (6:45pm to 8:15 pm)	Y	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Sibbison-Alves, Maisie	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Wondolowski, Lora President	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	11 y 0 n	11 y 0 n	11 y 0 n	11 y 0 n	11 y 0 n	11 y 0 n	11 y 0 n	11 y 0 n	11 y 0 n	11 y 0 n	11 y 0 n	11 y 0 n	11 y 0 n	11 y 0 n	11 y 0 n	11 y 0 n

HOPE STREET DEVELOPMENT RFP

PUBLIC ENGAGEMENT OPPORTUNITIES

MARCH 2ND &
APRIL 2ND

PUBLIC MEETINGS

6-8 PM

JOHN ZON COMMUNITY CENTER

MONDAYS IN
MARCH

TABLING HOURS

4-6 PM

GREENFIELD PUBLIC LIBRARY

MARCH 3RD &
APRIL 8TH

PRECINCT 5 HOPE ST NEIGHBORHOOD MEETING

6-8 PM

YMCA COMMUNITY ROOM

TUESDAYS IN
MARCH

ZOOM OFFICE HOURS

1-2 PM

EMAIL HOPESTREET@GREENFIELD-MA.GOV
FOR ZOOM LINK

THURSDAY
MARCH 12TH

OFFICE HOURS

10AM - 12PM

STARBUCKS - 200 MOHAWK TR

THURSDAY
MARCH 19TH

OFFICE HOURS

5-7 PM

FOUR PHANTOMS - 301 WELLS ST

Received at 2/25/26 Council Meeting

Questions? Email us at hopestreet@greenfield-ma.gov

Take our online survey at bit.ly/hopestsurvey
or scan the QR code



GREENFIELD CITY COUNCIL
Regular Meeting Minutes
March 18, 2026

John Zon Community Center/Zoom Hybrid

6:30 pm

CALL TO ORDER: Meeting was called to order at 6:45 p.m. by President Wondolowski.

CHAIRS STATEMENT: This meeting is being recorded by the City Council and Greenfield Community Television (GCTV)-9. If any other persons present are doing the same you must notify the chairperson at this time. It was noted that Anthony Cammalleri of the Recorder was also recording the meeting.

COUNCILORS PRESENT IN PERSON: Councilors Golub, Bottomley, Bullock, Williams, Bolduc, Webbe, Brown, Garrett, Sibbison-Alves and Wondolowski.

COUNCILORS PRESENT REMOTELY: Councilor Gordon

COUNCILORS ABSENT: Councilor Minhas

ALSO PRESENT: Mayor Virginia Desorgher; City Clerk Kathryn J. Scott; Chief of Staff Erin Anhalt; [Interim] School Superintendent Roland Joyal; School Committee Chair Stacey Sexton; Information Technology (IT) Director Fernando Fleury; Department of Public Works (DPW) Director Paul Newell; Solid Waste Infrastructure for Recycling (SWIFR) Outreach Coordinator Marisa Shepherd; Franklin County Sheriff Lori Streeter; GCTV staff; Anthony Cammalleri, *the Recorder*; and members of the public.

The Pledge of Allegiance was held.

ACCEPTANCE OF MINUTES: On a motion by Councilor Bottomley, second by Councilor Bullock, it was by roll call, 11 yes, 0 no,

MOVED: TO ACCEPT THE CITY COUNCIL MINUTES OF DECEMBER 17, 2025 AND JANUARY 6, 2026

LIST OF DOCUMENTS/EXHIBITS: 1) Prepared minutes of the December 17, 2025 regular meeting and January 6, 2026, organizational meetings.

COMMUNICATIONS:

SCHOOL SUPERINTENDENT AND SCHOOL COMMITTEE: [Interim] Superintendent Joyal and School Committee Chair Sexton reported the following:

- Honor the memory of Brandon Hoyt, a Seventh-Grade student who recently passed away and whose parents both work at the Greenfield schools. Thank you to everyone for their support during that difficult time.
- Distributed a summary of the most recent enrollment numbers to the Councilors (see attached).
- Continuation of the repairs at the Federal Street School after the flooding that occurred which include hallways to be fixed during the student's April vacation and the lounge, which the flooding originated, and the kindergarten classroom below it are complete.
- Commend all that participated in the annual cardboard challenge which was held at Greenfield Middle School.
- A budget hearing for the schools was held on Monday night and more discussion will be held by finance subcommittee the following Monday and at a School Committee meeting on Wednesday.

- The Taste of World Culture Event hosted by the French and Spanish Club was held for its thirtieth year.
- Congratulations to the district bands for their successful districtwide concert. They will have another event in May.
- The newly hired Superintendent, Carol Kruser has signed the contract with the schools.

Councilors asked the following questions:

- Grief counseling offered to students as a result of Brandon's passing.
- Possibility of redistricting, relocation of students and/or the closure of a school for budget fiscal year 2028.
- The closing of an afterschool program at the rec room.

LIST OF DOCUMENTS/EXHIBITS: 1) Email from Superintendent Joyal dated March 12, 2026, with list of topics for discussion.

MAYOR, CITY OFFICERS AND EMPLOYEES: Mayor Desorgher and Chief of Staff Anhalt reported the following:

- Honoring the memory of George Vanderlinder, a former City employee, who passed away recently.
- Met with IAC (Individual Assurance Company Life, Health and Accident) union leaders on options regarding health insurance.
- Last week met with Division of Local Services and [State] Senator [Jo] Comerford for guidance in efforts to make the budget work for Greenfield, which would be helpful in the Fiscal Year 2028 budget.
- Submitted Federal earmark requests to [United States] Congressman [Jim] McGivern's office for funding of projects and announcement will be in the Fall to midwinter season.
- Met with [United States] Senator [Ed] Markey for aid in funding the ongoing Inflow and Infiltration (I and I) issues, including assistance with the Army Corps of Engineers.
- Continuation of public engagement on the Hope Street development proposal with eight (8) events held so far. The online survey has received 115 responses as of Monday evening and another event will occur tomorrow night [March 19] from 5 to 7 at the Four Phantoms. Any other information regarding the Hope Street project is on the City's website under the Community and Economic Development webpage.
- The Police Department had their promotions yesterday [March 17], in which Corey Green was promoted to the rank of Sergeant and Emily Rowell-Kanash was sworn in as the first female officer to hold the rank of Lieutenant in Greenfield.

Councilors asked the following questions:

- Rationale for the denial of Greenfield Community Energy and Technology (GCET) capital request that was made during last year's budget.
- Strategy for how to prioritize this year's [Fiscal Year 2027] challenging budget.
- Provide information regarding the phone breach experienced by the city offices.
- Rationale for the decision not to fund the after-school rec[reation] program.
- Process for utilizing revolving funds and its use as a sustainable funding source in the future.
- Suggestions to widen the insurance options for residents or other employees to obtain better rates.
- Information on the efforts for trash pickup events downtown this summer like the one scheduled for April 11.

LIST OF DOCUMENTS/EXHIBITS: 1) Memo from Mayor Desorgher dated March 13, 2026, with list of topics for discussion.

OTHER CITY EMPLOYEES AS NEEDED, BY INVITATION: Director Newell and SWIFR Coordinator Shepherd reported the following:

- In July of 2025, the Department of Public Works (DPW) began the single stream recycling program and the current trucks were modified to begin the program until the new automated trucks arrived.
- Solid Waste Infrastructure for Recycling (SWIFR) Coordinator Shepherd has been educating residents on this new program as well as answering questions and addressing concerns.
- The trucks for the recycling program arrived in early March and drivers received some training and yesterday [March 17] mechanics received factory training.
- Transition to the new trucks is expected to be completed in the next coming weeks once they are properly registered and equipped.
- Mailings will be distributed to residents when to expect the new totes to arrive and, once received, to begin utilizing them.
- Some of the education Coordinator Shepherd has provided to the residents including recyclability of materials and finding solutions for residents with difficult terrain. Made appearances at locations such as the library and John Zon [Community Center] to answer questions and take in accommodation forms for individuals who believe they require one in order to recycle and is available at the DPW office to answer questions.

Councilors asked the following questions:

- What accommodations are offered to residents.
- Shift of land stewardship practices to align with master plan such as less mowing, identifying invasive areas and timing with flowering and what resources were needed to aid with that.
- Location in which the public could access a specific list the recycling facility in Connecticut would accept.
- Mechanism on how a city makes the decision to create and/or allow parking spots to be established.
- Process for residents to obtain different sized carts for recycling.

Sheriff Streeter reported the following:

- The Sheriff's Office provides programs such as the Triad program, which is a medical equipment loan program, fuel assistance support and perform wellness checks throughout the county on seniors, as well as engagement activities for seniors including meal services.
- Partnership with Greenfield Police Department (PD) to assign officers to a patrol and, as of this past year, a business district officer who is assigned to Main Street.
- Provide walkthroughs in various businesses including the library, the YMCA, and other businesses who request that service.
- The Criminal Justice Support Center, which is located on Main Street, provides a re-entry service.
- Community Service program for individuals in pre-release to provide services throughout the county including painting, light construction and participation with the Green River Project.
- The animal shelter falls under the jurisdiction of the Sheriff's Office, which is located in Montague, and all the staff members are sheriff office employees. The Sheriff does animal control services for twenty one (21) towns and animal shelter services for twenty four (24) towns.
- Since being appointed last year, Sheriff Streeter and the office have become more involved in community events and support; staff warming center and laundry services; work with Salvation Army and provide some janitorial services.
- Provide training for other Police Departments, Schools, and other agencies who request their training services.

Councilors asked the following questions:

- Received any formal requests from the United States Immigration and Customs Enforcement (ICE) or Department of Homeland Security (DHS) to sign into a contract or any other contact from those agencies to the Sheriff's Office.
- If elected, would the commitment be held not to house immigrants in the Greenfield jail.

- Process for establishing the budget and have there been federal and/or state cuts and pressures in preparation of the budget.
- Mowing practices and who oversees land management at facilities and inmate's role, if any; and how the position of the garden instructor position being cut would affect the program supporting food security.
- Collaboration with the courts in regard to children whose primary caretakers are incarcerated.
- Relationship with the Opioid Task Force and social services for homelessness.

LIST OF DOCUMENTS/EXHIBITS: None.

PUBLIC COMMENT: The following members of the public spoke:

- Anthony Cammalleri, reporter for The Recorder, announced that as of the 30th of March, will be a reporter at the Northampton reporter at the Gazette and thanked everyone for their interaction and availability.
- Mike Terounzo, Log Plain Road, spoke to the budget and urged renegotiations regarding insurance costs and cut the budget of any department not willing to negotiate. Also encouraged Councilors not to involve a personal agenda into budget decisions.
- Ella Condon, Precinct 6, spoke to prioritize the budget and find ways to give more funding for schools and other departments and not police.
- Mike Mastrototaro, Cypress Street, spoke to redistricting and utilizing revolving funds for schools.
- EJ Baker, Precinct 6, spoke to taking a more holistic approach to the budget and supporting the rec room position.
- Mary Phillips, Precinct 4, spoke to opposition of cutting the rec room position and the city's plan to rebrand its logo.
- Pamela Goodwin, High Street, encouraged people to speak at meetings and commented on the difficulties it is for everyone in this budget season and in general and support of the Police Department.
- Patty O'Neill, Precinct 1, spoke to the budget and especially budget for the police department.
- Molly Merrett, Precinct 7, thanked Councilors for their work on the upcoming budget. Spoke in support to fund the rec room position. Also spoke to priorities on the budget going more towards the schools and less towards the police department.
- Mike Lovett, Maple Street, spoke to prioritizing the budget to fund more school and school related programs and how funds could be better distributed to meet the needs of all departments, not just police.
- Donovan Lee, Precinct 7, spoke to how the budget should represent the values of Greenfield with emphasis on taking care of residents and not policing them. Also spoke in support of not cutting the rec room position.
- Stacey Sexton, Precinct 6, encouraged everyone to attend the High School play on March 27 and March 28 for the production of "The Secret Garden" at the Greenfield High School (GHS) auditorium. Also mentioned if anyone was interested in the school budget all of the documents are online and there will be a budget and finance subcommittee meeting next Monday [March 23] at 11:30 am. Questions specific to the schools can email the school in advance of the meeting.
- Jason Philstetler, Precinct 4, spoke in support of not cutting the rec room position and opposed changing the city logo.

President Wondolowski called for a five minute recess at 8:25 pm.

President Wondolowski resumed meeting at 8:34 pm.

PUBLIC HEARINGS: Councilor Bullock read the public hearing: In accordance with Home Rule Charter, the Greenfield City Council will hold a public hearing on Wednesday, March 18, 2025, at 6:30 p.m. at John Zon Community Center, 35 Pleasant Street, and Zoom: <https://greenfield-ma.gov.zoom.us/j/98453269636?pwd=vIo1ajP1OdXQvCaUPybRTIjYlHgub1.1> Meeting ID: 984 5326 9636 to receive public input on the following:

- Approve \$706.04 for payment of two invoices from Fiscal Year 2025 paid from Fiscal Year 2026 Central Services – Copy Machines Account.

The City Council may consider the same on Wednesday, March 18, 2025, at 6:30 p.m. at John Zon Community Center, 35 Pleasant Street, and Zoom: <https://greenfield-ma.gov.zoom.us/j/98453269636?pwd=vIo1ajP1OdXQvCaUPybRTIjYlHgub1.1> Meeting ID: 984 5326 9636. Materials can be obtained from the City Clerk's Office, 14 Court Square, from 8:30 a.m. to 5:00 p.m., Monday thru Friday, or phone 413-772-1555, extension 6163.

Lora Wondolowski, Greenfield City Council President

President Wondolowski opened the public hearing at 8:36 pm. No one had signed up or indicated they wished to speak. It was noted there was a scrivener's error in the public hearing listing the date of the hearing as 2025 when it should have been 2026. President Wondolowski closed the public hearing at 8:36 pm.

Councilor Bullock read the second reading: **Order no. FY 26-078**

The City Council, upon recommendation of Mayor Desorgher, move that it be ordered, to approve the payment of two (2) prior year invoices for FY2025 dated 6/11/25 and 6/18/25, respectively, for CBS (Xerox) totaling \$706.04 to be paid from FY26 Central Services – Copy Machines Account #01001910.5274.

MOTIONS, ORDERS, AND RESOLUTIONS

Order no. FY 26-078

MOTION: On a motion by Councilor Bullock, second by Councilor Williams, it was,

MOVED: THAT IT BE ORDERED THE CITY COUNCIL, UPON RECOMMENDATION OF MAYOR DESORGHER, TO APPROVE THE PAYMENT OF TWO (2) PRIOR YEAR INVOICES FOR FY2025 DATED 6/11/25 AND 6/18/25, RESPECTIVELY, FOR CBS (XEROX) TOTALING \$706.04 TO BE PAID FROM FY26 CENTRAL SERVICES – COPY MACHINES ACCOUNT #01001910.5274.

LIST OF DOCUMENTS/EXHIBITS: 1) Copy of Connecticut Business Systems (CBS) Xerox Invoice number IN3016555 for \$222.31; 2) Copy of Connecticut Business Systems (CBS) Xerox Invoice number IN3026913 for \$483.73.

DISCUSSION: Councilor Bullock reported the Ways and Means Committee forwarded a unanimous positive recommendation

It was by roll call, 11 yes, 0 no,

VOTED: TO APPROVE ORDER NO. FY26-078.

Without objections, President Wondolowski moved the order on release of executive minutes last on the agenda before the open meeting was adjourned and Councilors voted on going into executive session.

PRESENTATION OF PETITIONS AND SIMILAR PAPERS None.

REPORTS OF COMMITTEES None

UNFINISHED BUSINESS: None.

OLD BUSINESS: None.

NEW BUSINESS: Councilor Bullock announced there will be two (2) open-hours meetings at the library to have an open discussion and answer any questions or concerns with the public regarding the upcoming budget. One meeting will be held in mid-April and the other in mid-May. President Wondolowski requested the information regarding the dates and times be forwarded to the Clerk's office for publication.

MOTIONS FOR RECONSIDERATION: None.

President Wondolowski made the following announcement: The Greenfield City Council will enter into Executive Session Reason Number 7: to comply with or act under the authority of any general or special law or federal grant and aid requirements to approve and review for the release of the City Council Executive Session minutes for the dates listed on the agenda. The Council will not reconvene to regular session.

Order no. FY 26-082

MOTION: On a motion by Councilor Bullock, second by Councilor Bottomley, it was by roll call, 11 yes, 0 no,

VOTED: THAT IT BE ORDERED THE GREENFIELD CITY COUNCIL VOTES TO ENTER INTO EXECUTIVE SESSION PURSUANT TO MASSACHUSETTS GENERAL LAW CHAPTER 30A: STATE ADMINISTRATIVE PROCEDURE, SECTION 21: MEETING OF PUBLIC BODY IN EXECUTIVE SESSION, PARAGRAPH (7) TO COMPLY WITH, OR ACT UNDER THE AUTHORITY OF, ANY GENERAL OR SPECIAL LAW OR FEDERAL GRANT-IN-AID REQUIREMENTS, TO APPROVE AND REVIEW FOR THE RELEASE OF THE CITY COUNCIL EXECUTIVE SESSION MINUTES FOR THE FOLLOWING DATES:

- AUGUST 17, 2005 – Executive Reason #6
- JANUARY 28, 2008 – Ordinance Committee – Executive Reason #1
- FEBRUARY 4, 2008 - Ordinance Committee – Executive Reason #1
- FEBRUARY 15, 2012 – Executive Reason #3
- SEPTEMBER 20, 2017 - Executive Reason #1
- MAY 16, 2018 - Executive Reason #3
- JULY 26, 2018 - Executive Reason #1
- SEPTEMBER 19, 2018 - Executive Reason #3
- JUNE 19, 2019 - Executive Reason #3
- OCTOBER 16, 2019 (Partially Redacted) – Executive Reason #3
- AUGUST 16, 2023 (Partially Redacted) - Executive Reason #3
- JANUARY 17, 2024 – Executive Reason #1 and #3
- OCTOBER 16, 2024 - Executive Reason #1
- FEBRUARY 19, 2025 - Executive Reason #3 and #7
- FEBRUARY 25, 2026 - Executive Reason #4

LIST OF DOCUMENTS/EXHIBITS: None (Still confidential documents until voted by Council for release.)

The City Council entered into Executive Session at 8:44 pm and will not reconvene Open Session.

A true copy,

Attest: _____
Kathryn J. Scott, CMC, City Clerk

GREENFIELD CITY COUNCIL MEMBERS

John Zon Community Center/Zoom Hybrid
Regular Meeting
March 18, 2026

	Attendance	Approve Minutes	FY26-078	Enter Executive Session	Release Exec Session Minutes Atty Gordon Recommendations	Exit Executive Session
1. Golub, Katherine	Y	Y	Y	Y	Y	Y
2. Gordon, Rachel	Y	Y	Y	Y	Y	Y
3. Vacant	---	---	---	---	---	---
4. Bottomley, John	Y	Y	Y	Y	Y	Y
5. Bullock, Marianne	Y	Y	Y	Y	Y	Y
6. Williams, Patricia	Y	Y	Y	Y	Y	Y
7. Bolduc, Sarah	Y	Y	Y	Y	Y	Y
8. Webbe, Max	Y	Y	Y	Y	Y	Y
9. Brown, Sara	Y	Y	Y	Y	Y	Y
10. Garrett, John Vice-President	Y	Y	Y	Y	Y	Y
11. Minhas, Wahab	N	---	---	---	---	---
12. Sibbison-Alves, Maisie	Y	Y	Y	Y	Y	Y
13. Wondolowski, Lora President	Y	Y	Y	Y	Y	Y
		11 y 0 n	11 y 0 n			11 yes 0 no
						11 y 0 n

Enrollment Summary as of 3/5/2026

School	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	Total
	-2																
Academy for Early Learning	38	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	86
Federal Street Elementary	0	0	38	41	45	40	0	0	0	0	0	0	0	0	0	0	202
Four Corners Elementary	0	0	31	33	45	49	0	0	0	0	0	0	0	0	0	0	185
Newton School Elementary	0	0	34	21	33	27	0	0	0	0	0	0	0	0	0	0	147
Greenfield Middle School	0	0	0	0	0	0	110	110	96	0	0	0	0	0	0	0	316
Greenfield High School	0	0	0	0	0	0	0	0	1	90	61	65	68	67	9	0	361
Out of District Students	0	3	0	1	0	2	4	2	1	4	8	6	6	2	3	0	42
Total	38	51	103	96	123	118	114	112	98	94	69	71	74	69	12	0	1339

Received @ 3/18/26 Council Meeting from School Super

GREENFIELD CITY COUNCIL
Emergency Meeting Minutes
April 21, 2026

Zoom Conferencing System

6:30 pm

CALL TO ORDER: Meeting was called to order at 6:33 p.m. by President Wondolowski.

CHAIRS STATEMENT: This meeting is being recorded by the City Council and Greenfield Community Television (GCTV)-9. If any other persons present are doing the same you must notify the chairperson at this time.

COUNCILORS PRESENT IN PERSON: None

COUNCILORS PRESENT REMOTELY: Councilors Gordon, Dillemath, Bullock, Williams, Bolduc, Webbe (logged in at 6:55 pm), Brown, Garrett, Minhas, Sibbison-Alves and Wondolowski.

ABSENT: Councilors Golub and Bottomley

ALSO PRESENT: Mayor Virginia Desorgher; City Clerk Kathryn J. Scott; Central Maintenance Director Joseph Pugliese; Madison Schofield, *the Recorder* and members of the public.

MOTION: On a motion by Councilor Bullock, second by Councilor Garrett, it was by roll call, 10 yes, 0 no,

VOTED: THAT THE GREENFIELD CITY COUNCIL WAIVE THE RULES OF PROCEDURE CHAPTER 565, SECTION 8: ORDER AND DISPOSITION OF BUSINESS, TO ALLOW THE AGENDA ITEMS TO BE TAKEN OUT OF ORDER.

PUBLIC HEARING: Councilor Bullock read the public hearing: In accordance with Home Rule Charter, the Greenfield City Council will hold a public hearing on Tuesday, April 21, 2026, at 6:30 to appropriate \$250,000 from Borrowing to Purchase XXXBTU Generator to Replace Police Department Emergency Redundant Power Generator.

President Wondolowski opened the public hearing at 6:38 pm and asked if anyone wished to speak. Seeing and hearing none, the public hearing was closed at 6:38 pm.

Councilor Bullock reading the second reading: The City Council may consider the same on Tuesday, April 21, 2026, at 6:30 p.m. via Zoom Conferencing System up to Appropriate the City Council – Second Reading- April 21, 2026

- Appropriate \$250,000 from Borrowing to Purchase XXXBTU Generator to Replace Police Department Emergency Redundant Power Generator.

MOTIONS, ORDERS, AND RESOLUTIONS

Order no. FY 26-118

MOTION: On a motion by Councilor Bullock, second by Councilor Garrett, it was,

MOVED: THAT IT BE ORDERED THE CITY COUNCIL, UPON RECOMMENDATION OF MAYOR DESORGHER, THE SUM OF \$250,000 BE APPROPRIATED FOR THE PURCHASE OF A XXXBTU GENERATOR TO REPLACE THE GREENFIELD POLICE DEPARTMENT EMERGENCY REDUNDANT POWER GENERATOR LOCATED AT 321 HIGH STREET, AND TO MEET SAID APPROPRIATION, THE TREASURER WITH THE APPROVAL OF THE MAYOR IS HEREBY AUTHORIZED TO BORROW SAID SUM OF \$250,000, PURSUANT TO

MASSACHUSETTS GENERAL LAWS, CHAPTER 44 §8, OR ANY OTHER ENABLING STATUTE, AND THE MAYOR IS HEREBY AUTHORIZED TO APPLY FOR, CONTRACT FOR, ACCEPT AND EXPEND ANY FEDERAL AND/OR STATE GRANT AVAILABLE FOR THIS PROJECT TO BE USED TO REDUCE THE WITHIN APPROPRIATION, AND FURTHER, THE MAYOR IS AUTHORIZED TO TAKE ANY ACTION NECESSARY TO CARRY OUT THE INTENT AND PURPOSE OF THESE PROJECT.

LIST OF DOCUMENTS/EXHIBITS: The backup generator provides complete redundant power for the Police Station, including the 911 digital infrastructure, the entire Dispatch Call Center, city IT systems, booking and holding areas as well as all health and safety related equipment.

DISCUSSION: The generator is used as the backup for all fire dispatch emergency calls. There are laws that regulate municipalities to have a redundant source of power.

- The generator located at the Police Department is the emergency response center emergency power generator and handles all 911 dispatch for the Franklin Regional Council of Governments (FRCOG) as well as Greenfield. It also handles all fire department and Emergency Medical Technician (EMT) notification calls.
- On a semi-annual basis the units are tested for integrity and function and approximately a month ago the city's was tested with less than optimal numbers in its performance. It was determined a critical component, the winding of the generator, was suffering critical failure and removed from service. The generator is fifteen (15) years old and failures of other components was in the near future and it would be more cost prohibitive to replace than repair. It was also noted the option to rent a generator would have cost the city \$20,000 a month.

Councilors asked the following questions:

- Inquiry if FRCOG was also paying for any of the replacement cost since they also use the center.
- Any Warranty included with the new generator and the unit's life expectancy.
- Impact on the City's budget and alternative funding from other sources such as grants.
- Possibility of the city to apply for grants retroactively once the generator was procured to help with costs.
- Anticipation to decrease capital for the next [fiscal] year to offset this appropriation.
- Inquiry if Capital funds requested for replacement of lockers and staircase at police station could be redirected towards cost for the generator.

Councilor Webb logged into meeting at 6:55 pm

It was by roll call, 11 yes, 0 no,

VOTED: TO APPROVE ORDER NO. FY26-118.

Order no. FY 26-121

MOTION: On a motion by Councilor Bullock, second by Councilor Garrett, it was by roll call, 0 yes, 11 no,

DEFEATED: THAT IT BE ORDERED THE CITY COUNCIL TAKE FROM THE TABLE ORDER NO. FY 26-089 "TO ADOPT M.G.L. CH. 32B §§ 21-23, WHICH AUTHORIZES THE CITY TO IMPLEMENT CHANGES TO EMPLOYEE HEALTH INSURANCE PLANS THROUGH THE ALTERNATIVE NEGOTIATION AND TRANSFER PROCESS ESTABLISHED BY THE COMMONWEALTH, INCLUDING THE PURSUIT OF THE TRANSFER OF PARTICIPATION FROM HEALTH NEW ENGLAND TO THE GROUP INSURANCE COMMISSION (GIC)." WHICH WAS TABLED AT THE APRIL 15, 2026, CITY COUNCIL MEETING.

Mayor Desorgher provided an update for the measure being reintroduced at this time. A meeting was held Thursday [April 16] and it was unanimously voted to move forward to the Group Insurance Commission

(GIC) with 20/80 for Health Maintenance Organization (HMO) and 60/40 for the Preferred Provider Organization (PPO) including receiving signatures for the whole agreement.

MOTIONS FOR RECONSIDERATION: None.

ADJOURNMENT: On a motion by Councilor Bullock, second by Councilor Williams, it was by roll call, 11 yes, 0 no,

VOTED: TO ADJOURN THE MEETING AT 7:02 P.M.

A true copy,

Attest: _____
Kathryn J. Scott, CMC, City Clerk

GREENFIELD CITY COUNCIL MEMBERS

Zoom Conferencing System
Emergency Meeting
April 21, 2026

	Attendance	Waive Rules of Procedure	FY26-118	FY26-121 Take from Table	Adjourn
14. Golub, Katherine	N	---	---	---	---
15. Gordon, Rachel	Y	Y	Y	N	Y
16. Dillemuth, Ann	Y	Y	Y	N	Y
17. Bottomley, John	N	---	---	---	---
18. Bullock, Marianne	Y	Y	Y	N	Y
19. Williams, Patricia	Y	Y	Y	N	Y
20. Bolduc, Sarah	Y	Y	Y	N	Y
21. Webbe, Max (6:55 pm)	Y	Y	Y	N	Y
22. Brown, Sara	Y	Y	Y	N	Y
23. Garrett, John Vice-President	Y	Y	Y	N	Y
24. Minhas, Wahab	Y	Y	Y	N	Y
25. Sibbison-Alves, Maisie	Y	Y	Y	N	Y
26. Wondolowski, Lora President	Y	Y	Y	N	Y
		11 y 0 n	11 y 0 n	0 y 11 n	11 y 0 n



May 15, 2026

Roland Joyal

to me, Stacey

9:16 AM (1 hour ago)

Tammy,

Chair Sexton and I will be discussing the following topics:

- FY 27 School Department Budget

- GPS enrollment update

- GPS upcoming events/activities-WMass Student Council spring conference, Band performance results, Summer School, and the 2026 Peacemaker Award winner

Thank you,
Roland



City of
GREENFIELD, MASSACHUSETTS

OFFICE OF THE MAYOR

Virginia “Ginny” Desorgher
Mayor

Town Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1560 • Fax 413-772-1519
Mayor@greenfield-ma.gov • www.greenfield-ma.gov

MEMO



TO: Council President Lora Wondolowski, Council Vice-President John Garrett

FROM: Mayor Desorgher

CC: Tammy Marciel, Clerk to Council; Kathy Scott, City Clerk, City Councilors

DATE: February 20, 2026

RE: Report on Requested Topics

Below are the topics that Mayor Desorgher will discuss during her City Council briefing:

- Shelborne Road closure update
- Rollout of the new recycling carts
- Ongoing budget meetings
- Beefest update



The Town of Greenfield is an Affirmative Action/Equal Opportunity Employer, a designated Green Community and a recipient of the “Leading by Example” Award

PUBLIC HEARING

In accordance with Home Rule Charter, the Greenfield City Council will hold a public hearing on Wednesday, May 20, 2026, at 6:30 p.m. at John Zon Community Center, 35 Pleasant Street, and Zoom: <https://greenfield-ma-gov.zoom.us/j/99042505940?pwd=dFOa4L5lDMCdPYwrYKz3bfzppgby9.1> Meeting ID: 990 4250 5940 to receive public input on the following:

- Approve Department of Public Works to Accept Chapter 90 Funding in the amount of \$960, 308.54 for Road Work and Repairs.
- Approve Transfer \$173,611.75 from General Fund Bond Premiums to General Fund Legal Expenses Number 5302 for \$10,740.91 and General Fund Short Term Interest Number 5925 for \$162,870.84.
- Repurpose Funds from Anaerobic Digester appropriation for \$15,000 to Cover Increase of Cost in the Water Meter Replacement appropriation.
- Repurpose Funds from Leyden Woods Pump Station appropriation for \$41,731.82 to Cover Increase of Cost in Water Meter Replacement appropriation.
- Fiscal Year 2027 Capital Budget (28 items)
 - Approve \$130,000 from Borrowing for Reclamation and Repaving of Abercrombie Drive.
 - Approve \$15,000 from Capital Stabilization Account 8402 to Replace Gutter at Academy of Early Learning.
 - Approve \$36,000 from Capital Stabilization Account 8402 to Resurface Basketball Court at Swimming Area.
 - Approve \$25,000 from Sewer Retained Earnings to Purchase Chevrolet Equinox to Replace Car Number 10.
 - Approve \$100,000 from Borrowing for Cross Connection Survey for Water Department.
 - Approve \$317,000 from Water Retained Earnings to Purchase Dump Truck Number 40.
 - Approve \$70,000 from Water Retained Earnings to Update Door, Window and Heat for Green River Pump Station.
 - Approve \$40,000 from Capital Stabilization Account 8402 to Replace Guardrail.
 - Approve \$200,000 from Capital Stabilization Account 8402 for Highway Fund.
 - Approve \$158,000 from Capital Stabilization Account 8402 to Replace Highway Truck Number 45.
 - Approve \$600,000 from Borrowing for Repairs to Inflow and Infiltration Systems.
 - Approve \$35,000 from Water Retained Earnings to Relocate Lime Silo Ladder to Adams Tower.
 - Approve \$45,000 from Water Retained Earnings for Rehabilitation of Millbrook Well Number 2.
 - Approve \$150,000 from Water Retained Earnings for Engineering and Design of Redevelopment to Millbrook Well Number 1.
 - Approve \$100,000 from Sewer Retained Earnings for Engineering the Upgraded Nitrogen Removal.
 - Approve \$65,000 from Water Retained Earnings to Update Wiring at Oak Hill Building.

- Approve \$85,000 from Borrowing for Oak Hill Flow Valves and Structure.
- Approve \$700,000 from Borrowing to Replace Place Terrace Water Main.
- Approve \$50,000 from Sewer Retained Earnings for Press Supervisory Control and Data Acquisition System Development.
- Approve \$90,000 from High School building Account 4312 to Purchase Ford F250 for Greenfield Public Schools.
- Approve \$200,000 from Capital Stabilization Account 8402 for Sidewalk Replacement Program.
- Approve \$50,000 from Highway School Building Account 4312 for Track Maintenance at Greenfield High School.
- Approve \$40,000 from Capital Stabilization Account 8402 to Remodel Bathroom at Transfer Station.
- Approve \$80,000 from Capital Stabilization Account 8402 to Replace Break Room at Transfer Station.
- Approve \$370,000 from Borrowing to Replace Trash Truck Number 197.
- Approve \$80,000 from Water Retained Earnings to Update Water System Modeling.
- Approve \$100,000 from Sewer Retained Earnings to Upgrade Electrical to Water Pollution Control Plant.
- Approve \$315,000 from Sewer Retained Earnings to Replace Screen Number 1 at Water Pollution Control Plant.

The City Council may consider the same on Wednesday, May 20, 2026, at 6:30 p.m. at John Zon Community Center, 35 Pleasant Street, and Zoom: <https://greenfield-ma.gov.zoom.us/j/99042505940?pwd=dFOa4L5lDMCdPYwrYKz3bfizppgby9.1> Meeting ID: 990 4250 5940. Materials can be obtained from the City Clerk's Office, 14 Court Square, from 8:30 a.m. to 5:00 p.m., Monday thru Friday, or phone 413-772-1555, extension 6163.

Lora Wondolowski, Greenfield City Council President

City Council – Second Reading- May 20, 2026

- Approve Department of Public Works to Accept Chapter 90 Funding in the amount of \$960, 308.54 for Road Work and Repairs.
- Approve Transfer \$173,611.75 from General Fund Bond Premiums to General Fund Legal Expenses Number 5302 for \$10,740.91 and General Fund Short Term Interest Number 5925 for \$162,870.84.
- Repurpose Funds from Anaerobic Digester appropriation for \$15,000 to Cover Increase of Cost in the Water Meter Replacement appropriation.
- Repurpose Funds from Leyden Woods Pump Station appropriation for \$41,731.82 to Cover Increase of Cost in Water Meter Replacement appropriation.
- Fiscal Year 2027 Capital Budget (28 items)
 - Approve \$130,000 from Borrowing for Reclamation and Repaving of Abercrombie Drive.
 - Approve \$15,000 from Capital Stabilization Account 8402 to Replace Gutter at Academy of Early Learning.

- Approve \$36,000 from Capital Stabilization Account 8402 to Resurface Basketball Court at Swimming Area.
- Approve \$25,000 from Sewer Retained Earnings to Purchase Chevrolet Equinox to Replace Car Number 10.
- Approve \$100,000 from Borrowing for Cross Connection Survey for Water Department.
- Approve \$317,000 from Water Retained Earnings to Purchase Dump Truck Number 40.
- Approve \$70,000 from Water Retained Earnings to Update Door, Window and Heat for Green River Pump Station.
- Approve \$40,000 from Capital Stabilization Account 8402 to Replace Guardrail.
- Approve \$200,000 from Capital Stabilization Account 8402 for Highway Fund.
- Approve \$158,000 from Capital Stabilization Account 8402 to Replace Highway Truck Number 45.
- Approve \$600,000 from Borrowing for Repairs to Inflow and Infiltration Systems.
- Approve \$35,000 from Water Retained Earnings to Relocate Lime Silo Ladder to Adams Tower.
- Approve \$45,000 from Water Retained Earnings for Rehabilitation of Millbrook Well Number 2.
- Approve \$150,000 from Water Retained Earnings for Engineering and Design of Redevelopment to Millbrook Well Number 1.
- Approve \$100,000 from Sewer Retained Earnings for Engineering the Upgraded Nitrogen Removal.
- Approve \$65,000 from Water Retained Earnings to Update Wiring at Oak Hill Building.
- Approve \$85,000 from Borrowing for Oak Hill Flow Valves and Structure.
- Approve \$700,000 from Borrowing to Replace Place Terrace Water Main.
- Approve \$50,000 from Sewer Retained Earnings for Press Supervisory Control and Data Acquisition System Development.
- Approve \$90,000 from High School building Account 4312 to Purchase Ford F250 for Greenfield Public Schools.
- Approve \$200,000 from Capital Stabilization Account 8402 for Sidewalk Replacement Program.
- Approve \$50,000 from Highway School Building Account 4312 for Track Maintenance at Greenfield High School.
- Approve \$40,000 from Capital Stabilization Account 8402 to Remodel Bathroom at Transfer Station.
- Approve \$80,000 from Capital Stabilization Account 8402 to Replace Break Room at Transfer Station.
- Approve \$370,000 from Borrowing to Replace Trash Truck Number 197.
- Approve \$80,000 from Water Retained Earnings to Update Water System Modeling.
- Approve \$100,000 from Sewer Retained Earnings to Upgrade Electrical to Water Pollution Control Plant.
- Approve \$315,000 from Sewer Retained Earnings to Replace Screen Number 1 at Water Pollution Control Plant.

CITY COUNCIL ORDER
City of GREENFIELD
MASSACHUSETTS

Councilor _____ :
Second by Councilor _____ :

The City Council,

Moved that it be ordered,

THAT THE GREENFIELD CITY COUNCIL VOTES TO AUTHORIZE CITY CLERK KATHRYN J SCOTT TO FILE A RESPONSE TO THE OPEN MEETING LAW VIOLATION COMPLAINT FILED AGAINST CITY COUNCIL PRESIDENT LORA WONDOLOWSKI AND MAYOR VIRGINIA DESORGHER AND RECEIVED BY THE CITY CLERK'S OFFICE ON APRIL 15, 2026, FROM STEPHANIE DUCLOS.

Majority Vote required

Vote:

Explanation of supporting rationale:



OPEN MEETING LAW COMPLAINT FORM

Office of the Attorney General
One Ashburton Place
Boston, MA 02108

Please note that all fields are required unless otherwise noted.

Your Contact Information:

First Name: Stephanie Last Name: Duclos

Address: 166 Chapman St.

City: Greenfield State: MA Zip Code: 01301

Phone Number: 4138246207 Ext. _____

Email: Stephanie.Duclos03@gmail.com

Organization or Media Affiliation (if any): _____

Are you filing the complaint in your capacity as an individual, representative of an organization, or media?

(For statistical purposes only)

☒ Individual ☐ Organization ☐ Media

Public Body that is the subject of this complaint:

☒ City/Town ☐ County ☐ Regional/District ☐ State

Name of Public Body (including city/town, county or region, if applicable): City Council

Specific person(s), if any, you allege committed the violation: Lora Wondolowski / Mayor Desorgher

Date of alleged violation: Apr. 14, 2020

GREENFIELD, MASS.
2020 APR 15 AM 9:54
OFFICE OF THE
CITY CLERK

Description of alleged violation:

Describe the alleged violation that this complaint is about. If you believe the alleged violation was intentional, please say so and include the reasons supporting your belief.

Note: This text field has a maximum of 3000 characters.

City Council agenda added an agenda item on April 13, 2026 @ 9:00 am. This was 2 days before the city Council meeting. The agenda item is an adoption of Mass General Law Chapter 32B. This motion to adopt was accompanied with 15 pages to review as a citizen or City Councilor. Less than 48 hrs. to digest and respond, while the city budget is also being presented. It is impossible to fully vet and speak @ meetings when the city agenda is continually being changed. It would require daily checking of Agenda.

What action do you want the public body to take in response to your complaint?

Note: This text field has a maximum of 500 characters.

Any changes to the agenda should meet the 5 day rule and posting rules. Changes to the agenda should not be allowed UNLESS it's an emergency in less than those 5 day rules. as stated multiple times for request for transparency

Review, sign, and submit your complaint

I. Disclosure of Your Complaint.

Public Record. Under most circumstances, your complaint, and any documents submitted with your complaint, is considered a public record and will be available to any member of the public upon request.

Publication to Website. As part of the Open Data Initiative, the AGO will publish to its website certain information regarding your complaint, including your name and the name of the public body. The AGO will not publish your contact information.

II. Consulting With a Private Attorney.

The AGO cannot give you legal advice and is not able to be your private attorney, but represents the public interest. If you have any questions concerning your individual legal rights or responsibilities you should contact a private attorney.

III. Submit Your Complaint to the Public Body.

The complaint must be filed first with the public body. If you have any questions, please contact the Division of Open Government by calling (617) 963-2540 or by email to openmeeting@state.ma.us.

By signing below, I acknowledge that I have read and understood the provisions above and certify that the information I have provided is true and correct to the best of my knowledge.

Signed:

Stephanie Ducker

Date:

Apr 15, 2024

Kathy Scott

April 22, 2026

to OpenMeeting, Stephanie, Councilor, John, Quinn, me

Good Morning AG's Office,

The Greenfield City Council is requesting an extension to the attached Open Meeting Law Complaint received on Wednesday, April 15, 2026.

The requested extension date is Friday, May 22, 2026; two (2) days after the regularly monthly meeting of the City Council. This is the next meeting of the council and will be listed for consideration by the council.

Please let us know if this extension is approved.

Thank you, Kathy

Kathryn J. Scott, CMC
Greenfield City Clerk,
City Council Clerk, Justice of the Peace, Records Access Officer
14 Court Square
Greenfield MA 01301
(413) 772-1555
kathy.scott@greenfield-ma.gov
greenfield-ma.gov

OpenMeeting (AGO)

to Kathy, OpenMeeting, Councilor, John, Quinn, me, Stephanie

Dear Kathryn Scott,

I am in receipt of your request on behalf of the Greenfield City Council ("Council") for an extension of time to respond to an Open Meeting Law complaint that Stephanie Duclos filed with the Council on or around April 15, 2026. With the hope that the parties involved can use the additional time to reach a mutually agreeable resolution of the complaint, our office hereby **grants** the request for an extension pursuant to 940 CMR 29.05(5)(b). The Council shall send its response to Stephanie Duclos and to this office (by email to OpenMeeting@mass.gov) no later than May 22, 2026.

Sincerely,

Elizabeth Carnes Flynn
Assistant Attorney General
Acting Director, Division of Open Government
Massachusetts Office of the Attorney General
One Ashburton Place
Boston, MA 02108
Hotline: 617-963-2540

CITY COUNCIL ORDER
City of GREENFIELD
MASSACHUSETTS

Councilor _____ :
Second by Councilor _____ :

The City Council,

Moved that it be ordered,

THAT THE CITY COUNCIL OF GREENFIELD AMEND THE ZONING ORDINANCE, CHAPTER 200, SECTION 200-5.3: ADDITIONAL DIMENSIONAL PROVISIONS AND SECTION 6.2: ACCESSORY USES AND STRUCTURES AS FOLLOWS:

~ Section 200-5.3 Additional Dimensional Provisions

Target the provision to one-, two-, and three-unit residences and remove reference to the Central Commercial zoning district:

- B. Residences in nonresidential districts. ***One-family, two-family, and three-family dwelling units*** ~~Residences~~ permitted in the ~~CC~~, LC, GC, O, and GI Districts must comply with the requirements of the RA District.

~ Section 200-6.2 Accessory uses and structures

Remove the reference to the front yard and spell out the existing requirements for fences:

- E. (2) Fences shall not exceed for (4) feet in height along the front lot line and that portion of the side lot lines between the front lot line ~~and the minimum front setback line and the front of the primary building, or between the front lot line and 25 feet from the front line, whichever is lesser.~~ Fences shall not exceed six (6) feet in height along that portion of side lot lines between the minimum front setback line and rear lot line, and along the rear lot line.

AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF THE CODE. AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE CITY OF GREENFIELD.

Majority Vote Required (7)

Vote:

Explanation of supporting rationale:



Virginia Desorgher
Mayor

City of
GREENFIELD, MASSACHUSETTS

PLANNING AND DEVELOPMENT

PLANNING BOARD

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • ella.wise@greenfield-ma.gov • www.greenfield-ma.gov

TO: Lora Wondolowski, City Council President
Members of the Greenfield City Council

FROM: Jeff Sauser, Chairperson, Planning Board

DATE: May 7, 2026

RE: Planning Board deliberation on the proposed zoning amendments to amend Section 200-5.3 Additional Dimensional Provisions and Section 200-6.2 Accessory Uses and Structures of the Zoning Ordinance.

At its May 7, 2026 meeting, the Planning Board, after careful consideration and deliberation, took the following vote relative to the proposed zoning amendments to amend Sections 200-5.3 and 200-6.2:

MOTION: Moved by Moschella, seconded by Gees, and voted 4:0:0 to forward a positive recommendation to the City Council on the proposed zoning amendments to amend Section 200-5.3 Additional Dimensional Provisions and Section 200-6.2 Accessory Uses and Structures of the Zoning Ordinance:

Section 200-5.3 Additional Dimensional Provisions

B. Residences in nonresidential districts. *One-family, two-family, and three-family dwelling units* Residences—permitted in the CC, LC, GC, O, and GI Districts must comply with the requirements of the RA District.

Section 200-6.2 Accessory uses and structures

E. (2) Fences shall not exceed for (4) feet in height along the front lot line and that portion of the side lot lines between the front lot line ~~and the minimum front setback line~~ *and the front of the primary building, or between the front lot line and 25 feet from the front line, whichever is lesser.* Fences shall not exceed six (6) feet in height along that portion of side lot lines between the minimum front setback line and rear lot line, and along the rear lot line.

*The City of Greenfield is an Affirmative Action/Equal Opportunity Employer,
a designated Green Community and a recipient of the "Leading by Example" Award*

Respectfully submitted,
Jeff Sauser
Chairperson, Planning Board

**Proposed Amendment to Section 200-5.3 Additional Dimensional Provisions;
Section 200-6.2 Accessory Uses and Structures of the Greenfield Zoning
Ordinance**

April 16, 2026

Note: Text with a ~~strike through~~ is text to be deleted, ***black bold italic*** text is newly proposed text.

~ Section 200-5.3 Additional Dimensional Provisions

Target the provision to one-, two-, and three-unit residences and remove reference to the Central Commercial zoning district:

- B. Residences in nonresidential districts. ***One-family, two-family, and three-family dwelling units*** ~~Residences~~ permitted in the ~~CC~~, LC, GC, O, and GI Districts must comply with the requirements of the RA District.

~ Section 200-6.2 Accessory uses and structures

Remove the reference to the front yard and spell out the existing requirements for fences:

- E. (2) Fences shall not exceed for (4) feet in height along the front lot line and that portion of the side lot lines between the front lot line ~~and the minimum front setback line and the front of the primary building, or between the front lot line and 25 feet from the front line, whichever is lesser.~~ Fences shall not exceed six (6) feet in height along that portion of side lot lines between the minimum front setback line and rear lot line, and along the rear lot line.

CITY COUNCIL ORDER
City of GREENFIELD
MASSACHUSETTS

Councilor _____:
Second by Councilor _____:

The City Council,
Moved that it be ordered,

THAT THE GREENFIELD CITY COUNCIL, PURSUANT TO CHARTER SECTION 2-10,
AFFIRMS THE FOLLOWING APPOINTMENTS BY THE MAYOR:

Franklin County Technical School Committee – Russ Kaubris, Term to Expire December 31, 2026 (To fill remainder of term of George VanDelinder, deceased March 15, 2026)

Greenfield Community Television (GCTV) Board of Directors – Susan Maiorana, Term to Expire December 31, 2026 (To fill remainder of term of Jonathon Weber, resigned April 7, 2026)

Majority Vote Required.

VOTE:

Explanation of supporting rationale: Charter Section 2-10 does not call for a formal vote to affirm the appointees but does say that “at least nine (9) members shall be necessary to reject an appointment proposed by the Mayor”

Charter Section 2-10 (c) If the City Council meets within the thirty (30) days following such referral and fails to reject the appointments as provided in this section , unrejected appointments shall be considered affirmed by the Council, the thirty-five day presumptive approval process considered satisfied and those appointees will thereby be allowed to be immediately administered the oath of office without having to wait for the thirty-five day period to expire.

Virginia "Ginny" Desorgher
Mayor



City Hall
14 Court Square
Greenfield, MA 01301
Phone 413-772-1560 • Fax 413-772-1519
mayor@greenfield-ma.gov
www.greenfield-ma.gov

City of
GREENFIELD, MASSACHUSETTS
OFFICE OF THE MAYOR

To: City Council

From: Mayor Virginia Desorgher

Date: April 28, 2026

RE: Appointments to City Boards and Commissions

I submit the following names for appointments to these City Boards and Commissions:

Franklin County Technical School Committee: Russ Kaubris, December 31, 2026
Greenfield Community Television Board of Directors: Susan Maiorana, December 31, 2026

Note: **Russ Kaubris** is replacing an unexpired term. George VanDelinder-(deceased) FCTSC

Susan Maiorana is replacing Jonathon Weber unexpired term; Jonathon Weber has resigned do to Conflict of Interest.

Respectfully submitted,

Virginia Desorgher

Mayor Virginia Desorgher



The City of Greenfield is an Affirmative Action/Equal Opportunity Employer, a designated Green Community and a recipient of the "Leading by Example" Award.





Mayor of Greenfield <mayor@greenfield-ma.gov>

Franklin County Tech Representative**Merrienne Bates** <rakmeb10@yahoo.com>

Wed, Mar 18, 2026 at 7:54 PM

To: "mayor@greenfield-ma.gov" <mayor@greenfield-ma.gov>

Hi Madam Mayor,

I see with the passing of George VanDelinder Franklin County Technical School will need a school committee position filled. I am also hearing a second Greenfield member is experiencing health issues and may step off the board. I would like to submit my name for consideration for the appointed position of FCTS School Committee representative from Greenfield.

I am the recently retired School Business Official for Franklin County Tech. I had planned on waiting a few years before making this request, but circumstances are ever changing at the school district. The Superintendent has announced his upcoming retirement (a bit of a surprise) and the Facilities Director has scheduled his long planned retirement. Both retirements will be effective this June 30. With the upcoming vote on the new school building project coupled with the retiring institutional knowledge of the two aforementioned positions, I believe I could provide effective representation for your office and the citizens of Greenfield.

Thank you for your consideration.

Russ Kaubris
19 Eastern Avenue



Patricia Thayer <patricia.thayer@greenfield-ma.gov>

Fwd: GCTV

3 messages

Ginny Desorgher <ginny.desorgher@greenfield-ma.gov>

Mon, Apr 6, 2026 at 10:09 AM

To: Patricia Thayer <patricia.thayer@greenfield-ma.gov>, Kathy Scott <kathy.scott@greenfield-ma.gov>

Jonathon has a conflict of interest being on this. I would like Susan Maiorana to be the mayor's appointment. This cannot happen until May.

----- Forwarded message -----

From: **Amy Cahillane** <Amy.Cahillane@greenfield-ma.gov>

Date: Fri, Apr 3, 2026 at 4:24 PM

Subject: GCTV

To: Ginny Desorgher <ginny.desorgher@greenfield-ma.gov>

Hi Mayor,

I spoke with Susan and she would be thrilled to be the city representative to GCTV and said that it won't cause any issues in terms of switching from her role as a 'regular community member' board representative.

Thank you!

Amy

--

Amy Cahillane
Community and Economic Development Director
City of Greenfield
14 Court Square
Greenfield, MA 01301
Amy.Cahillane@greenfield-ma.gov
(413) 772-1548 x 2
fax: (413) 772-1309

--

Ginny Desorgher
Mayor of Greenfield
City Hall, 14 Court Square
Greenfield, MA 01301

Kathy Scott <kathy.scott@greenfield-ma.gov>

To: Ginny Desorgher <ginny.desorgher@greenfield-ma.gov>

Cc: Patricia Thayer <patricia.thayer@greenfield-ma.gov>

Mon, Apr 6, 2026 at 10:18 AM

Mayor, I believe Jonathon has already been affirmed by the council to be appointed to the GCTV board. To appoint Susan to take his seat Jonathon will need to submit a resignation to the Clerk's Office. Kathy

Kathryn J. Scott, CMC
Greenfield City Clerk,
City Council Clerk, Justice of the Peace, Records Access Officer
14 Court Square
Greenfield MA 01301
(413) 772-1555
kathy.scott@greenfield-ma.gov

CITY COUNCIL ORDER
City of GREENFIELD
MASSACHUSETTS

Councilor _____ :
Second by Councilor _____ :

The City Council,
Moved that it be ordered,

THAT THE GREENFIELD CITY COUNCIL AMENDS THE CODE OF THE CITY OF GREENFIELD BY ADDING CHAPTER 354: BAN THE USE OF SECOND GENERATION ANTICOAGULANT RODENTICIDES (SGAR) ON MUNICIPAL OWNED AND MANAGED PROPERTY AS ATTACHED HERETO AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF CONTENTS OF THE CODE AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE CITY OF GREENFIELD.

Majority Vote Required

Vote:

Explanation of supporting rationale:

An Ordinance banning the use of SGARs (Second Generation Anticoagulant Rodenticides) on municipal owned/managed property

SECTION A: Definitions – As used in this article, the following terms shall have the meanings indicated:

RODENTICIDES – A subclass of pesticides, defined under the Massachusetts Pesticide Control Act G.L.c.132B as substances or mixtures of substances intended to prevent, destroy, repel, or mitigate rodents that are declared to be pests by the Massachusetts pesticide board.

SECOND-GENERATION ANTICOAGULANT RODENTICIDES (SGARs) – Rodenticides developed to control rodents that are resistant to First-Generation Anticoagulant Rodenticides and contain compounds that interfere with blood clotting and cause death from excessive bleeding while also remaining in animal tissues for an extended period of time. These products currently include, but are not limited to, those products containing brodifacoum, bromadiolone, difenacoum, or difethialone.

SECTION B: Use of Second-Generation Anticoagulant Rodenticides.

- A. The use of SGARs on municipally-owned properties is hereby prohibited as of the effective date of this policy. This policy applies to all municipally-owned property, including buildings, grounds, parks, open spaces, and the public right of way, and shall be adhered to by all employees of Greenfield, as well as third party vendors and contractors providing services at municipally-owned property.
- B. Emergency waivers for the use of SGARs on municipally-owned property may be obtained from the Health Department after providing written rationale for the need for anticoagulant rodenticides over other non-toxic short-term alternatives. Emergency waivers shall be restricted to a 14-day emergency use period for one-time indoor use in a single location to address an urgent public health emergency. Such waivers shall require applicants to report to the Health Department within a week of when the 14-day emergency use period ends and include a plan for ongoing non-chemical and exclusionary measures for rodent control at the location.
- C. Before entering into any municipal contract for pest control, pest control companies must demonstrate experience with non-SGAR rodent control methods.

CITY COUNCIL ORDER

City of GREENFIELD **MASSACHUSETTS**

Councilor _____ :

Second by Councilor _____ :

The City Council,

Moved that it be ordered,

THAT THE GREENFIELD CITY COUNCIL APPROVES THE ATTACHED RESOLUTION TITLED “A RESOLUTION IN SUPPORT OF AN ACT ENABLING CITIES AND TOWNS TO STABILIZE RENTS AND PROTECT TENANTS AND AN INITIATIVE PETITION TO PROTECT TENANTS BY LIMITING RENT INCREASES.”

Majority vote required

VOTE:

Explanation of supporting rationale:

Greenfield City Council Resolution in Support of "An Act Enabling Cities and Towns to Stabilize Rents and Protect Tenants" and "An Initiative Petition to Protect Tenants by Limiting Rent Increases"

Over the last decade, the Greenfield City Council has borne witness to an explosive rise in housing costs. In an environment where demand for both owner-occupied and rental housing far outstrips supply, landlords have disproportionate market power over their tenants.

As a result of this dynamic, many Greenfield renters have reported to this Council that they have been victims of predatory rental market practices, which involve landlords exploiting tenants through unfair rental agreements, abrupt rent hikes, neglect of repairs, and unfair eviction tactics. All of these practices have led to financial hardship and housing instability for Greenfield's renters, have left many of our long-term renters displaced, and have put some Greenfield renters in the position of choosing rent over food and utilities.

WHEREAS, the Greenfield City Council is calling on the Commonwealth to pass H.2328 and S.1447: "An Act Enabling Cities and Towns to Stabilize Rents and Protect Tenants," sponsored by Sen. Patricia Jehlen, Sen. Adam Gomez, Rep. David Rogers, and Rep. Samantha Montañó, to repeal rent control preemptions, enabling cities to enact rent stabilization and "Just Cause" eviction protections for tenants, while building in exemptions fit for the local context; and

WHEREAS, The Greenfield City Council supports the Keep Massachusetts Home coalition's effort to place a rent stabilization measure on the November 2026 statewide ballot, "An Initiative Petition to Protect Tenants by Limiting Rent Increases," proposing a cap on annual rent increases tied to the Consumer Price Index—or, in any case, not exceeding 5% per year—with exemptions for owner-occupied buildings of four or fewer units and for newly constructed buildings during their first ten years.

WHEREAS, according to U.S. Census Bureau American Community Survey (ACS) estimates, over 21 million renter households spent more than 30% of their income on housing costs in 2023, representing nearly half (49.7%) of the 42.5 million renter households in the United States for whom rent burden is calculated¹; and

WHEREAS, a 2020 report published by the U.S. Government Accountability Office (GAO-20-433) found that every \$100 increase in median rent is associated with a 9% increase in homelessness²; and

WHEREAS, according to the U.S. Census Bureau ACS estimates, in Greenfield, median rent

¹ U.S. Census Bureau, American Community Survey (ACS) 2019-2023 5-Year Estimates, Table B25070

² "State of Homelessness", U.S. Government Accountability Office (GAO-20-433).

has increased by \$261 (30%) between 2018 and 2024;³ and

WHEREAS, per the 2024 Greenfield Housing Plan, 24% of Greenfield households earned less than \$27,930 a year;⁴ 39% of renters in Greenfield, MA are considered cost-burdened, meaning they pay more than one-third of their income on rent and utilities, and 62% of all households in Greenfield qualify for federal and state affordable housing programs based on household income;⁵ and

WHEREAS, rents in Greenfield are rising, causing the city to become increasingly unaffordable for its residents, including low and fixed-income individuals, service and essential workers, working-class households, as well as other marginalized members of the community, including but not limited to people with accessibility needs, LGBT+, immigrants, and seniors, leading to housing displacement, lack of housing stability, and sometimes into unhoused situations, creating a growing affordability and renter crisis in the community; and

WHEREAS, the 2024 Greenfield Housing Plan shows a significant increase in both total people experiencing homelessness and the rate at which these people are in families compared to individuals;⁶ and

WHEREAS, Greenfield's population has been rapidly aging over the past decade, with the 65+ age group growing while other age groups shrink, and most households in the 65+ age group have incomes below 60% AMI,⁷ and the rising cost of living across the Commonwealth has been felt acutely in our community, especially for our low-income and senior populations; and

WHEREAS, stable rental environments with familiar neighbors are essential conditions for informal (unpaid) caregiving networks for older persons who wish to remain embedded within our community; and

WHEREAS, predatory investors are increasingly buying properties in Greenfield in the hopes of profiting from the high-demand rental market, with 18% of home sales being purchased by investors between 2000-2023;⁸ and

WHEREAS, the loss of affordable housing in Greenfield is a crisis that deeply impacts the lives of

³ U.S. Census Bureau, ACS, 2014-2018 5-Year Estimates & 2019-2024 5-Year Estimates, Table B25064

⁴ City of Greenfield. (2024). *Greenfield Housing Plan 2024* (p. 19) [PDF]. City of Greenfield, Department of Community & Economic Development. https://cms5.revize.com/revize/greenfield/Document_Center/Department/Community%20&%20Economic%20Development/Greenfield%20Housing%20Plan%20-%202024%20-%20FINAL.pdf

⁵ Ibid., (p. 24,19).

⁶ Ibid., (p. 26).

⁷ Ibid., (p. 17, 23).

⁸ Homes for Profit, Metropolitan Area Planning Council <https://speculative-investment-report-238dd5ba1fdb.herokuapp.com/>

our neighbors, colleagues, and friends; and

WHEREAS, the housing market should provide much-needed housing for the city, not be used as an asset for outside investors to extract wealth from the Greenfield community; and

WHEREAS the goal of rent stabilization is to address a city's affordable housing crisis by setting the maximum amount that a landlord can raise rent every year, either a fair fixed percentage or tied to the rate of inflation; and

WHEREAS, Massachusetts law currently prohibits rent control, so that Greenfield cannot address this problem without legislative action on the state level; and

THEREFORE BE IT RESOLVED, that the Greenfield City Council hereby declares its support for the rent stabilization measure, "An Initiative Petition to Protect Tenants by Limiting Rent Increases," proposed for the 2026 statewide ballot; and

BE IT FURTHER RESOLVED, the Greenfield City Council supports Bill H.2328 and S.1447, calling for the repeal of statewide rent control preemptions, allowing cities and towns to institute rent stabilization measures and implement tenant protections; and

BE IT FURTHER RESOLVED, a copy of this resolution will be sent to the Attorney General, State Representative Susannah Whipps, the legislative office of the First Franklin District, State Senator Joanne Comerford, and the Governor of the Commonwealth.

CITY COUNCIL ORDER
City of GREENFIELD
MASSACHUSETTS

Councilor _____ :

Second by Councilor _____ :

The City Council,

Moved that it be ordered,

THAT THE CITY OF GREENFIELD AUTHORIZE THE ESTABLISHMENT OF A REVOLVING ACCOUNT FOR FEES ASSOCIATED WITH THE OPERATIONS OF THE GREENFIELD HEALTH DEPARTMENT/BOH AND THE VALLEY HEALTH REGIONAL COLLABORATIVE. THE ACCOUNT WILL BE FUNDED SOLELY FROM REVENUE GENERATED BY PARTNERSHIP WITH THE GREENFIELD HEALTH DEPARTMENT/BOH AND THE VALLEY HEALTH REGIONAL COLLABORATIVE AND EXPENSES WILL BE INCURRED SOLELY TO SUPPORT THE PARTNERSHIP ACTIVITIES. NOW, THEREFORE, PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 53 E ½. THE GREENFIELD HEALTH DEPARTMENT/BOH REQUEST THAT THE CITY COUNCIL ESTABLISH THIS ACCOUNT IN WHICH FUNDS SHALL BE CARRIED OVER FROM YEAR TO YEAR.

2/3 Vote Required.(9)

VOTE:

Explanation of supporting rationale:



MASSACHUSETTS ASSOCIATION OF HEALTH BOARDS

10 Walnut Street, Suite 110

Wellesley, MA 02481

(508) 643-0234

support@mahb.org

www.mahb.org

sbarra@mahb.org

This information is provided for educational purposes only and is not to be construed as legal advice. For legal advice, please contact your municipal attorney.

Building Budget Resilience for Municipal Public Health Services

This memo is intended to provide guidance to municipal health departments and public health excellence collaboratives on methods to create an alternative funding source to *maintain* service levels considering declining general revenues and grant funding risk. ~~Given that most health departments generate more fee/permit revenue than the cost of the department budget, the ability to create a supplemental self-supporting funding source using the public health fees is a real possibility.~~

There are two strategies to use when creating supplemental funding for public health: (1) a Department Revolving Fund, and (2) a Special Purpose Stabilization Fund. These options have different rules and requirements which present challenges and opportunities depending on how you wish to manage revenues and spending. Each option is discussed below and includes how to set up and manage the accounts to provide the most flexibility to the department. Note that the language in these examples of Town Meeting articles and City Council ordinances should be reviewed with your municipal counsel – which may already be a requirement in your community for inclusion in a Town Meeting or City Council warrant.

The primary difference between the two strategies is that a department revolving fund requires 100% of the fee/permit revenue to be deposited into the fund; and the special purpose stabilization fund requires only that at least 25% of the fee/permit revenue be deposited into the fund. This is important because in most instances public health fee/ permit revenue is deposited into the municipality's General Fund as part of the total Local Receipts revenue source which helps fund all the municipal departments. Changing the revenue stream reduces the overall revenue estimate for a municipality. Finance Directors, Town Managers, Select Board members, or City Councilors may resist the idea of reducing revenue; so they must also be shown that the expenditures will also be reduced as they will be transferred to the revolving

Commented [B(1)]: Should you specifically call out grants?

Commented [W(2)]: This is actually not true since permit fees in many municipalities have been set at levels much lower than the actual cost of providing the service.

Commented [B(3R2)]: I agree. In my prior roles, revenues from permitting fees did not cover employee expenses plus fringe.

~~fund.~~ Alternatively, the Special Purpose Stabilization Fund allows a municipality to place 25% or more of fee/permit revenue as a revenue stream for public health services and leave as much as 75% of the original revenue in the General Fund for municipal department support. This alternative ~~is likely to may~~ receive stronger support from public officials and finance directors that prefer to keep revenue centralized.

Strategy 1: Creating and Funding a Revolving Fund

A Department revolving fund is a special fund that permits a community to set aside certain fees or other revenues to pay, without appropriation, for the cost of those department programs and activities from which the fees are generated. Fines and penalties are not generally counted as revolving fund revenue since they deter negative behavior rather than recover expenses like user fees. An exception to this rule is that tobacco control fines are allowed to be retained in the Tobacco Control Revolving Fund revolving fund as that activity has an enforcement function for which the fine revenue is used. In general, public health activities should be charged as fees even when that activity is a follow up to an infraction or a finding; avoid the use of the word "fine".

Revenue that can be directed to a revolving fund are user fees, activity fees, or ~~the any~~ type of fee that an entity pays to participate in a Public Health program. This includes inspection, license, and permit fees. The town meeting article or city ordinance establishing the revolving fund must specify which program receipts (permits/fees) can be deposited into the fund.

If you are dedicating fee revenue into a revolving fund, *100% of the fee revenue must be dedicated to the fund.* You cannot dedicate a portion of the fee or fee revenue to the fund (different from a special purpose stabilization fund).

The Town Meeting Article or City Council Ordinance must specify allowable expenditures from the revolving fund. If the fund covers personnel costs, it must also cover associated fringe costs. If a portion of the personnel costs are paid from the fund, then the same ratio should be assigned to the fringe costs paid from the fund. For example, if 50% of a position is paid from the revolving fund, then 50% of the fringe is paid from the fund.

A Department revolving fund needs a simple majority vote from Town Meeting or City Council for creation. The annual spending limit needs to be voted each year, usually at the annual town meeting, but no other provisions of the fund require action once the fund is created. If the town/city has other Department revolving funds, the spending limits can be reauthorized together in one article at the Annual Town Meeting each year.

Should your Health Department/Board of Health lack a department revolving fund, it will be necessary to establish one through a Town Meeting article for towns, or by passing an Ordinance in cities. When creating a new Public Health Revolving fund you should make the description as general as possible; both for the revenue stream and the expenditures, including all departmental activities that you think the revenue will support. The revenues must match with the expenditures. If inspection fees are included in the revenue stream, then inspection activities and the spending they incur must be included as authorized expenditures. If you intend to include spending for vaccines clinics, then the vaccines revenues must be included in the revenue stream. You can bundle as many of the public health related revenues and expenditures as you would like, as long as both the revenue AND its related expenditures are included. You cannot have vaccine revenues and pay for inspection expenses and vice versa.

Commented [W(4): Not if the new revolving account will be used to fund existing inspectors and other operating costs associated with the permitted activities.

Commented [B(5R4): Maybe update "resist this" to "may be resistant unless evidence is presented that the fund will cover existing municipal positions" or something to that effect.

Commented [rm6R4]: Mary Ellen will revise this sentence.

Commented [B(7): I thought some communities had revolving funds for tobacco control fines. This sentence may need updating.

Commented [rm8R7]: Mary Ellen will revise this sentence to talk about fees.

Commented [ME9R7]: Feel free to tweak what I added.

Commented [B(10): Can you add a reference here? I was under the impression that either the fund covered all or none. Is there a DLS or other resource that supports this claim?

Commented [rm11R10]: Mary Ellen to expand and give an example.

If you already have an authorized revolving account, say for vaccine/nursing activities (clinics and nursing expenses and vaccine revenues). You can amend this existing revolving account and add the revenues and activities you plan to set aside rather than create a new one. It will require a vote of Town Meeting or City Council to change the purpose of the fund and allocate the revenues and corresponding expenditures. As stated in the paragraph above, make sure you include all the fee types as revenue sources and all the related expenditures for activities that generate those fees. This includes not just payroll and operating expenditures, but hidden costs like benefits (aka fringe costs), centralized maintenance, unemployment insurance, workers comp insurance, centralized training, and rent paid for space (i.e. clinics, administrative space, etc) even if it is paid to the Town/City.

If your municipality participates in a Shared Services Arrangement, each member Participating Municipality should establish a Health Department/Board of Health Revolving Fund if contributing to the shared program. The revolving fund's authorizing language does not need to mention other municipalities in the Shared Services Agreement. However, listing payments to member municipalities as eligible expenses clearly establishes their appropriateness. For the host community/fiscal agent should have a Public Health Revolving Fund. The language of the fund should mention the payments from members of the Shared Services group, including revenue from other members clarifies the Shared Services revenue stream as part of the revenue stream for that revolving fund. It should also include the expected types of Shared Services expenditures in the list of expenditure types. This includes fringe expenses and personnel support expenditures such as unemployment that may not be something the host Public Health Department would pay out of their own local budget but could be an expenditure of the Shared Services agreement.

Two examples of a Town Meeting Article/City Council Order are provided below: one as a single fund; and one as a chart of multiple funds. If you are creating a new Health Department/Board of Health Revolving Fund as a single fund, without involving other Department revolving funds, the first example is the easiest form to use. Again, the article/order and the motion should be reviewed by your municipal attorney to ensure compliance with your particular municipal format; it is frequently a requirement for your municipal attorney to all proposed articles/orders in order to be included in the warrant for the meeting.

Draft a Town Meeting/City Council Article/Order:

ARTICLE/ORDER. To see if the town/city will vote to amend the general by- laws/ordinances of the town/city by adding a new section to establish and authorize revolving funds for use by certain town/city departments, boards, committees, agencies or officers under Massachusetts General Laws Chapter 44, § 53E½, or take any other action relative thereto. (*Majority vote to adopt or amend general by-law/ordinance*).

VOTED: To amend the general by-laws/ordinances of the town/city by adding the following new section:

HEALTH DEPARTMENT/BOARD OF HEALTH REVOLVING FUND

5. **Purpose.** This by-law/ordinance establishes and authorizes revolving funds for use by the town/city Health Department and or Board of Health in connection with the operation of programs or activities that generate fees, charges, or other receipts to support all or some of the expenses of those programs or activities. These revolving funds are established under and governed by General Laws Chapter 44, § 53E½.

Commented [B(12): We have received a lot of push backs from SSA that this will never happen. Getting all of the to establish a separate revolving fund account and agreeing on cost sharing would be very difficult!

Commented [B(13): Can you sketch out an example? If there are 4 member municipalities, are you saying that each establishes a revolving account and each would pay a portion of shared position salary and pro-rated benefits?

Commented [ME14R13]: I believe during our discussion, we decided against having all the ember communities create revolving accounts; only the host community should and include the shared expenditures and revenues as expense and revenue sources. I rewrote the section to reflect this.

Formatted: Font color: Text 1

If you already have an authorized revolving account, say for vaccine/nursing activities (clinics and nursing expenses and vaccine revenues). You can amend this existing revolving account and add the revenues and activities you plan to set aside rather than create a new one. It will require a vote of Town Meeting or City Council to change the purpose of the fund and allocate the revenues and corresponding expenditures. As stated in the paragraph above, make sure you include all the fee types as revenue sources and all the related expenditures for activities that generate those fees. This includes not just payroll and operating expenditures, but hidden costs like benefits (aka fringe costs), centralized maintenance, unemployment insurance, workers comp insurance, centralized training, and rent paid for space (i.e. clinics, administrative space, etc) even if it is paid to the Town/City.

If your municipality participates in a Shared Services Arrangement, each member Participating Municipality should establish a Health Department/Board of Health Revolving Fund if contributing to the shared program. The revolving fund's authorizing language does not need to mention other municipalities in the Shared Services Agreement. However, listing payments to member municipalities as eligible expenses clearly establishes their appropriateness. For the host community/fiscal agent should have a Public Health Revolving Fund. The language of the fund should mention the payments from members of the Shared Services group, including revenue from other members clarifies the Shared Services revenue stream as part of the revenue stream for that revolving fund. It should also include the expected types of Shared Services expenditures in the list of expenditure types. This includes fringe expenses and personnel support expenditures such as unemployment that may not be something the host Public Health Department would pay out of their own local budget but could be an expenditure of the Shared Services agreement.

Two examples of a Town Meeting Article/City Council Order are provided below: one as a single fund; and one as a chart of multiple funds. If you are creating a new Health Department/Board of Health Revolving Fund as a single fund, without involving other Department revolving funds, the first example is the easiest form to use. Again, the article/order and the motion should be reviewed by your municipal attorney to ensure compliance with your particular municipal format; it is frequently a requirement for your municipal attorney to all proposed articles/orders in order to be included in the warrant for the meeting.

Draft a Town Meeting/City Council Article/Order:

ARTICLE/ORDER. To see if the town/city will vote to amend the general by- laws/ordinances of the town/city by adding a new section to establish and authorize revolving funds for use by certain town/city departments, boards, committees, agencies or officers under Massachusetts General Laws Chapter 44, § 53E½, or take any other action relative thereto. (*Majority vote to adopt or amend general by-law/ordinance*).

VOTED: To amend the general by-laws/ordinances of the town/city by adding the following new section:

HEALTH DEPARTMENT/BOARD OF HEALTH REVOLVING FUND

5. **Purpose.** This by-law/ordinance establishes and authorizes revolving funds for use by the town/city Health Department and or Board of Health in connection with the operation of programs or activities that generate fees, charges, or other receipts to support all or some of the expenses of those programs or activities. These revolving funds are established under and governed by General Laws Chapter 44, § 53E½.

Commented [B12]: We have received a lot of push backs from SSA that this will never happen. Getting all of the to establish a separate revolving fund account and agreeing on cost sharing would be very difficult!

Commented [B13]: Can you sketch out an example? If there are 4 member municipalities, are you saying that each establishes a revolving account and each would pay a portion of shared position salary and pro-rated benefits?

Commented [ME14R13]: I believe during our discussion, we decided against having all the ember communities create revolving accounts; only the host community should and include the shared expenditures and revenues as expense and revenue sources. I rewrote the section to reflect this.

Formatted: Font color: Text 1

2. Expenditure Limitations. The Health Department or Board of Health may incur liabilities against and spend monies from a revolving fund established and authorized by this by-law/ordinance without appropriation subject to the following limitations:

- A. Fringe benefits of full-time employees whose salaries or wages are paid from the fund shall also be paid from the fund.
- B. No liability shall be incurred in excess of the available balance of the fund.
- C. The total amount spent during a fiscal year shall not exceed the amount authorized by town meeting/town/city council on or before July 1 of that fiscal year, or any increased amount of that authorization that is later approved during that fiscal year by the select board and finance committee/mayor and city council.

3. Interest. Interest earned on monies credited to a revolving fund established by this bylaw/ordinance shall be credited to the general fund.

4. Procedures and Reports. Except as provided in General Laws Chapter 44, § 53E½ and this by-law/ordinance, the laws, charter provisions, by-laws/ordinances, rules, regulations, policies or procedures that govern the receipt and custody of town/city monies and the expenditure and payment of town/city funds shall apply to the use of a revolving fund established and authorized by this by-law/ordinance. The town accountant/city auditor shall include a statement on the collections credited to each fund, the encumbrances and expenditures charged to the fund and the balance available for expenditure in the regular report the town accountant/city auditor provides the Public Health Department or Board of Health on appropriations made for its use.

5. Authorized Revolving Funds.

[FORMAT 1 – Separate subsections establishing the fund]

5.1 _____ Revolving Fund.

5.1.1 Fund Name. There shall be a separate fund called the _____ Revolving Fund authorized for use by the _____ Department/Board/Committee/Agency/Officer.

5.1.2 Revenues. The town accountant/city auditor shall establish the _____ Revolving Fund as a separate account and credit to the fund all of the *(Insert list of specific fees, charges or other receipts to be credited to the fund)* charged and received by the Department/Board/Committee/Agency/Officer in connection with _____ *(Insert Department program or activity generating the monies).*

5.1.3 Purposes and Expenditures. During each fiscal year, the _____ Department Head/Board/Committee/Agency/Officer may incur liabilities against and spend monies from the _____ Revolving Fund for *(Insert list of types of program or activity expenses that may be charged to the fund)* in connection with _____ *(Insert Department program or activity generating the monies).*
(Insert any program or activity expenses that may not be charged to the fund, i.e., will be funded through a regular budget appropriation, require prior approval or are subject to some other limitation or condition).

5.1.4 Other Requirements/Reports. *(Insert any specific reporting or other requirements the town/city wants to apply to this fund).*

5.1.5 Fiscal Years. The _____ Revolving Fund shall operate for fiscal years that begin on or after July 1, _____. *(Insert any sunset or termination provision that the town/city wants to apply to this fund).*

If the Health Department/Board Already has a Revolving Fund

Existing revolving funds, like a Vaccine Revolving Fund, cannot be used to deposit fees intended for another designated revolving fund. Any changes to the current revolving fund must be approved through a Town Meeting article or City Council order, stating which new fees should be added and what new types of expenses can be paid from the fund. This can be extremely confusing both for the legislative body to understand and approve and for the Accounting Department to set up proper codes for accounting and reporting. If the Health Department or Board's current revolving fund does not already include general fees and expenditures, it is advisable to set up a new Department Revolving Fund.

Managing the Revolving Account

After the fund is established, it does not require annual re-authorization. The only aspect of the revolving fund that must be approved each fiscal year is the spending ceiling, as described earlier in item 2C of the draft article or order.

You should clearly specify which Health Department/Board fees or receipts will go into the revolving account, and identify authorized expenditure types (e.g., inspection costs, personnel, fringe benefits, office supplies, contracted services, equipment, medical supplies). You do not need to list vendors or amounts. Spending must not exceed available revenue; even if more income is expected, expenditures cannot surpass current funds.

The Health Department/ Board should review how the fund operates annually, including revenue flow, spending patterns, and the expenditure ceiling. The expenditure ceiling may be raised during the fiscal year with approval from designated city or town officials, but changes to types of expenditures or revenues require Town Meeting or City Council action.

Strategy 2: Creating a Special Purpose Stabilization Fund

A Special Purpose Stabilization Fund differs in keyways from a Department Revolving Fund.

1. Establishing the fund needs approval from two-thirds of the voters, while allocating revenues to the fund only calls for a simple majority vote.
2. Fund expenditures need a simple majority vote by the municipal legislative body (Town Meeting or City Council).
3. At least 25% of fee revenue may be allocated to the fund, unlike revolving funds which require 100%.
4. The interest earned by this fund stays within the fund.

Creating and Funding a Special Purpose Stabilization Fund

Most municipalities (349) have already accepted the fourth paragraph of Section 5B of MA General Law Chapter 40 and created a Stabilization Fund, so you can proceed to establish a Public Health Stabilization Fund. If not, use the draft acceptance article and motion provided below.

Draft Article/Order for Acceptance of Paragraph four of Section 5B of G.L. Chapter 40.

Commented [B15]: Can we add a list of possible categories of a revolving fund? Should LBOHs have a separate fund for tobacco, nursing/vaccines/prevention programming (e.g. CPR classes), and environmental inspection if the shared inspector is inspecting/supporting all of these? Is there a way to have a catch all revolving fund for LBOH, especially if their shared inspectors work across categories.

Commented [B16]: Are we aware of any LBOHs/HD that have/use Stabilization accounts to pay for staff/fringe?

Commented [B17]: Do you have to vote allocation from the fund each year or just upon creation of the fund?

Commented [ME18R17]: You do not have to vote the % allocation each year, only upon the creation of the fund BUT, if you choose to change the % allocation to something higher than 25% you do have to vote to change the allocation.

ARTICLE/ORDER. To see if the city/town/district will vote to accept the fourth paragraph of Massachusetts General Laws Chapter 40, Section 5B, which allows the dedication, without further appropriation, of all, or a percentage not less than 25 percent, of particular fees, charges or receipts to a stabilization fund established under Massachusetts General Laws Chapter 40, Section 5B, to be effective for the fiscal year beginning on July 1, _____, or take any other action relative thereto.

MOTION. Moved/ordered that the city/town/district accept the fourth paragraph of Massachusetts General Laws Chapter 40, Section 5B, which provides for the dedication, without further appropriation, of all, or a percentage not less than 25 percent, of particular fees, charges or receipts to a stabilization fund established under Massachusetts General Laws Chapter 40, Section 5B, to be effective for the fiscal year beginning on July 1, _____.

A Public Health Stabilization Fund is a Special Purpose Stabilization Fund, distinct from a General-Purpose Stabilization Fund. Both depositing and appropriating funds require only a majority vote. The creation vote should explicitly state the fund's purpose; here, it is to establish a Public Health Stabilization Fund designed to support Public Health Services.

There are no limits on the yearly contributions or the total balance of the fund. The annual appropriations into the fund are uncapped, and there is also no restriction on the amount of revenue allocated to it each year.

Besides dedicating revenue streams, the municipality can also allocate any year-end Department surplus to the fund if available.

Below is a draft Town Meeting Article or City Council Order for use at the Annual or Special Town Meeting, or City Council Meeting. It is set to begin in fiscal year 2027, but the start date can be amended as needed.

ARTICLE/ORDER: To see if the city/town will dedicate all or a percentage, which may not be less than 25 percent, of the Public Health fee and permit revenue to the Public Health Stabilization Fund established under Massachusetts General Laws Chapter 40, Section 5B, effective for fiscal year 2027 beginning on July 1, 2026 or take any other action relative thereto.

MOTION: Moved/ordered that the city/town/district dedicate ____% of the Public Health fee and permit revenue to the Public Health Stabilization Fund established under Massachusetts General Laws Chapter 40, Section 5B, effective for the fiscal year 2027 beginning on July 1, 2026. In addition, any year end surplus from the Department of Public Health appropriation is also eligible to be deposited into the fund.

Articles or Orders adopting paragraph four and establishing a special purpose stabilization fund must be passed before the start of the fiscal year in which the fund will take effect. For instance, to create a Special Purpose Stabilization Fund for fiscal year 2027, these articles/orders should be passed at the 2026 Annual Town Meeting or any special town meeting concluding before June 30, 2026.

Reference materials:

Division of Local Services Publications:
IGR 2021-23
IGR 2024-12
IGR 2017-13
Bulletin 2017-01B

Massachusetts General Laws:
MGL c. 40 ss5B
MGL c. 59 ss 21C(g)
Acts 2023 c. 77 ss8
Acts 2016 c 218 ss22

Commented [B(19): Could unspent PHE grant funds be rolled into this account with DPH approval?

Commented [B(20R19): This could be very valuable. Many HDs have line-items for contracted work (landfill monitoring, water/rabies testing, nursing contracts) that are often underspent. Could these surplus funds be included?

Commented [W(21R19): "year-end department surplus" - does it include the health department's own unspent municipal budget dollars? Noting that this will be hard to do.

Commented [ME22R19): Yes it includes the department's own unspent "surplus". It's not hard to do if it is a significant amount of money, especially if it is in payroll since you cannot transfer that out to operating. But if it is a small amount of money in operating it's not worth doing because you may have unforeseen operating expense that will consume a small surplus.

Commented [B(23): Does this article need to call out "year-end Department surplus" in addition to fee and permit revenue?

Commented [ME24R23): I don't think so since the enabling legislation allows year end surplus to be included. But it never hurts to be specific.

REVOLVING ACCOUNTS - APPROACH

- Know GL 53E ½ better than the Finance Department
- Quantify all the inspectional programs and permits that will be within the revolving account
- Cost each permit category using MHOA's permit fee calculator tool
- Develop and strengthen financial trust with management and financial leadership
- Accept approval of a revolving account may require several attempts

REVOLVING ACCOUNTS - ADVANTAGES

- Provides a buffer for potential General Account reductions
- Health services expenses are directly tied to the revenues of each inspectional program
- Capital and other expenses to support each program can be accounted for (Benefits for full-time employees)
- Decisions can be made to determine if part-time or full-time inspectors are best utilized for each program
- As required inspections increase or decrease the account can be adjusted accordingly

REVOLVING ACCOUNTS - HURDLES

- Finance Departments interpretation of GL 53E ½
- Management's concern of loss of control over permitting programs
- Finance's concern of loss of control over revenue and expenses of the program
- Permitted vendors pushback on permit fees that will sustain the program
- Accounting concerns of increased workload of monitoring another account



Massachusetts Department of Public Health

*Insert
logo here*

Sustainability Spotlight Series: Revolving and Stabilization Funds

January 21, 2026

Mary Ellen Kelley, MAHB

Doug Halley, MHOA

Agenda

- Background
 - Learning Goal(s)
 - Learning Objective(s)
- Creating and Using Departmental Revolving Funds
- Creating and Using Special Purpose Stabilization Funds
- LPH Exemplars: Franklin Regional Council of Governments (FRCOG), Needham, Dover
- Key Takeaways
 - Approach, Advantages, Hurdles
 - Next Steps for SSCs/Lead Manager

Background

Creating Budget Resilience through the use of Departmental Revolving Funds and Special Purpose Stabilizations Funds

- Goal: Communicate how to use Revolving Funds and Special Purpose Stabilization Funds to support Public Health Services
- Objectives:
 - Accurately describe what a revolving fund is and how it works
 - Accurately describe what a special purpose stabilization fund is and how it works
 - Illustrate how the two are different and may be used to create a funding support system for Public Health Departments

Creating and Using Special Purpose Stabilization Funds

What is a Special Purpose Stabilization Fund

Special reserve into which monies may be appropriated and reserved for later appropriation for any lawful municipal purpose.

- Can dedicate *at least* 25% of a specific revenue (i.e. fee revenue, permit revenue),
- As well as payments from member communities in shared services groups
- Can appropriate year end departmental surpluses to the fund and any municipal receipt
- Once the monies are in the fund, they must be appropriated by the legislative body to be used

How to Create a Special Purpose Stabilization Fund

- Determine the revenue sources that will be deposited into the fund: fees, permits, any public health related revenue or any municipality receipt like free cash.
- Describe, in general, the expenditure types that can be supported by the fund.
- Include these in the language of the motion for the Article/Order for your legislative body.
- Submit the Article/Order to be included in the Town Meeting Warrant or City Council meeting.
- Meet with TM Members and Councilors to advocate for passage

Managing a Special Purpose Stabilization Fund

- The fund can be used to support service “stability” by appropriating additional funds to be used in conjunction with the General Fund appropriation.
- The fund should be managed long term-create the fund in advance of when you think it will be needed so you can build a balance in the fund
- Health Dept. should create a policy that dictate why and when the fund should be used, what service impacts would necessitate use of the fund

Creating and Using Revolving Funds (Accounts)

What is a Departmental Revolving Fund (Account)

- Special fund that allows a municipality to set aside certain fees or other revenues to pay, without appropriation, for the cost of those department programs and activities from which the fees are generated.
- 100% of the specific fee revenue must be dedicated to the fund, a portion of the fee cannot be allocated to a revolving fund and a portion remain in the general fund.
- Types of revenue are user fees, activity fees, or any type of fee that an entity pays to participate in a Public Health program.

How Create A Departmental Revolving Fund

- Determine the revenue sources that will be deposited into the fund: fees, permits, any public health related revenue.
- Describe, in detail the expenditure types that can be supported by the fund, including benefit and other costs that are paid by other department to support public health activities. **Revenue must match activity.**
- Include these in the language of the motion for the Article/Order for your legislative body.
- Submit the Article/Order to be included in the Town Meeting Warrant or City Council meeting.
- Meet with TM Members and Councilors to advocate for passage

Managing a Departmental Revolving Fund

- Each year a Spending Ceiling must be set either at Town Meeting or in City Council.
- Like a the Stabilization Fund you cannot spend more than the revenue received, no matter what the spending ceiling – it is important to adequately estimate revenues.
- If you fund benefit eligible positions, benefit costs must be included in the spending authorization, including unemployment costs.
- You can accumulate a balance in this fund and carry it over, but interest earned goes to the General Fund

The Differences Between A Departmental Revolving Fund and a Special Purpose Stabilization Fund

Departmental Revolving Fund

- 100% of fee revenue must be dedicated to the account
- Funds can then be used by the Department without further appropriation
- Interest earned goes to the General Fund

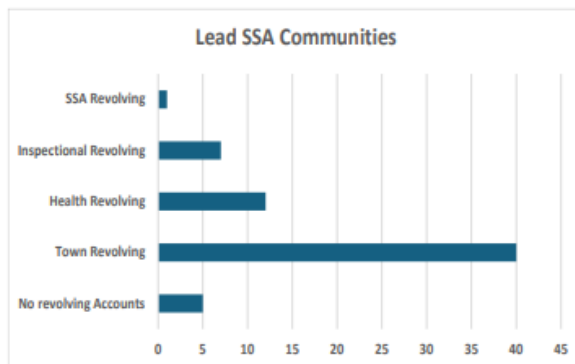
Special Purpose Stabilization Fund

- A portion, 25% or greater, of fee revenue can be dedicated to the fund
- Funds must be appropriated for use, can be at any time, not just annually, but by the legislative body (town meeting/city council)
- Interest earned stays in the Special Purpose Stabilization Fund

Communities Using Special Purpose Stabilization Funds

- 347 of 351 Communities have standard Stabilization Funds
 - The vast majority have been in place for more than five years
- 310 of 351 Communities have Special Purpose Stabilization Funds
 - Most have been in place for several years
 - Many were created after the law was changed in 2023

Communities Using Revolving Funds



- Public Health Excellence Program
- 54 Lead Communities
 - 9 are already regional
 - 1 has “group” revolving fund
 - 40 have some type of Revolving fund (89%)
 - 12 have a Public Health Revolving fund
 - 7 have Inspection fee Revolving fund
 - Only 5 have no revolving funds

Communities Using Revolving Funds

Needham

- Has two revolving funds for traveling meals and Immunizations
- Funding comes from charges for particular services

Dover

- Revolving account for inspectional services

Communities Using Revolving Funds

Westford (lead for NW Public Health Coalition)

- Revolving account for immunizations and clinical services supported by program fees
- Supports expansion of 30 hour nurse to full time nurse

Medfield

- Revolving account for vaccines

Sherborn

- Revolving Account for vaccines

Revolving Accounts - Approach

- Know GL 53E ½ better than the Finance Department
- Quantify all of the inspectional programs and permits that will be within the revolving account
- Cost each permit category using MHOA's permit fee calculator tool
- Develop and strengthen financial trust with management and financial leadership
- Accept approval of a revolving account may require several attempts

Revolving Accounts - Advantages

- Provides a buffer for potential General Fund reductions
- Health services expenses are directly tied to the revenues of each inspectional program
- Capital and other expenses to support each program can be accounted for (Benefits for full-time employees)
- Decisions can be made to determine if part-time or full-time inspectors are best utilized for each program
- As required inspections increase or decrease the account can be adjusted accordingly

Revolving Accounts - Hurdles

- Finance Departments interpretation of GL 53E ½
- Management's concern of loss of control over permitting programs
- Finance's concern of loss of control over revenue and expenses of the program
- Permitted vendors pushback on permit fees that will sustain the program
- Accounting concerns of increased workload of monitoring another account

Key Takeaways, Next Steps

- Review this material with your Directors, Town/City Managers/Administrators and Finance Directors
- Decide which strategy works best for your administration and would likely be accepted by the legislative body
- Determine revenue streams and authorized expenditure types to be included in the revolving account or Special Purpose Stabilization Fund
- Prepare warrant articles/ordinances and submit for placement on the warrant for town meeting/city council deliberation and vote

Reference Materials

Division of Local Services Publications

- IGR 2021-23, Revolving Accounts
- IGR 2024-12, Stabilization Funds
- IGR 2017-13, Appropriat'n transfers
- Bulletin 2017-01B

Massachusetts General Laws

- MGL c. 40 ss5B
- MGL c. 59 ss 21C(g)
- Acts 2023 c. 77 ss8
- Acts 2016 c 218 ss22



Questions

Massachusetts Department of Public Health | mass.gov/dph

Connect with DPH



@MassDPH



Massachusetts Department of Public Health



mass.gov/dph

Massachusetts Department of Public Health | mass.gov/dph

23

Steps to Establish Cost-Based Fees

1. **Calculate Total Costs:** Sum all costs associated with producing the product or service, including direct labor, materials, and overhead (operating expenses like rent, software, and utilities).
2. **Determine Cost Per Unit/Hour:** For products, divide total costs by the number of units. For services, divide annual costs by the total number of billable hours to find a base hourly rate.
3. **Add Profit Margin (Markup):** Determine the percentage markup desired (e.g., 20–30% is common in some industries, while others may be higher).
4. **Calculate Final Price:** Multiply the cost by the markup percentage and add it to the cost.

1. *Formula:*

Key Considerations

- **Hourly Rate Calculation:** To calculate a basic hourly rate, divide total annual costs (salary + overhead) by total billable hours.
- **Project-Based Fees:** For projects, sum estimated hours

hourly rate, then add direct costs and a contingency fee.
- **Alternative Methods:** Consider [value-based pricing](#) if the value provided to the client is higher than the cost, or [market-based pricing](#) to ensure competitiveness.
- **Review Regularly:** Periodically adjust fees to account for inflation or rising business costs.

City Council Order
City of Greenfield
MASSACHUSETTS

Councilor _____ :
Second by Councilor _____ :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered,

The City Council approves the Department of Public Works to accept Chapter 90 funding in the amount of \$960,308.54 to be used for road works and repairs.

Majority Vote required

Vote:

Explanation of supporting rationale:

City of Greenfield
MASSACHUSETTS

Councilor _____ :
Second by Councilor _____ :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City approves to transfer a total of 173,611.75 from General Fund Bond Premiums to General Fund Legal Expenses (01007100 5302) the amount of 10,740.91, and to General Fund Short Term Interest (01007520 5925) the amount of 162,870.84

Majority Vote required

Vote:

Explanation of supporting rationale:

BALANCE SHEET FOR 2026 13

FUND: 1627 Bond Premiums				NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS					
	1627	1080	Due To/From General Fund	.00	812,394.25
			TOTAL ASSETS	.00	812,394.25
FUND BALANCE					
	1627	3590	Fund Balance	.00	-812,394.25
			TOTAL FUND BALANCE	.00	-812,394.25
			TOTAL LIABILITIES + FUND BALANCE	.00	-812,394.25

BALANCE SHEET FOR 2026 13

FUND: 1628 BAN Premiums				NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS					
	1628	1080	Due To/From General Fund	.00	269,030.95
			TOTAL ASSETS	.00	269,030.95
FUND BALANCE					
	1628	3590	Fund Balance	.00	-144,745.38
	1628	3910	Revenue Control	.00	-136,705.41
	1628	3930	Expenditure Control	.00	12,419.84
			TOTAL FUND BALANCE	.00	-269,030.95
			TOTAL LIABILITIES + FUND BALANCE	.00	-269,030.95

City of Greenfield
MASSACHUSETTS

Councilor _____ :
Second by Councilor _____ :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City approves repurpose funds from Anaerobic Digester (FY19-104) in the amount of 15,000 to cover the increase in the cost in Water Meter Replacement (FY19-112).

Majority Vote required

Vote:

Explanation of supporting rationale:

City of Greenfield
MASSACHUSETTS

Councilor _____ :
Second by Councilor _____ :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City approves repurpose funds from Leyden Woods Pump Station (FY19-113) in the amount of 41,731.82 to cover the increase in the cost in Water Meter Replacement (FY19-112).

Majority Vote required

Vote:

Explanation of supporting rationale:

03/19/2026
10:29:21

City of Greenfield
FY20 SEWER CAPITAL
FY2010 TO FY2026

PAGE 1
glflxrpt

FROM 2010 01 TO 2026 13

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4820 SEWER CAPITAL ORDERS							
48204990 FY20 SEWER CAPITAL ORDERS							
5805 Anaerobic Digester							
48204990 5805 Digester	4,100,000	-4,070,000	30,000	15,000.00	.00	15,000.00	50.0%
5840 Capital Site Improvement							
48204990 5840 Wat Meter	550,000	0	550,000	575,090.76	25,254.69	-50,345.45	109.2%
5841 Capital Site Improvements							
48204990 5841 LeydenWd	675,000	-30,000	645,000	603,268.18	.00	41,731.82	93.5%
5890 Capital Construction In Progre							
48204990 5890 I & I	300,000	0	300,000	300,000.00	.00	.00	100.0%
TOTAL SEWER CAPITAL ORDERS	5,625,000	-4,100,000	1,525,000	1,493,358.94	25,254.69	6,386.37	99.6%
TOTAL EXPENSES	5,625,000	-4,100,000	1,525,000	1,493,358.94	25,254.69	6,386.37	
GRAND TOTAL	5,625,000	-4,100,000	1,525,000	1,493,358.94	25,254.69	6,386.37	99.6%

03/19/2026
10:29:21

City of Greenfield
FY20 SEWER CAPITAL
FY2010 TO FY2026

PAGE 2
glflxrpt

REPORT OPTIONS

Sequence 1	Field #	Total	Page Break
Sequence 2	1	Y	N
Sequence 3	9	N	N
Sequence 4	11	N	N
	0	N	N

Report title:

FY20 SEWER CAPITAL
FY2010 TO FY2026
Includes accounts exceeding .00% of budget.
Print Full or Short description: S
Print full GL account: N
Sort by full GL account: N
Print Revenues-Version headings: N
Print revenue as credit: N
Print revenue budgets as zero: N

From Yr/Per: 2010/ 1
To Yr/Per: 2026/13
Budget Year: 2025
Print totals only: N
Format type: 1
Double space: N
Suppress zero bal accts: Y
Amounts/totals exceed 999 million dollars: N
Roll projects to object: N
Print journal detail: N
From Yr/Per: 2025/ 1
To Yr/Per: 2025/12
Include budget entries: N
Incl encumb/liq entries: Y
Sort by JE # or PO #: J
Detail format option: 1
Multiyear view: 0

Fiscal Year 2027 Capital Requests

PROGRAM/PROJECT	DEP	FY	FD	PRI	SR	FY27 Request	Committee Vote	Other	Total
GENERAL GOVERNMENT									
FIRE									
Off Road rescue and firefighting	220	27	GF	2	C	64,600		Removed by Department	
Personal Protective Equipment	220	27	GF	1	C	76,450	Unanimous Yes	Reduced to 36,450	36,450
Public Safety Defibrillators	220	27	GF	1	C	61,760	Unanimous Yes	reduced to 30836	30,836
Rescue Equipment	220	27	GF	2	C	55,268		Removed by Department	
FIRE TOTAL						258,078			67,286
ASSESSOR									
New Car	141	27	GF	1	C	40,000	Unanimous Yes		40,000
Assessor Total						40,000			40,000
BUILDING INSPECTIONS									
Municipality Replacement	241	27	GF	1	C	65,000	Committee Vote		
Replace Car #4	241	27	GF	1	C	40,000	Unanimous Yes		65,000
Building Inspections Total						105,000	-		40,000
PLANNING									
Hazard Mitigation Plan		27	GF	1	C	40,000	Committee Vote	Other	Total
Planning Total						40,000	Unanimous Yes		40,000
TTY CLERK									
Archive Professional Book Scanner	161	27	GF	1	C	28,000	Unanimous Yes	Removed by Department	
City Value fire suppression, repairs, humidity control	161	27	GF	1 to 2	B	280,000	Unanimous No		
City Clerk Total						308,000			-
IT									
Software migration	155	27	GF	1	C/B	150,000	Committee Vote	Other	Total
IT total						150,000	Unanimous Yes		150,000
POLICE									
Police Station Updates and Reconfiguration - Lockers, enclosed stairs	210	27	GF	1 or 2	C	150,000	Committee Vote	Other	Total
Police Vehicles	210	24	GF	1	C	325,000	Unanimous Yes	Potentially postpone 1 FY	150,000
POLICE TOTAL						475,000			325,000
PUBLIC WORKS									
PUBLIC WORKS TOTAL							Committee Vote	Other	Total

Chapter 90 Funds (Grant)	400	27-30	GF	1	G	62,275.8	Unanimous Yes		622,758
Sidewalk Replacement Program	400	27-30	GF	1	C/B	200,000	Unanimous Yes		200,000
Highway Fund	400	27-30	GF	2	C/B	200,000	Unanimous Yes		200,000
Replace Trash Truck #297	400	27	GF	1	C/B	370,000	Unanimous Yes		370,000
Guardrail Replacement	400	27	GF	1	C	40,000	Unanimous Yes		40,000
Shelburne Road Culvert Replacement	400	27	GF	2	B	940,000	Unanimous Yes	Potentially postpone 1 FY	940,000
Abnorbene Drive Reclamation and repave (Unrecognized by Chip. 90)	400	27	GF	2	C/B	130,000	Unanimous Yes		130,000
Replace Log Loader Truck	400	27	GF	3	C	250,000		Removed by Department	
Replace Highway Truck #46 (1-ton)	400	27	GF	2	C/B	158,000	Unanimous Yes		158,000
Transfer Station Bathroom Remodel	400	27	GF	1	C	40,000	Unanimous Yes		40,000
Replace Truck #18	400	27	GF	1	C/B	90,000	Unanimous Yes	Potentially postpone 1 FY	90,000
Replace Transfer Station Break Room	400	27	GF	1	C	80,000	Unanimous Yes		80,000
Replace Truck #46	400	28	GF	2	C/B	108,000	Unanimous Yes		108,000
	400	29	GF	1	C				
PUBLIC WORKS TOTAL						3,228,758			2,978,758
CENTRAL MAINTENANCE						FY27	Committee Vote	Other	Total
Traffic Signal upgrades	292	27	GF	1	C/B	175,000	Unanimous Yes		175,000
HVAC at Water Treatment Plant	292	27	GF	1	C/B	70,000	Unanimous Yes		70,000
CENTRAL MAINTENANCE TOTAL						245,000			245,000
RECREATION						FY27	Committee Vote	Other	Total
Hillside Park Splash Pad Replacement	630	27	GF	2	C/B	400,000	Unanimous No		
Swim Area Basketball Court Resurfacing	630	27	GF	2	C	36,000	Unanimous Yes		36,000
Citywide Site Amenities- Benches, Grills, Swing Mats, Bollards, etc	630	27	GF	2	C	50,000	Unanimous Yes		50,000
RECREATION TOTAL						486,000			86,000
SCHOOLS						FY27	Committee Vote	Other	Total
ALL SCHOOLS									
Floor Carpet Replacement (Middle school Library and Federal Street)	300	27	GF	2		30,000	Unanimous No		
Ford F 250 truck w/ plow	300	27	GF	1	C/RP	90,000	Unanimous Yes	Repurposed	90,000
FEDERAL STREET SCHOOL									
Classroom carpet replacement	300	29	GF						
Parking lot paving	300	27	GF		C/B	200,000	Unanimous Yes		200,000
Elevators original appropriation \$200K- \$139.25 and \$75,000 remains (project finished)	300	27	GF	7	C			Project finished	
MIDDLE SCHOOL									
Awning/Roof replacement by Sanderson Street	300	27	GF	2	C	30,000	Unanimous No		
GVMS 4 Energy Recovery Units	300	27	GF	3	B	490,000	Unanimous No		
	300		GF						

WATER FUND										FY27	Committee Vote	Other	Total
Cross Connection Survey	400	27	WF	1	RE/B					100,000	Unanimous Yes		100,000
Millbrook Wells Paving	400	27	WF	3	RE					130,000	Unanimous No		
Place Terrace water Main Replacement	400	27	WF	2	RE/B					700,000	Unanimous Yes		700,000
Oak Hill Building Wiring Upgrade	400	27	WF	1	RE					65,000	Unanimous Yes		65,000
Oak Hill Flow Valves & Structure	400	27	WF	1	RE					85,000	Unanimous Yes	Potentially postpone 1 FY	85,000
Water system modeling update	400	27	WF	1	RE					80,000	Unanimous Yes	Potentially postpone 1 FY	80,000
Rehab Well #2 Mill Brook	400	27	WF	1	RE					45,000	Unanimous Yes		45,000
Green River Pump Station Door/Windows/Heat	400	27	WF	1	RE					70,000	Unanimous Yes		70,000
Dump Truck #40	400	27	WF	1	RE/B					317,000	Unanimous Yes		317,000
Lime Silo Ladder Relocation to Adams Tank	400	27	WF	1	RE					35,000	Unanimous Yes		35,000
Millbrook Well #1 Redevlopment E&O	400	27	WF	1	RE/B					150,000	Unanimous Yes		150,000
WATER FUND TOTAL										1,777,000			1,647,000
										9,779,836			7,421,044
FUND KEY													
General Fund													
Water Fund						GF							
Sewer Fund						WF							
GCET Fund						GC							
SOURCE KEY													
Ambulance Fund													
Borrow - Bond									A				
Capital Stabilization									B				
Building Stabilization									C				
Bond Premium									D				
FEMA									E				
Grant									F				
Lease									G				
Stabilization									L				
Retained Earnings									S				
Repurposing									RE				
									RP				

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor _____:

Second by Councilor _____:

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the borrowing of \$130,000 for the reclamation and repaving of Abercrombie Drive, which is unrecognized by Ch. 90, as part of the capital budget for FY2027.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor _____ :

Second by Councilor _____ :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$15,000 for the replacement of the gutters at the Academy of Early Learning as part of the capital budget for FY2027. Funding will be from the Capital Stabilization Account, #8402, with a balance of \$819,495.37.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$36,000 for the resurfacing of the basketball court at the swimming area as part of the capital budget for FY2027. Funding will be from the Capital Stabilization Account, #8402, with a balance of \$819,495.37.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor _____:

Second by Councilor _____:

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$25,000 for the purchase of a Chevrolet Equinox to replace Car #10 as part of the capital budget for FY2027. Funding will be from the Retained Earnings of the Greenfield Sewer Department.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the borrowing of \$100,000 a Cross Connection Survey for the Greenfield Water Department as part of the capital budget for FY2027.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$317,000 for the purchase of Dump Truck #40 for the Greenfield Water Department as part of the capital budget for FY2027. Funding will be from the Retained Earnings of the Greenfield Water Department.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$70,000 for Green River Pump Station door, window, and heat update as part of the capital budget for FY2027. Funding will be from the Retained Earnings of the Greenfield Water Department.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor _____ :

Second by Councilor _____ :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$40,000 for guardrail replacement as part of the capital budget for FY2027. Funding will be from the Capital Stabilization Account, #8402, with a balance of \$819,495.37.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield
MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

:

Move that it be Ordered, that

The City Council approves \$200,000 for the Highway Fund as part of the capital budget for FY2027. Funding will be from the Capital Stabilization Account, #8402, with a balance of \$819,495.37.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

Purchase the previously approved Capital Plan for a Rockport Van in the amount of \$90,000

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$158,000 for the replacement of highway truck #45 as part of the capital budget for FY2027. Funding will be from the Capital Stabilization Account, #8402, with a balance of \$819,495.37.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield
MASSACHUSETTS

Councilor _____ :
Second by Councilor _____ :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the borrowing of \$600,000 for repairs to the Inflow and Infiltration systems as part of the capital budget for FY2027. Funding will be from the Retained Earnings of the Greenfield Sewer Department.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$35,000 Relocation of the Lime Silo Ladder to Adams Tower as part of the capital budget for FY2027. Funding will be from the Retained Earnings of the Greenfield Water Department.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield
MASSACHUSETTS

Councilor _____ :
Second by Councilor _____ :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$45,000 for the rehabilitation of Mill Brook Well #2 as part of the capital budget for FY2027. Funding will be from the Retained Earnings of the Greenfield Water Department.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor _____ :

Second by Councilor _____ :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$150,000 for the Engineering and Design for the Redevelopment of Millbrook Well #1 as part of the capital budget for FY2027. Funding will be from the Retained Earnings of the Greenfield Water Department.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$100,000 for the Engineering for the Upgraded Nitrogen Removal as part of the capital budget for FY2027. Funding will be from the Retained Earnings of the Greenfield Sewer Department.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor _____:

Second by Councilor _____:

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$65,000 for the Oak Hill Building wiring update as part of the capital budget for FY2027. Funding will be from the Retained Earnings of the Greenfield Water Department.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the borrowing of \$85,000 for the Oak Hill Flow Valves & Structure as part of the capital budget for FY2027.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the borrowing of \$700,000 for the Place Terrace Water Main Replacement as part of the capital budget for FY2027.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$50,000 for the Press Supervisory Control and Data Acquisition System Development as part of the capital budget for FY2027. Funding will be from the Retained Earnings of the Greenfield Sewer Department.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$90,000 the purchase of a Ford F250 with a low for the Greenfield Public Schools as part of the capital budget for FY2027. Funding will be from the High School Building Account, #4312, with a balance of \$166,549.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves \$200,000 for the sidewalk replacement program as part of the capital budget for FY2027. Funding will be from the Capital Stabilization Account, #8402, with a balance of \$819,495.37.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$50,000 for track maintenance at Greenfield High School as part of the capital budget for FY2027. Funding will be from the High School Building Account, #4312, with a balance of \$166,549.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$40,000 for the remodeling of the bathroom at the transfer station as part of the capital budget for FY2027. Funding will be from the Capital Stabilization Account, #8402, with a balance of \$819,495.37.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor _____:

Second by Councilor _____:

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$80,000 for the replacement of the break room at the transfer station as part of the capital budget for FY2027. Funding will be from the Capital Stabilization Account, #8402, with a balance of \$819,495.37.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the borrowing of \$370,000 for the replacement of Trash Truck #197.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

Purchase the previously approved Capital Plan for a Rockport Van in the amount of \$90,000

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$80,000 for the Water System Modeling update as part of the capital budget for FY2027. Funding will be from the Retained Earnings of the Greenfield Water Department.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$100,000 Electrical Upgrades to the Water Pollution Control Plant as part of the capital budget for FY2027. Funding will be from the Retained Earnings of the Greenfield Sewer Department.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the transfer of \$315,000 for the replacement of Screen #1 at the Water Pollution Control Plant as part of the capital budget for FY2027. Funding will be from the Retained Earnings of the Greenfield Sewer Department.

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

City Council – First Reading- May 20, 2026

- Fiscal Year 2026 Community Preservation Budget:
 - Appropriate \$243,330 for the FY2027 Operations of the Community Preservation Committee.
 - Appropriate \$8,730 from Community Preservation Act Funding to Greenfield Recreation Department for Beacon Field Enhancements.
 - Appropriate \$20,000 from Community Preservation Act Funding to Greenfield Conservation Commission for Greenfield Conservation Fund.
 - Appropriate \$20,000 from Community Preservation Act Funding to Greenfield Department of Planning for Millers Meadow Project.
 - Appropriate \$24,600 from Community Preservation Act Funding to Greenfield Tap and Die Historic Paintings Preservation Project.
 - Appropriate \$30,000 from Community Preservation Act Funding to Greenfield City Clerk for Preservation of Historic City Documents.
 - Appropriate \$30,000 from Community Preservation Act Funding to Greenfield Housing Authority for Security Deposit and Rental Assistance Fund.
 - Appropriate \$50,000 from Community Preservation Act Funding to Rural Development Inc[orporated] for 176 Main Street Affordable Housing Project.
 - Appropriate \$60,000 from Community Preservation Act Funding to Franklin Community Cooperative for Former Wilson's Building Façade Restoration.
- Fiscal Year 2027 Operating Budget
 - Appropriate \$70,024,736 for Fiscal Year 2027 General Fund Budget.
 - Appropriate \$2,815,181 for Fiscal Year 2027 Water Enterprise Fund.
 - Appropriate \$3,895,664 for Fiscal Year 2027 Sewer Enterprise Fund.
 - Appropriate \$2,202,201 for the Fiscal Year 2027 Greenfield Community Energy and Technology (GCET) Enterprise Fund.
 - Establish Budgets for Revolving Funds Pursuant to Massachusetts General Laws Chapter 44 Section 53E ½.

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor _____ :

Second by Councilor _____ :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the appropriation of \$243,330 from Community Preservation Act Funding for the following projects:

1. Greenfield City Clerk – Preservation of Historic City Documents - \$30,000
2. Franklin Community Cooperative – Former Wilson’s Building Façade Restoration - \$60,000
3. Museum of Our Industrial Heritage – Greenfield Tap & Die Historic Paintings Preservation - \$24,600
4. Rural Development, Inc. – 176 Main Street Affordable Housing - \$50,000
5. Greenfield Housing Authority – Security Deposit & Rental Assistance Fund - \$30,000
6. Greenfield Conservation Commission – Greenfield Conservation Fund - \$20,000
7. Greenfield Department of Planning – Millers Meadow - \$20,000
8. Greenfield Recreation Department – Beacon Field Enhancements - \$8,730

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

Attachments:

1. Community Preservation Committee Recommendations
2. Supplemental Appropriation Requests



GREENFIELD, MA COMMUNITY PRESERVATION COMMITTEE

FY26 FUNDING RECOMMENDATIONS

Recommended March 26, 2026

Members

Susan Worgaftik, Chair
Becky George, Vice-chair
Travis Drury
Victor Moschella
Donna DuSell
Jack Redman
Terence Stigers
Wisty Rorabacher
Garth Shaneyfelt

Community Preservation Committee Liaison

Anna Oltman

TABLE OF CONTENTS

Letter from the Community Preservation Committee	3
Supplementary Budget Requests Flowchart	4
FY26 Recommendations Summary	5
Application Summaries	6
Preservation of Historic City Documents	6
Former Wilson's Building Façade Restoration	7
Franklin & Main LLC	8
Oxbow Design Build Cooperative Inc.	9
Pioneer Valley Habitat for Humanity, Inc.	10
Jon Magee and Nik Perry (Co-sponsor: Greenfield Recreation Department)	11
Greenfield Recreation Department - Hillside Park	12
Greenfield Recreation Department - Rocky Mountain & Highland Park	13
Public Feedback Presentation	14

VIRGINIA DESORGHER
MAYOR



GREENFIELD, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE

March 26, 2026

Greenfield City Council
City Hall, Room 104, 14 Court Square
Greenfield, MA 01301

Dear Greenfield City Council,

Enclosed you will find the project recommendations of the Greenfield Community Preservation Committee (CPC) for Fiscal Year 2026. The Community Preservation Committee is tasked with making annual recommendations to the City Council for funding projects related to recreation, open space, historic resources, and housing. The funds for these projects come from the Community Preservation Act (CPA) - passed in Greenfield in 2020 - which enacted a 1% surcharge on property taxes to be used for community preservation projects and also provides a state match on local funds (16.9% match in FY26).

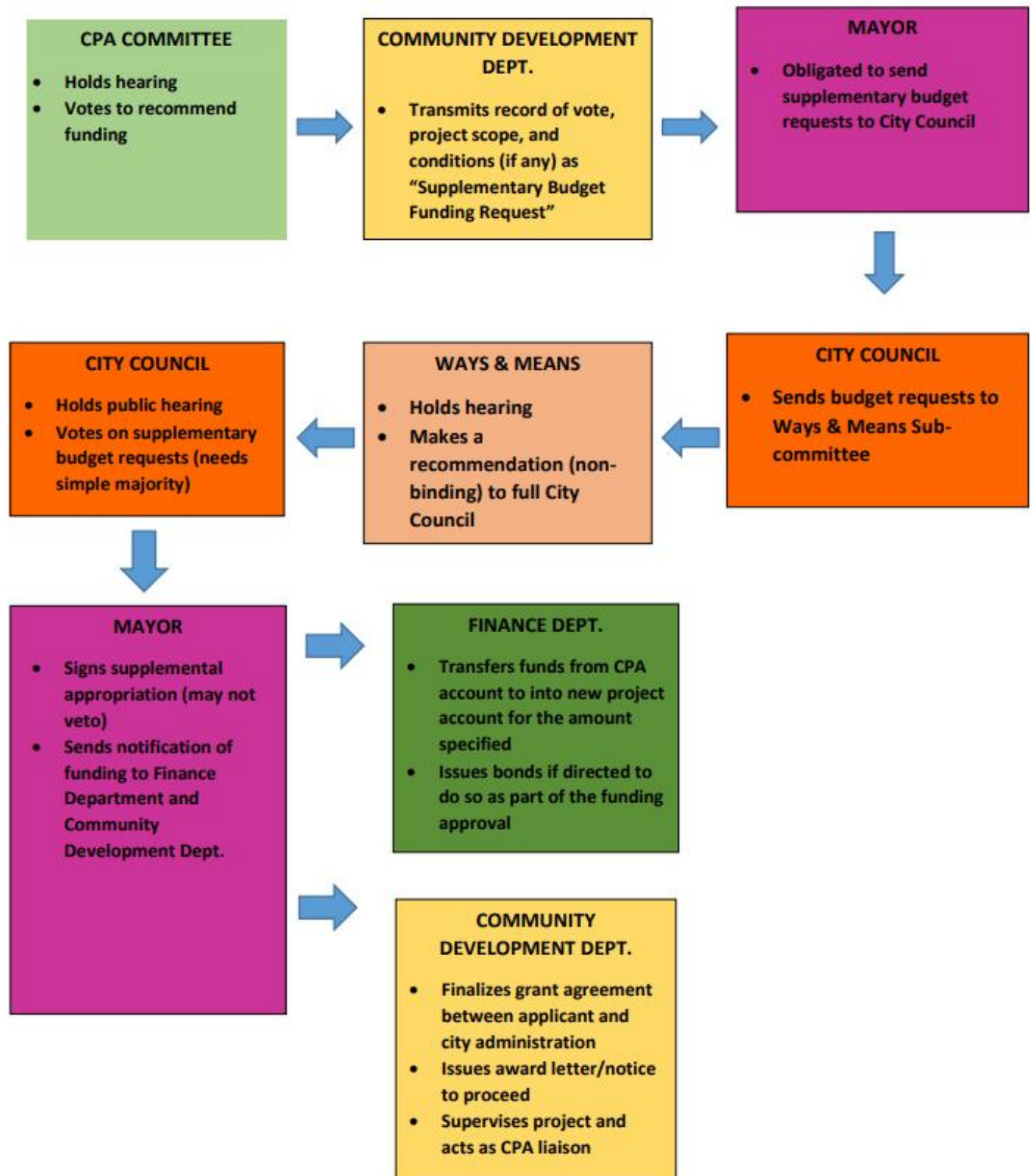
The CPC began reviewing applications on November 17, 2025. Representatives from each project application met with the Committee between December and February to answer questions about their proposals. A community survey gathering public input on all projects was available for responses between March 2 and March 21 and the public was also invited to give input at a Public Hearing on March 19. Committee members also scored each project using a rubric designed by the committee. You can view this rubric along with the FY26 Community Preservation Plan and all of the project applications at greenfield-ma.gov/cpcfunding. The CPC met on March 26 to review all of the public input and then voted on their project recommendations. Funding requests totalled \$666,456, while the FY26 budget was \$262,200.

The recommendations of the Community Preservation Committee include three historic projects, two housing projects, and three recreation projects totaling \$243,330. The Greenfield City Council can now vote on whether to appropriate funding for these projects. The CPA law states that City Council can fund a project at the amount recommended by the CPC, lower the amount of funding for a project, or deny funding for a project, but City Council cannot increase the amount recommended by the CPC.

The CPC is excited to submit its fourth set of annual recommendations to you. If you have any questions about the process or if you would like additional information about the Community Preservation Committee, feel free to reach out to the CPC through Anna Oltman, the staff contact for the committee, at 413-772-1548 ext. 5 or cpc@greenfield-ma.gov.

Thank you,
Susan Worgaftik, Chair
Community Preservation Committee

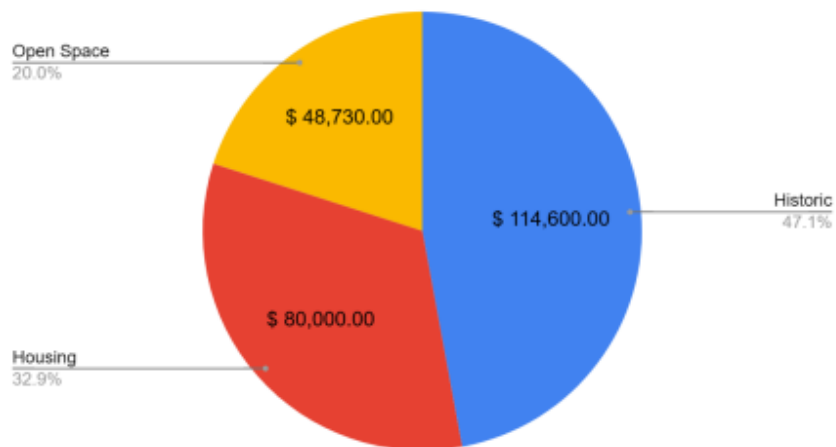
Supplementary Budget Requests for CPA Projects City Administrative/Regulatory Process



FY26 GREENFIELD COMMUNITY PRESERVATION COMMITTEE FUNDING RECOMMENDATIONS SUMMARY

CATEGORY	APPLICANT	PROJECT	RECOMMENDED FUNDING
Historic	Greenfield City Clerk	Preservation of Historic City Documents	\$ 30,000.00
Historic	Franklin Community Co-op	Former Wilson's Building Facade Restoration	\$ 60,000.00
Historic	Museum of Our Industrial Heritage	Greenfield Tap & Die Historic Paintings Preservation	\$ 24,600.00
Housing	Rural Development, Inc.	176 Main Street Affordable Housing	\$ 50,000.00
Housing	Greenfield Housing Authority	Security Deposit and Rental Assistance Fund	\$ 30,000.00
Open Space	Greenfield Conservation Commission	Greenfield Conservation Fund	\$ 20,000.00
Open Space	Greenfield Department of Planning	Millers Meadow	\$ 20,000.00
Open Space	Greenfield Recreation Department	Beacon Field Enhancements	\$ 8,730.00
TOTAL			\$243,330.00

Recommended Funding by Category



COMMUNITY PRESERVATION COMMITTEE FY26 FUNDING RECOMMENDATION

PROJECT TITLE	Preservation of Historic City Documents		
PROJECT LOCATION	N/A		
APPLICANT/ORGANIZATION	Greenfield City Clerk		
FUNDING AMOUNT	\$30,000	CPA CATEGORY	Historic Resources

PROJECT DESCRIPTION
The City Clerk's Office will use CPA funds to undertake long-term preservation of the City's historic documents through a comprehensive approach that combines digitization and physical restoration. The office will acquire a high-tech, archival-quality scanner designed specifically for handling and digitizing the city's most fragile and historically significant documents stored in the municipal vaults. This equipment will enable staff to safely scan delicate materials such as early handwritten records, maps, and bound volumes. Records to be scanned will include vital records, Selectboard meeting minutes, assessor's books, and other materials. Funds will also support professional rebinding and conservation treatments for high priority original volumes. Total project cost: \$75,000 Requested CPA funding: \$30,000
RECOMMENDED FUNDING
On March 26, 2026, by a vote of 8 yes, 0 no, the Community Preservation Committee recommended appropriating \$27,000 from the Undesignated Fund for the Preservation of Historic City Documents project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement and for the overall purposes summarized in this document. By a vote of 8 yes, 0 no, the Committee subsequently recommended increasing the funding to \$30,000 from the Undesignated Fund.
FUNDING CONDITIONS
1. Grantee agrees that the documents repaired using Community Preservation Act funds will be available to the public in accordance with regulations. 2. Grantee agrees to follow other conditions as deemed necessary and defined within the Community Preservation Act Memorandum of Agreement.

COMMUNITY PRESERVATION COMMITTEE FY26 FUNDING RECOMMENDATION

PROJECT TITLE	Former Wilson's Building Façade Restoration		
PROJECT LOCATION	258 Main Street		
APPLICANT/ORGANIZATION	Franklin Community Cooperative Corporation		
FUNDING AMOUNT	\$60,000	CPA CATEGORY	Historic Resources

PROJECT DESCRIPTION
CPA funds will be used to restore the original red brick exterior of the Wilson's building façade by removing the non-historic steel paneling. The paneling dates to a 1965 renovation of the 1876 building. The project will also involve restoration of windows and exterior entrances, as well as installation of goose neck lighting over the proposed storefront windows and a blade sign, based on historic precedent, installed through existing mortar joints to avoid damaging the historic brick. Total project cost: \$628,176 Requested CPA funding: \$120,000
RECOMMENDED FUNDING
On March 26, 2026, by a vote of 7 yes, 1 no, the Community Preservation Committee recommended appropriating \$27,600 from the Historic Fund and \$32,400 from the Undesignated Fund for a total of \$60,000 for the Former Wilson's Building Façade Restoration project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement and for the overall purposes summarized in this document.
FUNDING CONDITIONS
1. Grantee agrees to execute a Historic Preservation Restriction on the property located at 258 Main Street within six months of project completion. 2. Grantee agrees to execute the project complying with the Secretary of the Interior Standards for Rehabilitation. 3. CPA funds are only to be used for rehabilitation and restoration of the building located at 258 Main Street. 4. Grantee agrees to follow other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

COMMUNITY PRESERVATION COMMITTEE FY26 FUNDING RECOMMENDATION

PROJECT TITLE	Greenfield Tap & Die Historic Paintings Preservation		
PROJECT LOCATION	N/A		
APPLICANT/ORGANIZATION	Museum of Our Industrial Heritage		
FUNDING AMOUNT	\$24,600	CPA CATEGORY	Historic Resources

PROJECT DESCRIPTION
Funds will be used for the professional cleaning and restoration of 11 historic paintings acquired by the Museum when the Kennametal facility closed. The framed color oil on canvas paintings were created by two commercial artists, are approximately 36" x 40" each, and depict milestones in the Tap & Die company's history from 1871 into the 20th century. The preserved paintings will be held and maintained by the Museum and displayed to the public at the Museum and other locations in Greenfield. Total project cost: \$24,600 Requested CPA funding: \$24,600
RECOMMENDED FUNDING
On March 26, 2026, by a vote of 7 yes, 1 no, the Community Preservation Committee recommended appropriating \$20,000 from the Undesignated Fund for the Greenfield Tap & Die Historic Paintings Preservation project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement and for the overall purposes summarized in this document. By a vote of 7 yes, 1 no, the Committee subsequently recommended increasing the funding to \$24,600 from the Undesignated Fund.
FUNDING CONDITIONS
1. Grantee agrees that the documents repaired using Community Preservation Act funds will be available to the public. 2. Grantee agrees to follow other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

COMMUNITY PRESERVATION COMMITTEE FY26 FUNDING RECOMMENDATION

PROJECT TITLE	176 Main Street Affordable Housing		
PROJECT LOCATION	170-180 Main Street		
APPLICANT/ORGANIZATION	Rural Development, Inc. (RDI)		
FUNDING AMOUNT	\$50,000	CPA CATEGORY	Community Housing

PROJECT DESCRIPTION
This project will create 32 new units of affordable housing for individuals and families of mixed income. The existing single-story building at 176 Main will be redeveloped into a new four-story building containing 24 units with resident community space on the first floor facing Main Street. The parking lot in the rear of the building will be developed into eight townhomes with landscaping and an outdoor play area. All 32 units will be “visitable” for people with mobility impairments; four units will be fully accessible; one unit will be adaptable; and one unit will be designed for residents with sensory impairments. Both buildings will meet Energy Star and Enterprise Green Communities certification and will include Solar PV. Total project cost: \$24,096,893 Requested CPA funding: \$150,000
RECOMMENDED FUNDING
On March 26, 2026, by a vote of 7 yes, 1 no, the Community Preservation Committee recommended appropriating \$50,000 from the Housing Fund for the 176 Main Street Affordable Housing project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement and for the overall purposes summarized in this document.
FUNDING CONDITIONS
1. CPA funds are to be used for the creation of affordable housing (up to 100% of the area median income). 2. No disbursement of funds may occur until the project has received all necessary permitting and approvals. 3. Disbursement of funds will begin only after construction has begun. 4. Construction of the project must begin within two years of the grant award approval by City Council. 5. Grantee agrees to execute and record an Affordable Housing Restriction on the property located at 176 Main Street. 6. Grantee agrees to follow other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

COMMUNITY PRESERVATION COMMITTEE FY26 FUNDING RECOMMENDATION

PROJECT TITLE	Security Deposit and Rental Assistance Fund		
PROJECT LOCATION	N/A		
APPLICANT/ORGANIZATION	Greenfield Housing Authority (GHA)		
FUNDING AMOUNT	\$30,000	CPA CATEGORY	Community Housing

PROJECT DESCRIPTION
Through the Greenfield Housing Authority (GHA), funds will be used to assist low- and moderate-income Greenfield residents with housing applications, security deposits, and first and/or last month's rent in order to obtain housing. GHA will verify income of the applicants, conduct housing inspections, review lease documents, assist with applications, and pay landlords directly. Applicants will be able to pre-qualify so they are ready to go when they are contacted by an owner/landlord, eliminating timing delays that can often lead to the loss of housing opportunities. The project will assist 10 to 15 individuals in total. Total project cost: \$60,000 Requested CPA funding: \$30,000
RECOMMENDED FUNDING
On March 26, 2026, by a vote of 6 yes, 0 no, and 2 abstentions, the Community Preservation Committee recommended appropriating \$30,000 from the Housing Fund for the Security Deposit and Rental Assistance Fund project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement and for the overall purposes summarized in this document.
FUNDING CONDITIONS
1. CPA funds are to be used for the support of community housing via a Security Deposit and Rental Assistance Fund that will benefit individuals and families with incomes up to 100% of the area median income. 2. Grantee agrees to follow other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

COMMUNITY PRESERVATION COMMITTEE FY26 FUNDING RECOMMENDATION

PROJECT TITLE	Greenfield Conservation Fund		
PROJECT LOCATION	N/A		
APPLICANT/ORGANIZATION	Greenfield Conservation Commission		
FUNDING AMOUNT	\$20,000	CPA CATEGORY	Open Space/Recreation
PROJECT DESCRIPTION			
CPA funds will be added to the Conservation Commission's Conservation Fund, which can be reserved for future open space projects and can be spent by the Conservation Commission with a simple vote. This allows for speed and flexibility when preserving open space land. The Conservation Fund also allows the Conservation Commission to accrue funds over time to be used for larger land purchases or open space projects. The Conservation Commission may use CPA money in the Conservation Fund for any of the following: purchase land for conservation; pay for title searches, legal fees, and other costs to assist in the donation of land to the city to become conservation land; pay for all or part of the costs for conservation restrictions on private property to permanently conserve it; pay for all or part of the costs for agricultural preservation restrictions on private agricultural land to permanently protect it from development; and to rehabilitate conservation land that is purchased with CPA funding in the future. Total project cost: Unknown Requested CPA funding: \$50,000			
RECOMMENDED FUNDING			
On March 26, 2026, by a vote of 7 yes, 1 no, the Community Preservation Committee recommended appropriating \$20,000 from the Open Space Fund for the Greenfield Conservation Fund project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement and for the overall purposes summarized in this document.			
FUNDING CONDITIONS			
1. CPA funds are only to be used for CPA-eligible expenses. 2. Grantee agrees to the adoption of a Conservation Restriction on any real property acquired with these funds. 3. Grantee agrees to follow other conditions as deemed necessary and defined within the Community Preservation Act Memorandum of Agreement.			

COMMUNITY PRESERVATION COMMITTEE FY26 FUNDING RECOMMENDATION

PROJECT TITLE	Millers Meadow		
PROJECT LOCATION	Colrain Street (Parcel No. 48-24-0)		
APPLICANT/ORGANIZATION	Greenfield Department of Planning, Greenfield Conservation Commission		
FUNDING AMOUNT	\$20,000	CPA CATEGORY	Open Space/Recreation

PROJECT DESCRIPTION
This project will create new recreation opportunities, advance climate resilience, and support wildlife habitat on the 15-acre Millers Meadow. Funds will be used to create habitat by removing invasive plant species and planting trees and shrubs. The project also involves the creation of walking paths and a potential fishing area, and the installation of benches and nest boxes. Total project cost: \$30,420 Requested CPA funding: \$20,000
RECOMMENDED FUNDING
On March 26, 2026, by a vote of 8 yes, 0 no, the Community Preservation Committee recommended appropriating \$7,600 from the Open Space Fund and \$12,400 from the Undesignated Fund for a total of \$20,000 for the Millers Meadow project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement and for the overall purposes summarized in this document.
FUNDING CONDITIONS
1. Grantee agrees to follow conditions as deemed necessary and defined within the Community Preservation Act Memorandum of Agreement.

**COMMUNITY PRESERVATION COMMITTEE
FY26 FUNDING RECOMMENDATION**

PROJECT TITLE	Beacon Field Enhancements		
PROJECT LOCATION	119 Sanderson Street		
APPLICANT/ORGANIZATION	Greenfield Department of Recreation		
FUNDING AMOUNT	\$8,730	CPA CATEGORY	Open Space/Recreation
PROJECT DESCRIPTION			
Funds will be used to purchase two sets of concrete cornhole boards, a concrete ladder ball installation, and a concrete chess table at Beacon Field next to the Beacon Field Bocce Courts. These enhancements are durable and low-maintenance and will expand intergenerational recreation opportunities at a pedestrian- and transit-friendly city park. Total project cost: \$10,530 Requested CPA funding: \$8,730			
RECOMMENDED FUNDING			
On March 26, 2026, by a vote of 8 yes, 0 no, the Community Preservation Committee recommended appropriating \$8,730 from the Undesignated Fund for the Beacon Field Enhancements project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement and for the overall purposes summarized in this document.			
FUNDING CONDITIONS			
1. Grantee agrees to follow conditions as deemed necessary and defined within the Community Preservation Act Memorandum of Agreement.			

Greenfield Community Preservation Projects FY2026 Survey Results

For presentation at Greenfield Community Preservation Committee Meeting March 26, 2026

Greenfield Community Preservation Projects FY2026 Survey Results

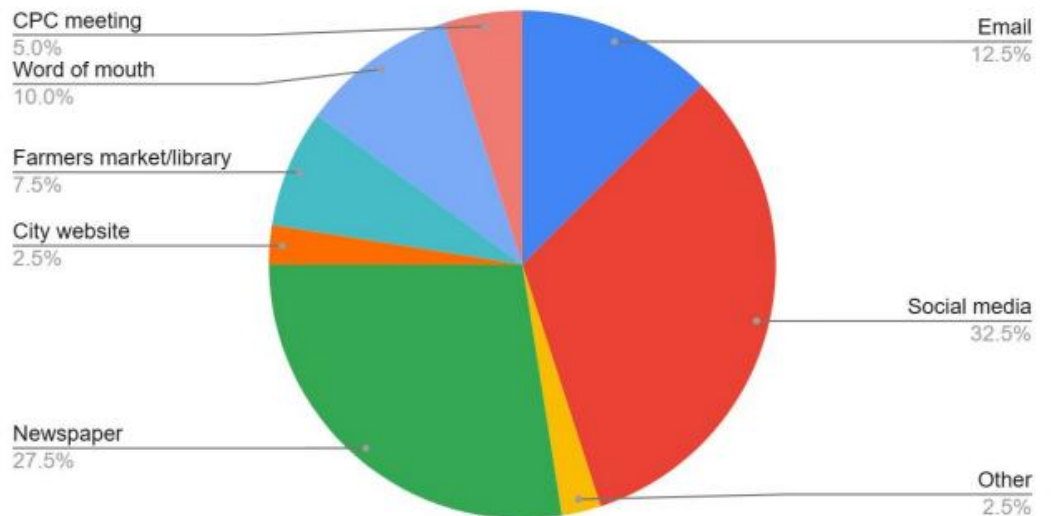
Survey active from
March 2 - March
21, 2026

Survey responses
(total): 51

Greenfield
respondents: 49

How Respondents Heard About FY26 Survey

Optional question: 40 responses



Greenfield Community Preservation Projects FY2026 Survey Results

Survey Questions

This project is valuable to the people of Greenfield

1 2 3 4 5

Not really ☐ ☐ ☐ ☐ ☐ Very much

This project is valuable to me as a citizen

1 2 3 4 5

Not really ☐ ☐ ☐ ☐ ☐ Very much

This is a good use of CPA funding

1 2 3 4 5

Not really ☐ ☐ ☐ ☐ ☐ Very much

Do you have comments? We would really like to hear them.

Long answer text

Greenfield Community Preservation Projects FY2026 Survey Results

Project Survey Scores

Survey responses gathered 3/2-3/21	Average Score (out of 5)			Average	# Responses
	This project is valuable to the people of Greenfield	This project is valuable to me as a citizen	This is a good use of CPA funding		
Franklin Co-op: Former Wilson's Building Facade	4.02	3.91	3.84	3.93	46
Conservation Commission & Planning: Millers Meadow	3.98	3.91	3.72	3.87	43
GHA: Security Deposit & Rental Assistance	3.98	3.37	3.63	3.66	46
Conservation Fund	3.59	3.55	3.2	3.45	44
City Clerk: Preservation of Historic City Documents	3.59	3.24	3.17	3.34	42
Recreation Department: Beacon Field Enhancements	3.54	3.05	3.37	3.32	41
Rural Development, Inc.: Main Street Housing	3.58	3.08	2.95	3.2	43
Spike Segundo, LLC: Bank Row	3.33	3.07	2.93	3.11	42
GHA: Deerfield Street Additional Units	3.29	2.6	2.69	2.86	42
Museum of Our Industrial Heritage: Paintings	3.05	2.39	2.78	2.74	41

Greenfield Community Preservation Projects FY2026 Survey Results

Committee Scoring

GREENFIELD COMMUNITY PRESERVATION ACT PROJECT SCORING

This form is used by each CPC member during the evaluation of each application to assist in the application selection decision process.

Date _____

Name _____

Application Number #2026 - _____

Project Scoring

Each major criterion will be rated on a scale of 1-5 (1=lowest and 5=highest)

Function:

____ 1. Meets goals and objectives laid out in current Master Plan, Open Space and Recreation Plan, or Vulnerability Preparedness Plan:

1 = Project not included in a City plan and has many questions to be answered.

3 = Project not included in a City plan, but has some creative solutions to a community problem that is mentioned in a City plan

5 = Project explicitly called for in a City plan as a priority.

____ 2. Multiple funding sources:

1 = No non-Greenfield CPA funding or any alternative funding or in-kind contributions

3 = 25% non-Greenfield CPA funding, alternative funding or in-kind contributions

5 = 50 % or more non-Greenfield CPA funding, alternative funding or in-kind contributions.

____ 3. Alternatives if CPA request is not fully funded

1 = Unlikely to move forward without full CPA funding

3 = Provides ideas for alternative funding

5 = Clear plan to obtain alternative or modified plan

Value:

____ 1. Overall application quality and urgency of project:

1 = no rush -- can do it at any time, not a high priority in Greenfield plans

3 = the sooner the better, a recognized need

5 = Once-in-a-generation opportunity to meet a recognized need in a significant or innovative way.

____ 2. Applicant provided evidence of community support:

1 = none

3 = only individuals or organizations directly related to the project

5 = Broad and strong community support as demonstrated by support letters or funding

____ 3. Thoroughness of planning:

1 = many issues still to be resolved

3 = is possible, but needs some work to show how work is going to be done

5 = ready to go

____ 4. Benefit to the community:

1 = benefiting primarily a particular part or population of the community

3 = has limited benefits to entire community

5 = will be of great benefit to the entire community

____ 5. Enhancement of health, increases access to nature, improves work or educational environment of community:

1 = is a wonderful addition but does not enhance any of these subject areas

3 = adds to these subject areas of the immediate geographical community or a section of the overall population

5 = would greatly enhance these subject areas for a significant segment of the city population

____ 6. Innovation and creativity:

1 = Good idea that has been considered previously

3 = Previously considered and supported response to concern but has not been approved

5 = Innovative response to a concern, could enhance community in new ways

____ BONUS POINTS

Benefits an underserved or marginalized population (3 pts) Y/N

Total Score = Function + Value + Bonus = _____

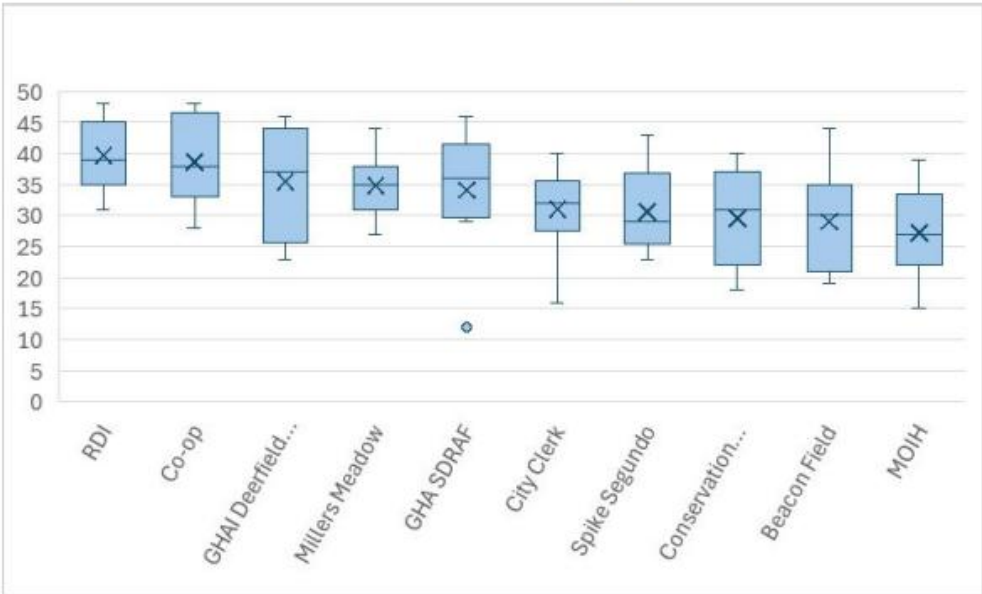
Greenfield Community Preservation Projects FY2026 Survey Results

Committee Scoring

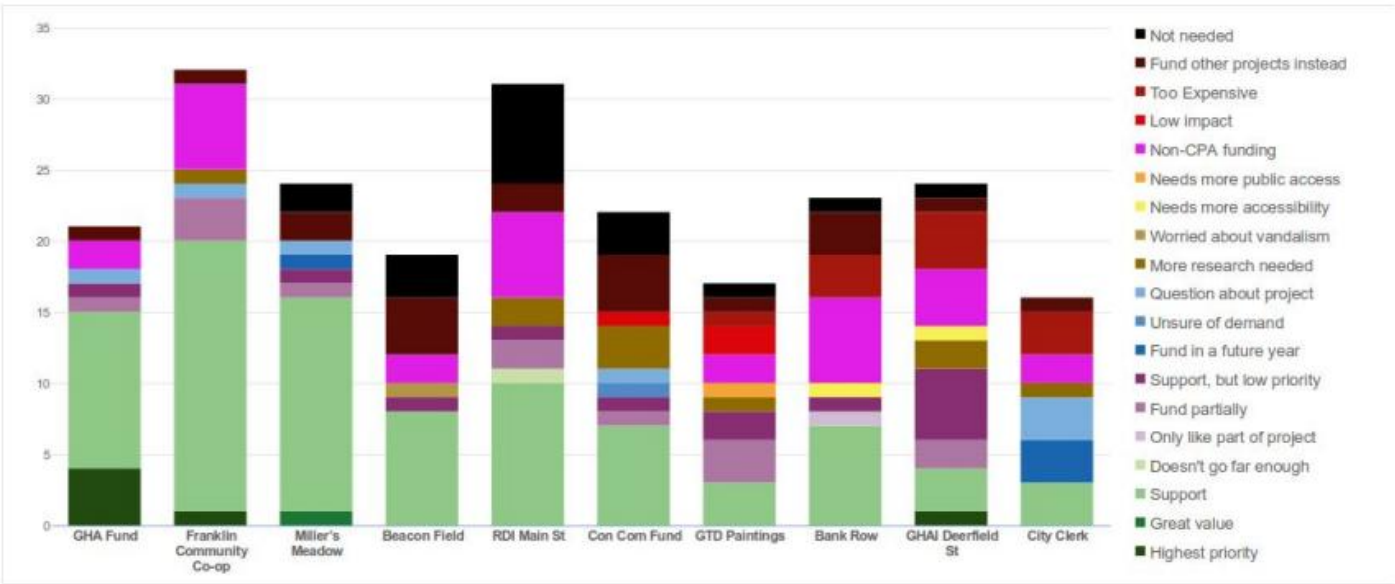
Project	Average Score (out of 48)
Rural Development, Inc.: Main Street Housing	39.67
Franklin Co-op: Former Wilson's Building Facade	38.67
GHA: Deerfield Street Additional Units	35.50
Conservation Commission & Planning: Millers Meadow	34.89
GHA: Security Deposit & Rental Assistance	34.13
City Clerk: Preservation of Historic City Documents	31.00
Spike Segundo, LLC: Bank Row	30.63
Conservation Fund	29.56
Recreation Department: Beacon Field Enhancements	29.00
Museum of Our Industrial Heritage: Paintings	27.22

Greenfield Community Preservation Projects FY2026 Survey Results

Committee Scoring



Greenfield Community Preservation Projects FY2026 Survey Results



Greenfield Community Preservation Projects FY2026 Survey Results

Positive

- Highest priority
- Great value
- Support
- Doesn't go far enough
- Only like part of project

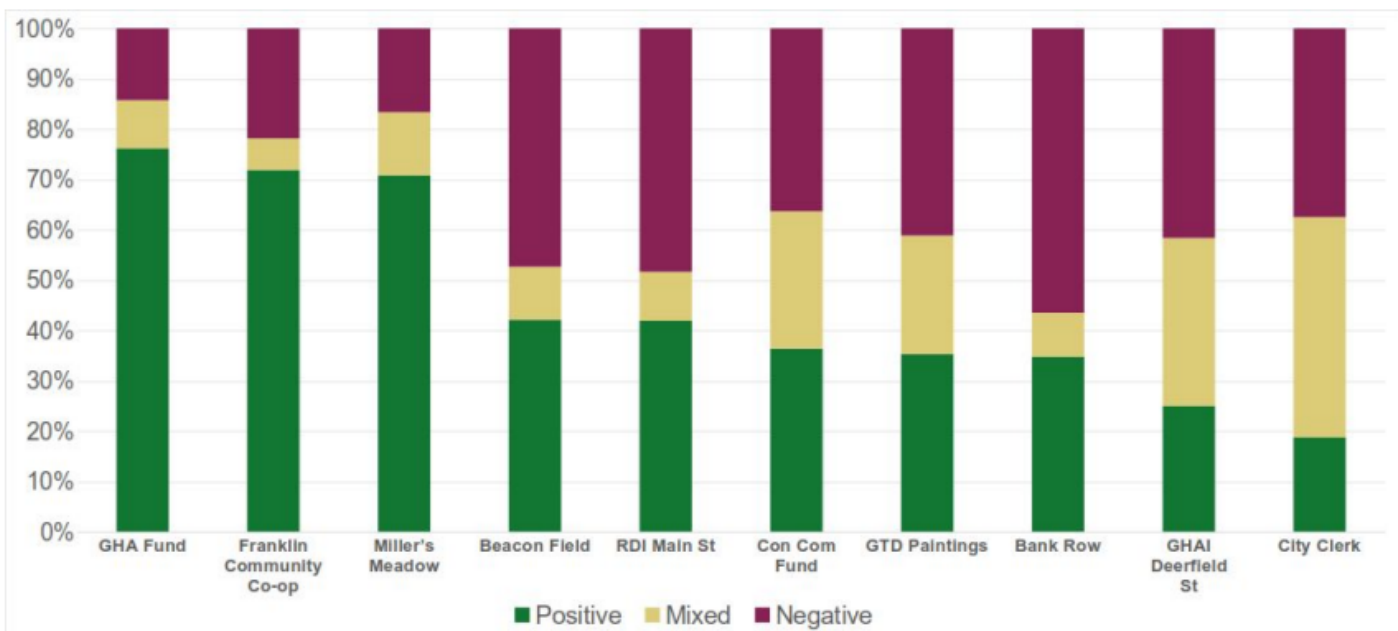
Mixed

- Support, but low priority
- Unsure of demand
- Question about project
- More research needed
- Invalid response
- Worried about vandalism
- Needs more accessibility
- Needs more public access

Negative

- Non-CPA funding
- Low impact
- Too Expensive
- Fund other projects instead
- Not needed

Greenfield Community Preservation Projects FY2026 Survey Results



Greenfield Community Preservation Projects FY2026 Survey Results

Public Survey vs. Committee's Score

Project	Survey Rank	Committee Rank	Amount Requested
Franklin Co-op: Former Wilson's Building Facade	1	2	\$120,000
Conservation Commission & Planning: Millers Meadow	2	4	\$20,000
GHA: Security Deposit & Rental Assistance	3	5	\$30,000
Conservation Fund	4	8	\$50,000
City Clerk: Preservation of Historic City Documents	5	6	\$30,000
Recreation Department: Beacon Field Enhancements	6	9	\$8,730
Rural Development, Inc.: Main Street Housing	7	1	\$150,000
Spike Segundo, LLC: Bank Row	8	7	\$65,000
GHA: Deerfield Street Additional Units	9	3	\$100,000
Museum of Our Industrial Heritage: Paintings	10	10	\$24,600

Greenfield Community Preservation Projects FY2026 Survey Results

Public Survey vs. Committee's Rank Categories

Survey Categories in Rank Order	Committee's Categories in Rank Order
Historic	Housing
Open Space/Recreation	Historic
Housing	Housing
Open Space/Recreation	Open Space/Recreation
Historic	Housing
Open Space/Recreation	Historic
Housing	Historic
Historic	Open Space/Recreation
Housing	Open Space/Recreation
Historic	Historic

Greenfield Community Preservation Projects FY2026 Survey Results

Public Survey vs. Committee's Score Within Each Category

Open Space/Recreation

Open Space/Recreation Project	Survey Rank	Committee Rank	Amount Requested
Conservation Commission & Planning: Millers Meadow	1	1	\$20,000
Conservation Fund	2	2	\$50,000
Recreation Department: Beacon Field Enhancements	3	3	\$8,730

Greenfield Community Preservation Projects FY2026 Survey Results

Public Survey vs. Committee's Score Within Each Category

Historic

Historic Project	Survey Rank	Committee Rank	Amount Requested
Franklin Co-op: Former Wilson's Building Facade	1	1	\$120,000
City Clerk: Preservation of Historic City Documents	2	2	\$30,000
Spike Segundo, LLC: Bank Row	3	3	\$65,000
Museum of Our Industrial Heritage: Paintings	4	4	\$24,600

Greenfield Community Preservation Projects FY2026 Survey Results

Public Survey vs. Committee's Score Within Each Category

Housing

Housing Project	Survey Rank	Committee Rank	Amount Requested
GHA: Security Deposit & Rental Assistance	1	3	\$30,000
Rural Development, Inc.: Main Street Housing	2	1	\$150,000
GHA: Deerfield Street Additional Units	3	2	\$100,000

Community Preservation Act (CPA)

Supplemental Appropriation Requests

Category	Applicant	Project	Recommended Funding (Total)	Historic Fund	Housing Fund	Open Space Fund	Undesignated
Historic	Greenfield City Clerk	Preservation of Historic City Documents	\$30,000.00				\$30,000.00
Historic	Franklin Community Co-op	Former Wilson's Building Facade Restoration	\$60,000.00	\$27,600.00			\$32,400.00
Historic	Museum of Our Industrial Heritage	Greenfield Tap & Die Historic Paintings Preservation	\$24,600.00				\$24,600.00
Housing	Rural Development, Inc.	176 Main Street Affordable Housing	\$50,000.00		\$50,000.00		
Housing	Greenfield Housing Authority	Security Deposit and Rental Assistance Fund	\$30,000.00		\$30,000.00		
Open Space	Greenfield Conservation Commission	Greenfield Conservation Fund	\$20,000.00			\$20,000.00	
Open Space	Greenfield Department of Planning	Millers Meadow	\$20,000.00			\$7,600.00	\$12,400.00
Open Space	Greenfield Recreation Department	Beacon Field Enhancements	\$8,730.00				\$8,730.00
		Total:	\$243,330.00	\$27,600.00	\$80,000.00	\$27,600.00	\$108,130.00

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the appropriation of \$8,730 from Community Preservation Act Funding to the Greenfield Recreation Department for Beacon Field Enhancements

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

Attachments:

1. Community Preservation Act Appropriation Request

CITY OF GREENFIELD SUPPLEMENTAL APPROPRIATION REQUEST

Community Preservation Act (CPA)

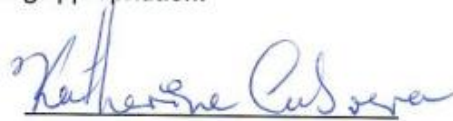
2026

Date: March 26, 2026

Request is hereby made for approval of the following appropriation:

1. Amount requested:

\$8,730.00



(Accountant approval)

2. To be appropriated from:

CPA Undesignated

\$8,730.00

Total

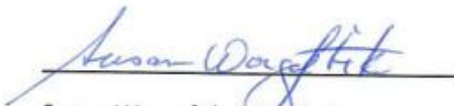
\$8,730.00

3. To be appropriated to:

Greenfield Recreation
Department Beacon Field
Enhancements

4. The amounts requested will be used for the following purpose:

Installation of Concrete cornhole boards, ladder ball, and chess table at Beacon Field.



Susan Worgaftik, CPC Chair



Anna Oltman, Community Development
CPC Liaison

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor :

Second by Councilor :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the appropriation of \$20,000 from Community Preservation Act Funding to the Greenfield Conservation Commission for the Greenfield Conservation Fund

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

Attachments:

1. Community Preservation Act Appropriation Request

CITY OF GREENFIELD SUPPLEMENTAL APPROPRIATION REQUEST

Community Preservation Act (CPA)

2026

Date: March 26, 2026

Request is hereby made for approval of the following appropriation:

1. Amount requested:

\$20,000.00



(Accountant approval)

2. To be appropriated from:

CPA Open Space

\$20,000.00

Total

\$20,000.00

3. To be appropriated to:

Greenfield Conservation
Commission Conservation Fund

4. The amounts requested will be used for the following purpose:

Conservation Fund for flexible use by Conservation Commission for CPA-eligible purposes.



Susan Worgaftik, CPC Chair



Anna Oltman, Community Development
CPC Liaison

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor _____:

Second by Councilor _____:

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the appropriation of \$20,000 from Community Preservation Act Funding to the Greenfield Department of Planning for the Millers Meadow Project

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

Attachments:

1. Community Preservation Act Appropriation Request

CITY OF GREENFIELD SUPPLEMENTAL APPROPRIATION REQUEST

Community Preservation Act (CPA)

2026

Date: March 26, 2026

Request is hereby made for approval of the following appropriation:

1. Amount requested:

\$20,000.00



(Accountant approval)

2. To be appropriated from:

CPA Open Space

\$7,600.00

CPA Undesignated

\$12,400.00

Total

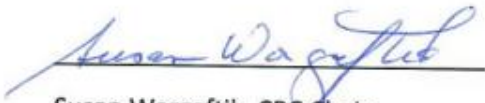
\$20,000.00

3. To be appropriated to:

Greenfield Department of
Planning Millers Meadow

4. The amounts requested will be used for the following purpose:

Creation of recreation opportunities at Millers Meadow.



Susan Worgaftik, CPC Chair



Anna Oltman, Community Development
CPC Liaison

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor _____:

Second by Councilor _____:

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the appropriation of \$24,600 from Community Preservation Act Funding to the Museum of Our Industrial Heritage for the Greenfield Tap & Die Historic Paintings Preservation Project

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

Attachments:

1. Community Preservation Act Appropriation Request

CITY OF GREENFIELD SUPPLEMENTAL APPROPRIATION REQUEST

Community Preservation Act (CPA)

2026

Date: March 26, 2026

Request is hereby made for approval of the following appropriation:

1. Amount requested:

\$24,600.00



(Accountant approval)

2. To be appropriated from:

CPA Undesignated

\$24,600.00

Total

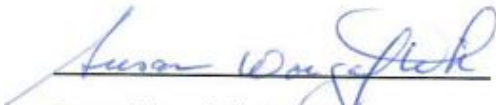
\$24,600.00

3. To be appropriated to:

Museum of Our Industrial
Heritage Greenfield Tap & Die
Historic Paintings Preservation

4. The amounts requested will be used for the following purpose:

Professional cleaning and restoration of 11 historic paintings.



Susan Worgaftik, CPC Chair



Anna Oltman, Community Development
CPC Liaison

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor _____:

Second by Councilor _____:

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the appropriation of \$30,000 from Community Preservation Act Funding to the Greenfield City Clerk for the Preservation of Historic City Documents

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

Attachments:

1. Community Preservation Act Appropriation Request

CITY OF GREENFIELD SUPPLEMENTAL APPROPRIATION REQUEST

Community Preservation Act (CPA)

2026

Date: March 26, 2026

Request is hereby made for approval of the following appropriation:

1. Amount requested:

\$30,000.00



(Accountant approval)

2. To be appropriated from:

CPA Undesignated

\$30,000.00

Total

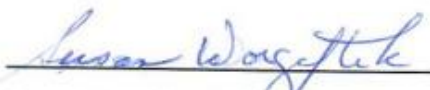
\$30,000.00

3. To be appropriated to:

Greenfield City Clerk
Preservation of Historic City
Documents

4. The amounts requested will be used for the following purpose:

Preservation and conservation of historic documents held by Greenfield City Clerk.


Susan Worgaftik, CPC Chair
Anna Oltman, Community Development
CPC Liaison

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor _____ :

Second by Councilor _____ :

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the appropriation of \$30,000 from Community Preservation Act Funding to the Greenfield Housing Authority for the Security Deposit and Rental Assistance Fund

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

Attachments:

1. Community Preservation Act Appropriation Request

CITY OF GREENFIELD SUPPLEMENTAL APPROPRIATION REQUEST

Community Preservation Act (CPA)

2026

Date: March 26, 2026

Request is hereby made for approval of the following appropriation:

1. Amount requested:

\$30,000.00



(Accountant approval)

2. To be appropriated from:

CPA Housing

\$30,000.00

Total

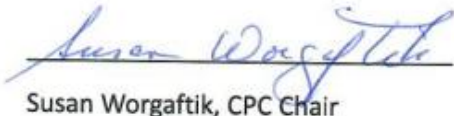
\$30,000.00

3. To be appropriated to:

Greenfield Housing Authority
Security Deposit and Rental
Assistance Fund

4. The amounts requested will be used for the following purpose:

Direct financial assistance for low- and moderate-income Greenfield residents in need of application assistance, security deposits, and first and/or last month's rent in order to obtain housing.



Susan Worgahtik, CPC Chair



Anna Oltman, Community Development
CPC Liaison

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor _____:

Second by Councilor _____:

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the appropriation of \$50,000 from Community Preservation Act Funding to Rural Development, Inc. for the 176 Main Street Affordable Housing Project

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

Attachments:

1. Community Preservation Act Appropriation Request

CITY OF GREENFIELD SUPPLEMENTAL APPROPRIATION REQUEST

Community Preservation Act (CPA)

2026

Date: March 26, 2026

Request is hereby made for approval of the following appropriation:

1. Amount requested:

\$50,000.00



(Accountant approval)

2. To be appropriated from:

CPA Housing

\$50,000.00

Total

\$50,000.00

3. To be appropriated to:

Rural Development, Inc. 176
Main Street Affordable Housing

4. The amounts requested will be used for the following purpose:

Creation of 32 new units of affordable housing on Main Street.



Susan Worgaftik, CPC Chair



Anna Oltman, Community Development
CPC Liaison

CITY COUNCIL ORDER

City of Greenfield

MASSACHUSETTS

Councilor _____:

Second by Councilor _____:

The City Council

Upon recommendation of Mayor Desorgher

Move that it be Ordered, that

The City Council approves the appropriation of \$60,000 from Community Preservation Act Funding to the Franklin Community Cooperative for the Former Wilson's Building Façade Restoration

Majority Vote Required (7).

VOTE:

Explanation of supporting rationale:

Attachments:

1. Community Preservation Act Appropriation Request

CITY OF GREENFIELD SUPPLEMENTAL APPROPRIATION REQUEST
Community Preservation Act (CPA)
2026

Date: March 26, 2026

Request is hereby made for approval of the following appropriation:

1. Amount requested:

\$60,000.00



(Accountant approval)

2. To be appropriated from:

CPA Historic	\$27,600.00
CPA Undesignated	\$32,400.00
Total	\$60,000.00

3. To be appropriated to:

Franklin Community Co-op
Former Wilson's Building Facade
Restoration

4. The amounts requested will be used for the following purpose:

Restoration of original red brick exterior of Wilson's building facade by removal of non-historic steel paneling.


Susan Worgaftik, CPC Chair
Anna Oltman, Community Development
CPC Liaison

City of Greenfield
MASSACHUSETTS

Councilor _____ :

Second by Councilor _____ :

The City Council

Upon recommendation of the Mayor Desorgher

Moves that it be Ordered,

That the City Council votes to appropriate the sum of \$70,024,736 which is the full amount necessary for the Fiscal Year 2027 General Fund Budget (July 1, 2026, to June 30, 2027).

To meet said appropriation, the following funding sources and amounts will be raised and transferred from:

Parking Meter Receipts Reserved:	250,000
Pension Stabilization:	200,000
Raise and Appropriate:	69,574,736

Majority Vote Required (7)

VOTE:

Explanation of supporting rationale:

Departmental operational budgets (pages 30 to 38 from FY 27 Budget book)

Operating Budget Summary

LEGISLATIVE							
	Actual	Actual	Actual	Budget	Department	Mayor	\$ Change
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2027	FY26-FY27
City Council							
Salary & Wages	67,797.26	70,719.21	78,356.43	83,487.00	85,594.00	85,594.00	3%
Expenses	5,863.09	6,978.35	8,534.37	17,400.00	23,600.00	21,600.00	24%
Total	73,660.35	77,697.56	86,890.80	100,887.00	109,194.00	107,194.00	6%
Total Legislative							
Total Legislative	73,660.35	77,697.56	86,890.80	100,887.00	109,194.00	107,194.00	6%
EXECUTIVE							
	Actual	Actual	Actual	Budget	Department	Mayor	\$ Change
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2027	FY26-FY27
Mayor							
Salary & Wages	220,971.38	232,501.00	206,987.13	203,522.60	223,006.00	212,501.00	4%
Expenses	17,413.12	21,722.00	11,342.38	15,300.00	12,800.00	12,800.00	-16%
Total	238,384.50	254,223.00	218,329.51	218,822.60	235,806.00	225,301.00	3%
Chief of Staff							
Salary & Wages	81,768.69	34,613.44	68,949.96	72,150.00	73,945.00	73,945.00	2%
Expenses	211.11	-	-	600.00	500.00	500.00	-17%
Total	81,979.80	34,613.44	68,949.96	72,750.00	74,445.00	74,445.00	2%
Economic Development							
Salary & Wages	72,231.57	66,177.54	135,414.36	154,074.39	145,075.00	145,075.00	-6%
Expenses	26,589.77	21,471.77	21,471.77	20,700.00	23,489.00	23,489.00	13%
Total	98,821.34	87,649.31	156,886.13	174,774.39	168,564.00	168,564.00	-4%
Total Executive							
Total Executive	419,185.64	376,485.75	444,165.60	466,346.99	478,815.00	468,310.00	0%

FINANCIAL ADMINISTRATION							
	Actual	Actual	Actual	Budget	Department	Mayor	\$ Change
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2027	FY26-FY27
Accounting							
Salary & Wages	235,199.09	243,157.51	203,879.64	322,974.00	322,514.00	322,514.00	0%
Expenses	143,618.27	148,321.90	166,682.79	128,950.00	183,800.00	183,800.00	43%
Total	378,817.36	391,479.41	370,562.43	451,924.00	506,314.00	506,314.00	12%
Audit							
Expenses	49,000.00	60,000.00	60,000.00	60,000.00	60,000.00	60,000.00	0.00
Total Audit	49,000.00	60,000.00	60,000.00	60,000.00	60,000.00	60,000.00	0.00
Assessors							
Salary & Wages	124,067.68	124,411.08	166,691.79	206,427.00	217,791.00	217,191.00	5%
Expenses	81,516.59	96,464.13	85,430.80	40,860.00	85,950.00	85,950.00	110%
Total	205,584.27	220,875.21	252,122.59	247,287.00	303,741.00	303,141.00	23%
Treasurer/Collector							
Salary & Wages	184,819.79	191,922.17	168,630.89	199,356.00	205,338.00	205,338.00	3%
Expenses	61,392.48	45,579.42	31,787.08	35,525.00	31,910.00	31,910.00	-10%
Total	246,212.27	237,501.59	200,417.97	234,881.00	237,248.00	237,248.00	1%
Tax Title							
Expenses	49,613.17	46,223.38	396,746.02	60,000.00	60,000.00	60,000.00	0.00
Total	49,613.17	46,223.38	396,746.02	60,000.00	60,000.00	60,000.00	0%
Total Financial Administration							
Total Financial Administration	929,227.07	956,079.59	1,279,849.01	1,054,092.00	1,167,303.00	1,166,703.00	11%
OPERATIONS SUPPORT							
	Actual	Actual	Actual	Budget	Department	Mayor	\$ Change
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2027	FY26-FY27
Legal Labor							
Expenses	72,402.35	126,427.89	90,979.70	95,000.00	95,000.00	95,000.00	0%
Total	72,402.35	126,427.89	90,979.70	95,000.00	95,000.00	95,000.00	0%
Legal City							
Expenses	138,010.14	252,392.15	188,716.36	150,000.00	150,000.00	150,000.00	0.00
Total	138,010.14	252,392.15	188,716.36	150,000.00	150,000.00	150,000.00	0.00
Human Resources							
Salary & Wages	228,333.36	236,086.48	262,556.78	280,071.00	287,608.00	287,608.00	3%
Expenses	18,225.87	13,694.67	7,926.56	9,020.00	9,021.00	9,021.00	0%
Total	246,559.23	249,781.15	270,483.34	289,091.00	296,629.00	296,629.00	3%
Technology							
Salary & Wages	223,869.70	255,913.15	278,597.49	348,500.00	316,700.00	316,700.00	-9%
Expenses	245,406.95	260,189.37	296,043.80	324,700.00	419,850.00	419,850.00	29%
Total	469,276.65	516,102.52	574,641.29	673,200.00	736,550.00	736,550.00	9%
TOTAL OPERATIONS SUPPORT							
Total Operations Support	926,248.37	1,144,703.71	1,124,820.69	1,207,291.00	1,278,179.00	1,278,179.00	6%

LICENSING & REGISTRATION							
	Actual	Actual	Actual	Budget	Department	Mayor	\$ Change
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2027	FY26-FY27
City Clerk							
Salary & Wages	157,664.59	169,393.00	187,448.64	196,343.00	204,987.00	204,987.00	4%
Expenses	7,426.96	12,775.00	6,323.04	9,550.00	13,550.00	8,050.00	-16%
Total	165,091.55	182,168.00	193,771.68	205,893.00	218,537.00	213,037.00	3%
Elections							
Salary & Wages	18,190.19	25,350.43	24,950.96	27,000.00	27,200.00	27,200.00	1%
Expenses	9,768.86	15,376.97	11,887.39	14,246.00	9,000.00	8,000.00	-44%
Total	27,959.05	40,727.40	36,838.35	41,246.00	36,200.00	35,200.00	-15%
Board of Registrars							
Salary & Wages	2,800.00	2,625.00	2,625.00	3,500.00	3,500.00	3,500.00	0%
Expenses	8,428.28	8,270.68	10,621.93	19,000.00	18,100.00	16,100.00	-15%
Total	11,228.28	10,895.68	13,246.93	22,500.00	21,600.00	19,600.00	-13%
Licensing Commission							
Salary & Wages	38,691.08	41,476.81	50,322.36	51,898.00	12,000.00	12,000.00	-77%
Expenses	592.44	309.46	182.58	950.00	1,100.00	1,100.00	0%
Total	39,283.52	41,786.27	50,504.94	52,848.00	13,100.00	13,100.00	-75%
TOTAL LICENSING & REGISTRATION							
Total Licensing & Registration	243,562.40	275,577.35	294,361.90	322,487.00	289,437.00	280,937.00	-13%

LAND USE & DEVELOPMENT							
	Actual	Actual	Actual	Budget	Department	Mayor	\$ Change
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2027	FY26-FY27
Conservation Commission							
Expenses	282.00	282.00	531.00	500.00	500.00	500.00	0.00
Total	282.00	282.00	531.00	500.00	500.00	500.00	0.00
Planning Board							
Expenses	-200.00	377.30	417.88	500.00	500.00	500.00	0.00
Total	-200.00	377.30	417.88	500.00	500.00	500.00	0.00
Zoning Board							
Expenses	520.63	481.24	281.54	500.00	550.00	750.00	50%
Total	520.63	481.24	281.54	500.00	550.00	750.00	50%
Planning Department							
Salary & Wages	104,661.87	111,766.17	114,584.00	127,415.00	120,000.00	120,000.00	-6%
Expenses	13,371.34	6,873.06	4,325.44	4,800.00	7,050.00	7,050.00	47%
Total	118,033.21	118,639.23	118,909.44	132,215.00	127,050.00	127,050.00	-4%
TOTAL LAND USE & DEVELOPMENT							
Total Land Use & Development	118,635.84	119,779.77	120,139.86	133,715.00	128,600.00	128,800.00	-4%

OTHER GENERAL GOVERNMENT							
	Actual	Actual	Actual	Budget	Department	Mayor	\$ Change
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2027	FY26-FY27
Central Services							
Salary & Wages	69,062.64	46,925.62	6,790.00	0.00	13,000.00	13,000.00	
Expenses	253,846.24	257,788.30	301,137.91	300,400.00	291,000.00	291,000.00	-3%
Total	322,908.88	304,713.92	307,927.91	300,400.00	304,000.00	304,000.00	1%
Central Maintenance							
Salary & Wages	448,257.71	461,910.74	528,008.72	608,797.00	565,157.00	565,157.00	-7%
Expenses	113,173.45	215,609.52	193,015.60	192,080.00	145,450.00	166,350.00	-13%
Total	561,431.16	677,520.26	721,024.32	800,877.00	710,607.00	731,507.00	-9%
Energy							
Salary & Wages	80,700.91	79,042.77	128,041.99	134,789.00	139,480.00	111,963.00	-17%
Expenses	802,754.53	882,388.23	961,440.46	905,867.00	973,750.00	973,750.00	7%
Total	883,455.44	961,431.00	1,089,482.45	1,040,656.00	1,113,230.00	1,085,713.00	4%
TOTAL OTHER GENERAL GOVERNMENT							
Total Other General Government	1,767,795.48	1,943,665.18	2,118,434.68	2,141,933.00	2,127,837.00	2,121,220.00	-1%
PUBLIC SAFETY							
	Actual	Actual	Actual	Budget	Department	Mayor	\$ Change
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2027	FY26-FY27
Police							
Salary & Wages	3,268,323.06	3,268,323.06	3,444,632.10	3,762,495.00	3,986,985.00	3,892,437.00	3.5%
Expenses	292,458.57	275,693.60	264,177.12	257,750.00	331,950.00	299,450.00	16.2%
Total	3,560,781.63	3,544,016.66	3,708,809.22	4,020,245.00	4,318,935.00	4,191,887.00	4.3%
Parking							
Salary & Wages	40,369.32	22,917.60	25,324.49	43,400.00	44,702.00	44,702.00	3.0%
Expenses	76,062.69	62,591.10	50,415.32	81,200.00	91,200.00	81,200.00	0.0%
Total	116,432.01	85,508.70	75,739.81	124,600.00	135,902.00	125,902.00	1.0%
Dispatch							
Salary & Wages	652,001.79	565,132.53	652,900.07	648,508.00	774,691.00	711,826.00	9.8%
Expenses	9,341.56	6,227.52	6,017.01	5,550.00	15,900.00	15,900.00	186.5%
Total	661,343.35	571,360.05	658,917.08	654,058.00	790,591.00	727,726.00	11.3%
Fire							
Salary & Wages	2,727,707.75	2,872,367.71	2,949,897.45	3,057,006.00	3,242,571.00	3,037,522.00	-1%
Expenses	273,258.11	293,172.36	363,723.31	234,900.00	295,447.00	233,508.00	-1%
Total	3,000,965.86	3,165,540.07	3,313,620.76	3,291,906.00	3,538,018.00	3,271,030.00	-1%
Building Inspections							
Salary & Wages	193,304.37	221,754.38	260,275.74	267,100.00	270,200.00	270,200.00	1.2%
Expenses	4,639.51	2,304.95	4,975.34	5,800.00	6,400.00	6,400.00	10.3%
Total	197,943.88	224,059.33	265,251.08	272,900.00	276,600.00	276,600.00	1.4%

Weights and Measures							
Expenses	9,000.00	9,000.00	24,387.00	23,000.00	25,000.00	25,000.00	8.7%
Total	9,000.00	9,000.00	24,387.00	23,000.00	25,000.00	25,000.00	8.7%
FRCOG Inspection Program							
Expenses	96,438.00	98,134.64	100,826.00	103,935.00	106,500.00	106,500.00	2.5%
Total	96,438.00	98,134.64	100,826.00	103,935.00	106,500.00	106,500.00	2.5%
Animal Inspections							
Salary & Wages	2,992.32	2,999.88	2,989.91	3,000.00	0.00	3,000.00	0.0%
Total	2,992.32	2,999.88	2,989.91	3,000.00	0.00	3,000.00	0.0%
Emergency Management							
Salary & Wages	-	-	0.00	5,500.00	5,500.00	5,500.00	0%
Expenses	15,319.27	11,953.35	13,316.60	16,600.00	16,600.00	16,600.00	0%
Total	15,319.27	11,953.35	13,316.60	22,100.00	22,100.00	22,100.00	0%
Animal Control							
Salary & Wages	27,713.94	26,787.74	19,217.00	31,278.00			-100%
Expenses	1,692.93	742.21	2,520.00	2,500.00	25,563.00	28,563.00	1043%
Total	29,406.87	27,529.95	21,737.00	33,778.00	25,563.00	28,563.00	-15%
TOTAL PUBLIC SAFETY							
Total Public Safety	7,690,623.19	7,740,102.63	8,185,594.46	8,549,522.00	9,239,209.00	8,778,308.00	3%
EDUCATION							
	Actual	Actual	Actual	Budget	Department	Mayor	\$ Change
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2027	FY26-FY27
Education Assessments							
Expenses	1,292,865.00	1,258,510.00	1,391,968.00	1,446,660.00	1,531,206.00	1,531,206.00	6%
Total	1,292,865.00	1,258,510.00	1,391,968.00	1,446,660.00	1,531,206.00	1,531,206.00	6%
Greenfield Public Schools							
Expenses	21,553,230.00	22,786,105.00	24,023,720.00	23,697,804.00	25,465,283.00	24,147,804.00	2%
Total	21,553,230.00	22,786,105.00	24,023,720.00	23,697,804.00	25,465,283.00	24,147,804.00	2%
TOTAL EDUCATION							
Total Education	22,846,095.00	24,044,615.00	25,415,688.00	25,144,464.00	26,996,489.00	25,679,010.00	2%

PUBLIC WORKS							
	Actual	Actual	Actual	Budget	Department	Mayor	\$ Change
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2027	FY26-FY27
DPW Operating							
Salary & Wages	1,548,213.00	1,925,542.00	1,717,175.36	2,066,259.00	2,552,370.00	2,394,287.00	16%
Expenses	725,895.39	927,003.13	825,719.00	752,750.00	748,100.00	706,350.00	-6%
Total	2,274,108.39	2,852,545.13	2,542,894.36	2,819,009.00	3,300,470.00	3,100,637.00	10%
DPW Snow and Ice Removal							
Salary & Wages	37,166.42	27,664.43	43,193.71	73,000.00	73,000.00	83,000.00	14%
Expenses	146,213.06	126,376.51	187,539.96	144,800.00	144,800.00	144,800.00	0%
Total	183,379.48	154,040.94	230,733.67	217,800.00	217,800.00	227,800.00	5%
DPW Street Cleaning							
Expenses	29,575.00	28,930.75	28,246.25	42,000.00	42,000.00	42,000.00	0.00
Total	29,575.00	28,930.75	28,246.25	42,000.00	42,000.00	42,000.00	0.00
DPW Trash Disposal							
Expenses	384,914.39	397,975.87	448,268.42	444,000.00	545,044.00	545,044.00	23%
Total	384,914.39	397,975.87	448,268.42	444,000.00	545,044.00	545,044.00	23%
DPW Cemetery							
Expenses	4,040.98	8,000.00	7,985.09	8,000.00	8,000.00	0.00	-1.00
Total	4,040.98	8,000.00	7,985.09	8,000.00	8,000.00	0.00	-1.00
TOTAL PUBLIC WORKS							
Total Public Works	2,876,018.24	3,441,492.69	3,258,127.79	3,530,809.00	4,113,314.00	3,915,481.00	11%

HUMAN SERVICES							
	Actual	Actual	Actual	Budget	Department	Mayor	\$ Change
	FY2023	FY2024	FY2025	Fy2026	FY2027	FY2027	FY26-FY27
Health Inspection Services							
Salary & Wages	180,586.97	191,995.85	185,598.00	249,770.00	266,529.00	252,550.00	0.00
Expenses	17,722.66	16,786.35	13,979.00	38,500.00	33,700.00	33,200.00	0.00
Total	198,309.63	208,782.20	199,577.00	288,270.00	300,229.00	285,750.00	-0.01
Council on Aging							
Salary & Wages	149,822.91	161,504.63	171,594.23	172,623.00	174,766.00	150,725.00	-13%
Expenses	6,077.81	6,061.09	3,318.99	4,600.00	4,600.00	4,600.00	0%
Total	155,900.72	167,565.72	174,913.22	177,223.00	179,366.00	155,325.00	-12%
Veterans' Services							
Salary & Wages	242,398.76	229,950.34	246,679.00	254,200.33	266,776.00	266,766.00	0.00
Expenses	272,518.35	295,610.36	246,716.00	332,384.08	322,702.00	322,702.00	0.00
Total	514,917.11	525,560.70	493,395.00	586,584.41	589,478.00	589,468.00	0.00
Human Rights Commission							
Expenses	0.00	177.92	146.01	500.00	500.00	500.00	0.00
Total	0.00	177.92	146.01	500.00	500.00	500.00	0.00
Commission on Disability Access							
Expenses	15.93	490.71	0.00	500.00	500.00	500.00	0.00
Total	15.93	490.71	0.00	500.00	500.00	500.00	0.00
Domestic Violence Task Force							
Expenses	0.00	321.35	331.74	500.00	500.00	500.00	0.00
Total	0.00	321.35	331.74	500.00	500.00	500.00	0.00
TOTAL HUMAN SERVICES							
Total Human Services	869,143.39	902,898.60	868,362.97	1,053,577.41	1,070,573.00	1,032,043.00	
CULTURE & RECREATION							
	Actual	Actual	Actual	Budget	Department	Mayor	\$ Change
	FY2023	FY2024	FY2025	FY2026	FY2026	FY2027	FY26-FY27
Library							
Salary & Wages	585,653.49	655,588.77	686,699.65	739,586.00	781,350.00	781,350.00	6%
Expenses	153,737.79	119,373.39	133,756.48	144,000.00	148,000.00	141,000.00	-2%
Total	739,391.28	774,962.16	820,456.13	883,586.00	929,350.00	922,350.00	4%
Recreation Department							
Salary & Wages	179,159.64	245,325.11	239,246.44	274,748.00	298,445.00	239,263.00	-13%
Expenses	0.00	1,390.50	10,100.00	10,100.00	10,100.00	10,100.00	0%
Total	179,159.64	246,715.61	249,346.44	284,848.00	308,545.00	249,363.00	-12%
Historical Commission							
Expenses	188.16	94.50	0.00	500.00	500.00	500.00	0%
Total	188.16	94.50	0.00	500.00	500.00	500.00	0%
TOTAL CULTURE & RECREATION							
Total Culture & Recreation	918,739.08	1,021,772.27	1,069,802.57	1,168,934.00	1,238,395.00	1,172,213.00	0%

DEBT SERVICE							
	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Budget</i>	<i>Department</i>	<i>Mayor</i>	<i>\$ Change</i>
	<i>FY2023</i>	<i>FY2024</i>	<i>FY2025</i>	<i>FY2026</i>	<i>FY2027</i>	<i>FY2027</i>	<i>FY26-FY27</i>
Long Term Debt Principal							
Expenses	2,545,997.00	3,119,795.00	2,964,000.00	2,026,100.00	2,068,120.00	2,068,120.00	2%
Total	2,545,997.00	3,119,795.00	2,964,000.00	2,026,100.00	2,068,120.00	2,068,120.00	2%
Long Term Debt Interest							
Expenses	1,579,106.00	1,410,821.00	2,026,100.00	1,500,000.00	1,246,200.00	1,246,200.00	-17%
Total	1,579,106.00	1,410,821.00	2,026,100.00	1,500,000.00	1,246,200.00	1,246,200.00	-17%
Short Term Interest							
Expenses	355,000.00	0.00	0.00	0.00	65,925.00	0.00	
Total	355,000.00	0.00	0.00	0.00	65,925.00	0.00	
TOTAL DEBT SERVICE							
Total Debt Service	4,480,103.00	4,530,616.00	4,990,100.00	3,526,100.00	3,380,245.00	3,314,320.00	-6%

MISCELLANEOUS							
	Actual	Actual	Actual	Budget	Department	Mayor	\$ Change
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2027	FY26-FY27
FRCOG Assessment							
Expenses	90,316.37	90,814.00	93,510.48	92,000.00	101,740.00	101,740.00	11%
Total	90,316.37	90,814.00	93,510.48	92,000.00	101,740.00	101,740.00	11%
Contributory Retirement							
Expenses	5,566,762.00	6,055,418.00	6,479,699.00	6,942,559.00	7,336,512.00	7,336,512.00	6%
Total	5,566,762.00	6,055,418.00	6,479,699.00	6,942,559.00	7,336,512.00	7,336,512.00	6%
Workers Compensation Insurance							
Expenses	249,153.00	352,682.00	380,000.00	350,000.00	300,000.00	300,000.00	-0.14
Total	249,153.00	352,682.00	380,000.00	350,000.00	300,000.00	300,000.00	-0.14
Unemployment Insurance							
Expenses	120,000.00	120,000.00	90,000.00	90,000.00	150,000.00	150,000.00	67%
Total	120,000.00	120,000.00	90,000.00	90,000.00	150,000.00	150,000.00	67%
Employees' Health Insurance							
Expenses	7,642,477.00	7,918,053.00	9,003,123.00	10,652,707.00	13,048,607.00	11,200,000.00	0.05
Total	7,642,477.00	7,918,053.00	9,003,123.00	10,652,707.00	13,048,607.00	11,200,000.00	0.05
Employees' Life Insurance							
Expenses	120,242.26	122,639.01	108,668.48	135,000.00	130,000.00	130,000.00	-4%
Total	120,242.26	122,639.01	108,668.48	135,000.00	130,000.00	130,000.00	-4%
Medicare City Match							
Expenses	499,210.11	497,186.64	527,383.58	530,000.00	530,000.00	530,000.00	0.00
Total	499,210.11	497,186.64	527,383.58	530,000.00	530,000.00	530,000.00	0.00
Liability Insurance							
Expenses	615,037.16	683,442.22	733,188.52	732,450.00	805,000.00	833,766.00	14%
Total Liability Insurance	615,037.16	683,442.22	733,188.52	732,450.00	805,000.00	833,766.00	14%
TOTAL MISCELLANEOUS							
Total Miscellaneous	14,654,044.90	15,840,234.87	17,415,573.06	19,524,716.00	22,401,859.00	20,582,018.00	0.05
TOTAL OPERATING BUDGET							
	Actual	Actual	Actual	Budget	Department	Mayor	\$ Change
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2027	FY26-FY27
Total Operating Budget	58,813,081.95	62,415,720.97	66,671,911.39	67,924,874.40	74,019,449.00	70,024,736.00	3.09%

City of Greenfield
MASSACHUSETTS

Councilor _____ :
Second by Councilor _____ :

The City Council

Upon recommendation of the Mayor Desorgher

Move that it be Ordered,

That the sum of \$ 2,207,731 be appropriated for the FY27 operations of the Water Enterprise, and further, appropriate the sum of \$ 607,450 to be transferred to the General Fund for indirect costs, for a total appropriation to the Water Enterprise Fund of \$ 2,815,181 to be raised from Water User Rate Receipts for the fiscal year starting July 1, 2026 and ending June 30, 2027.

Majority Vote Required (7)

VOTE:

Explanation of supporting rationale:

Attachment: FY27 Detail for Water Enterprise

411-Water Administration & Engineering							Funding Source	
Description	Bargaining Unit	Hrs./Week	FTE	Department	Mayor FY2027		Water Fund	Other
Deputy Director	NR	37.5	0.33	39,320	39,320		39,320	
WPCF Superintendent	SSEA	37.5	0.5	51,524	51,524		51,524	
Field Superintendent	SSEA	37.5	0.5	41,130	41,130		41,130	
WPCF Operations Supervisor					0		0	
Assistant Office Manager	SSEA	13	0.33	13,000	13,000		13,000	
Engineering Technician	SSEA	37.5	0.33	22,250	22,250		22,250	
Engineering Technician	SSEA	37.5	0.33	22,250	22,250		22,250	
Stipend				-	-		-	
26.1 Accrual				-	-		-	
Longevity Pay				8,268	8,268		8,268	
Overtime				-	-		-	
Water Engineering				42,000	42,000		42,000	
Total Water Administration & Engineering			2.32	239742	239742		239742	

429-Water Service Division							Funding	
Description	Bargaining Unit	Hrs./Week	FTE	Department	Mayor FY2027		Water Fund	
Master Mechanic	UPSEU-DPW	40	1	78,312	78,312		78,312	
Overtime				-	-		-	
Water-Vehicle Maint Cont Serv				6,500	6,500		6,500	
Water-No Lead Gasoline				23,000	23,000		23,000	
Diesel Fuel Water Enterprise				15,000	15,000		15,000	
Water-Vehicle Maint Lubricants				3,500	3,500		3,500	
Water-Vehicle Maint Parts				45,000	45,000		45,000	
Water-Vehicle Replacement				-	-		-	
Vehicle Lease				-	-		-	
Total Water Service Division			1	171,312	171,312		171,312	

452-Water Distribution							
Description	Bargaining Unit	Hrs./Week	FTE	Department	Mayor FY2027	Funding Source	
Crew Chief	UPSEU-DPW	40		1	72,612	72,612	72,612
Operator	UPSEU-DPW	40		1	63,814	63,814	63,814
Operator	UPSEU-DPW	40		1	63,814	63,814	63,814
Craftsman	UPSEU-DPW	40		1	62,130	62,130	62,130
Laborer	UPSEU-DPW	40		1	62,130	62,130	62,130
Laborer	UPSEU-DPW	40		1	62,130	62,130	62,130
Laborer	UPSEU-DPW	40		1	62,130	62,130	62,130
Temp Salary/Wages Full Time					10,000	10,000	10,000
Longevity Pay					8,268	8,268	8,268
Overtime					42,000	42,000	42,000
On Call Standby					15,000	15,000	15,000
Incentive Pay - Water Licenses					-	-	-
Water Main Heaters Electricity					2,000	2,000	2,000
Water Main Contracted Services					2,000	2,000	2,000
Water Services Contracted Serv					4,000	4,000	4,000
Medical Physicals					1,400	1,400	1,400
Water/Sewer Billing Data					10,000	10,000	10,000
Random Drug Testing					3,000	3,000	3,000
Personnel Services-Tuition					5,000	5,000	5,000
Water Mains-Materials & Tools					120,000	120,000	120,000
Materials Fire Hydrants					30,000	30,000	30,000
Water Services-Materials					23,000	23,000	23,000
Water Meters-Materials					-	-	-
Personnel Services-Clothin All					4,000	4,000	4,000
Personnel Services Licenses					4,000	4,000	4,000
Total Water Distribution				7	732,428	732,428	732,428
453-Water Pumping Station							
Description	Bargaining Unit	Hrs./Week	FTE	Department	Mayor FY2027	Funding Source	
Green River Plant Electricity					40,000	40,000	40,000
Adams Hill Tank/Pump Electric					7,000	7,000	7,000
Green River Plant Gas					2,500	2,500	2,500
Green River Pump-Contract Serv					5,500	5,500	5,500
Adams Hill Tank Pump-Contract					3,500	3,500	3,500
Adams Hill Tank Pump Communica					100	100	100
Green River Pumpstation-Materi					1,500	1,500	1,500
Materials Adams Hill Tank Pump					1,600	1,600	1,600
Total Water Pumping Station				-	61,700	61,700	-

454-Water Supply Facilities							
Description	Bargaining Unit	Hrs./Week	FTE	Department FY2027	Major Fa2027	Funding Source	
						Water Fund	Other
Lead Operator	UPSEU-DPW	40	1	78,312	78,312	78,312	
Drinking Water Operator	UPSEU-DPW	40	1	63,814	63,814	63,814	
Operations Tech	UPSEU-DPW	40	1	58,550	58,550	58,550	
Operations Tech	UPSEU-DPW	40	1	63,814	63,814	63,814	
Operations Tech	UPSEU-DPW	40	0.33	21,059	21,059	21,059	
26.1 Accrual				-	-	-	
Longevity Pay				2,500	2,500	2,500	
Overtime				16,000	16,000	16,000	
Standby				9,000	9,000	9,000	
Mill Brook Solar				42,000	42,000	42,000	
Millbrook wells Electricity				-	-	-	
Oak Hill Filter Plant Electric				4,500	4,500	4,500	
Rocky Mt Tank Electricity				2,500	2,500	2,500	
Millbrook Wells Gas				2,500	2,500	2,500	
Oak Hill Filter Plant Gas				3,000	3,000	3,000	
Rocky Mt Tank-Gas				-	-	-	
Leyden Glen Reservoir-Contract				5,000	5,000	5,000	
Millbrook Wells - Contract Servs				7,000	7,000	7,000	
Oak Hill Filterplant-Contract				10,000	10,000	10,000	
Laboratory-Contract Service				23,000	23,000	23,000	
Leyden Glen Reservoir Taxes				25,000	25,000	25,000	
Medical Physicals				500	500	500	
Millbrook Wells-Communications					0	0	
Oak Hill Filter Plant-Communic				-	-	-	
Millbrook Wells-Chemicals				15,000	15,000	15,000	
Oak Hill Filter Plant - Chemical				20,000	20,000	20,000	
Materials Leyden Glen Reservoir				500	500	500	
Millbrook Wells-Materials				5,500	5,500	5,500	
Oak Hill Filter Plant-Material				8,500	8,500	8,500	
Rocky Mt Water Tank-Materials				1,300	1,300	1,300	
Laboratory Materials				13,000	13,000	13,000	
Total Water Supply Facilities			4.33	501,849	501,849	501,849	

710 – Debt Service (Water)							
Description	Bargaining Unit	Hrs./Week	FTE	Department	Major	Funding Source	
						General Fund	Other
Multi-Purpose loan of 2009				6,000	6,000	6,000	
Water Principal - MPL of 2014				0	0	0	
Multi-Purpose Loan of 2016				68,000	68,000	68,000	
Multi-Purpose Loan of 2019				0	0	0	
Multi-Purpose Loan of 2022				107,000	107,000	107,000	
Multi-Purpose Loan of 2022				120,000	120,000	120,000	
Principal Paydown				50,000	50,000	50,000	
Total Debt Service (Water)				351,000	351,000	351,000	-
751 – Debt Interest (Water)							
Description	Bargaining Unit	Hrs./Week	FTE	Department	Major	Funding Source	
						General Fund	Other
Multi-Purpose loan of 2009				0	0	0	
Water Principal – MPL of 2014				0	0	0	
Multi-Purpose Loan of 2016				33,500	33500	33500	
Multi-Purpose Loan of 2019				0	0	0	
Multi-Purpose Loan of 2022				50,500	50500	50500	
Multi-Purpose Loan of 2024				65,700	65700	65700	
Total Debt Interest (Water)				149,700	149,700	149,700	-
991 – Indirect Cost (Water)							
Description	Bargaining Unit	Hrs./Week	FTE	Department	Major	Funding Source	
				FY2027	FY2027	General Fund	Other
Indirect Cost - Workers Comp				5000	5000	5000	
Indirect Cost - Health Insurance				242,000	242000	242000	
Indirect Cost - Life Insurance				2,100	2100	2100	
Indirect Cost - Retirement				19,350	19350	19350	
Indirect Cost - Other Dept				85,000	85000	85000	
Indirect Cost - Medicare Match				254,000	254000	254000	
Total Indirect Cost (Sewer)				607,450	607,450	607,450	-

City of Greenfield
MASSACHUSETTS

Councilor _____ :
Second by Councilor _____ :

The City Council

Upon recommendation of the Mayor Desorgher

Move that it be Ordered,

That the sum of \$3,152,974 be appropriated for the FY27 operations of the Sewer Enterprise, and further, appropriate the sum of \$742,690 to be transferred to the General Fund for indirect costs, for a total appropriation to the Sewer Enterprise Fund of \$3,895,664 to be raised from Sewer User Rate Receipts for the fiscal year starting July 1, 2026 and ending June 30, 2027.

Majority Vote Required (7)

VOTE:

Explanation of supporting rationale:

Attachment: FY27 Detail for Sewer Enterprise

411-Sewer Administration & Engineering							
Description	Bargaining Unit	Hrs./Week	FTE	Department FY27	Mayor FY27	Funding Source	
						Sewer Fund	Other
Deputy Director	NR	37.5	0.33	22,250	22,250	22,250	
WPCF Superintendent	SSEA	37.5	0.5	48,405	48,405	48,405	
WPCF Operations Supervisor	SSEA	37.5	0.5	48,405	48,405	48,405	
Asst. Field Superintendent	SSEA	37.5	0.5	51,524	51,524	51,524	
WPCF Lab Manager	SSEA	37.5	1	72,610	72,610	72,610	
Engineering Technician	SSEA	37.5	0.33	21,178	21,178	21,178	
Engineering Technician	SSEA	37.5	0.33	21,178	21,178	21,178	
Stipend				750	750	750	
26.1 Accrual				1,100	1,100	1,100	
Longevity Pay				2,510	2,510	2,510	
Sewer Engineering				30,000	30,000	30,000	
Total Sewer Administration & Engineering			3.49	319910	319910	319910	

429-Sewer Service Division							
Description	Bargaining Unit	Hrs./Week	FTE	Department FY27	Mayor FY27	Funding Source	
						Sewer Fund	Other
Diesel Fuel				28,000	28,000	28,000	
Overtime Vehicle Maintenance				2,000	2,000	2,000	
Sewer Gasoline				10,000	10,000	10,000	
Sewer Vehicle Maint Lubricants				3,000	3,000	3,000	
Sewer Vehicle Maint Parts				45,000	45,000	45,000	
Sewer Vehicle Maint Cont Serv				6,000	6,000	6,000	
Total Sewer Service Division			0	94000	94000	94000	

440-Sewers & Drains							
Description	Bargaining Unit	Hrs/week	FTE	Department		Funding Source	
				FY27	Mayor FY27	Sewer Fund	Other
Crew Chief	UPSEU-DPW	40	1	63,814	63,814	63,814	
Senior Operator	UPSEU-DPW	40	1	61,070	61,070	61,070	
Operator	UPSEU-DPW	40	1	53,269	53,269	53,269	
Craftsman	UPSEU-DPW	40	1	48,405	48,405	48,405	
Craftsman	UPSEU-DPW	40	1	51,524	51,524	51,524	
Craftsman	UPSEU-DPW	40	1	53,269	53,269	53,269	
Laborer	UPSEU-DPW	40	1	51,043	51,043	51,043	
Longevity Pay				2,500	2,500	2,500	
Overtime-Collection				35,000	35,000	35,000	
Standby Collection				30,000	30,000	30,000	
Sewer main-Contracted Svcs				3,000	3,000	3,000	
Sewer Service-Contract Service				3,000	3,000	3,000	
Medical Physicals				1,300	1,300	1,300	
Random Drug Testing				1,800	1,800	1,800	
Tuition-Sewer Collection				5,000	5,000	5,000	
Sewer Mains - Materials				45,000	45,000	45,000	
Materials Sewer Manholes				25,000	25,000	25,000	
Sewer Ser - Materials				4,000	4,000	4,000	
Pers. Ser -Clothing Allow				5,600	5,600	5,600	
Licenses-Sewer Collection				3,000	3,000	3,000	
Sump Pump I & I				7,000	7,000	7,000	
Drain Line Repair				4,000	4,000	4,000	
Total Sewers & Drains			7	557,594	557,594	557,594	-
443-Sewer Pumping Station							
Description	Bargaining Unit	Hrs./Week		Department		Funding Source	
				FY2027	Mayor FY2027	Sewer Fund	Other
Sewer Pump Station-Electricity				8,000	8,000	8,000	
Sewer Pump Station Propane Gas				2,000	2,000	2,000	
				2,100	2,100	2,100	
Sewer Pump Sta-Cntr Service							
Sewer Pump Station-Materials				2,000	2,000	2,000	
Total Sewer Pumping Station				14,100	14,100	14,100	-

449-Water Pollution Control Facility (Sewer)							
Description	Bargaining Unit	Hrs./Week	FTE	Department	Mayor FY2027	Funding Source	
						Sewer Fund	Other
Lead Operator	UPSEU-DPW	40	1	86,510	86,510	86,510	
Technician Level II	UPSEU-DPW	40	1	62,130	62,130	62,130	
Technician Level II	UPSEU-DPW	40	1	62,130	62,130	62,130	
Technician Level II	UPSEU-DPW	40	1	65,000	65,000	65,000	
Temporary Full Time				38,000	38,000	38,000	
Longevity Pay					0	0	
Overtime-Sewer Treatment				33,000	33,000	33,000	
Standby-Sewer Treatment				18,000	18,000	18,000	
Mill Brook Solar				90,000	90,000	90,000	
WPCF Electricity				12,000	12,000	12,000	
WPCF Heating Oil				14,000	14,000	14,000	
WPCF LP Gas				-	-	-	
WPCF Contacted Serv				12,000	12,000	12,000	
WPCF Lab-Cont Serv				28,000	28,000	28,000	
Sludge Disposal Contract Serv				740,000	740,000	740,000	
Sewer Plant Trash Disposal				-	-	-	
Medical Physicals				600	600	600	
WPCF Tuition				3,000	3,000	3,000	
WPCF Tuition				-	-	-	
WPCF Chemicals				80,000	80,000	80,000	
WPCF Materials				80,000	80,000	80,000	
Materials WPCF Lab				25,000	25,000	25,000	
Sludge Disposal-Materials				-	-	-	
WPCF Tools				-	-	-	
Clothing Allow Uniforms				12,000	12,000	12,000	
WPCF Licenses				2,000	2,000	2,000	
Total Water Pollution Control Facility			4	1,463,370	1,463,370	1,463,370	-
710 – Debt Service (Sewer)							
Description	Bargaining Unit	Hrs./Week	FTE	Department	Mayor FY2027	Funding Source	
						General Fund	Other
Multi-Purpose loan of 2009				38,000	38,000	38,000	
Sewer Project MPL 2012				0	0	0	
Sewer Projects MPL 2014				12,000	12,000	12,000	
Multi-Purpose Loan of 2016				55,000	55,000	55,000	
Multi-Purpose Loan of 2019				165,000	165,000	165,000	
Multi-Purpose Loan of 2022				115,000	115,000	115,000	
Multi-Purpose Loan of 2042				75,000	75,000	75,000	
Principal Paydown				45,000	45,000	45,000	
Total Debt Service (Sewer)				505,000	505,000	505,000	-

751 – Debt Interest(Sewer)							
Description	Bargaining Unit	Hrs./Week	FTE	Department	Mayor FY2027	Funding Source	
						General Fund	Other
Multi-Purpose loan of 2009				0	0	0	
Sewer Project MPL 2012				20,000	20000	20000	
Sewer Projects MPL 2014				0	0	0	
Multi-Purpose Loan of 2016				16,000	16000	16000	
Multi-Purpose Loan of 2019				0	0	0	
Multi-Purpose Loan of 2022				48,000	48000	48000	
Multi-Purpose Loan of 2024				115,000	115000	115000	
Total Debt Service (Sewer)				199,000	199,000	199,000	-

991 – Indirect Cost (Sewer)							
Description	Bargaining Unit	Hrs./Week	FTE	Department	Mayor FY2027	Funding Source	
						General Fund	Other
Indirect Cost - Workers Comp				9570	9570	9570	
Indirect Cost - Health Insurance				286,000	286000	286000	
Indirect Cost - Life Insurance				3,120	3120	3120	
Indirect Cost - Retirement				312,000	312000	312000	
Indirect Cost - Other Dept				110,000	110000	110000	
Indirect Cost - Medicare Match				22,000	22000	22000	
Total Indirect Cost (Sewer)				742,690	742,690	742,690	-

City of Greenfield
MASSACHUSETTS

Councilor _____ :
Second by Councilor _____ :

The City Council

Upon recommendation of the Mayor Desorgher

Move that it be Ordered,

That the sum of \$2,029,701 be appropriated for the FY27 operations of the Greenfield Community Energy and Technology (GCET) Enterprise, and further, appropriate the sum of \$172,500 to be transferred to the General Fund for indirect costs, for a total appropriation to the GCET Enterprise Fund of \$2,202,201 to be raised from GCET User Rate Receipts for the fiscal year starting July 1, 2026 and ending June 30, 2027.

Majority Vote Required (7)

VOTE:

Explanation of supporting rationale:

Attachment: FY27 Detail for GCET Enterprise

465-GCET Revenues

Description	Bargaining Unit	Hrs./Week	FTE	Department FY2027	Mayor FY2027	Funding Source	
						GCET Fund	Other
GCET Rates Revenue				2,549,436	2,549,436	2,549,436	
Federal Subsidy				-2,077	-2,077	-2,077	
Total GCET Revenues			-	2,547,359	2,547,359	2,547,359	-

465-GCET Salary & Wages

Description	Bargaining Unit	Hrs./Week	FTE	Department FY2027	Mayor 2027	Funding Source	
						GCET Fund	Other
GCET General Manager	NR	40	1	98,222	98,222	98,222	
GCET Operations Manager	NR	40	1	88,644	88,644	88,644	
GCET Installation Technician	GCET	40	1	48,047	48,047	48,047	
GCET Fiber Optic Technician	GCET	40	1	61,166	61,166	61,166	
GCET Network Technician	GCET	40	1	57,049	57,049	57,049	
GCET Chief Technology Officer	GCET	40	1	122,710	122,710	122,710	
GCET Customer Services	GCET	40	1	40,560	40,560	40,560	
GCET Overtime Wages				-	-	-	
Total GCET Salary & Wages			7	516,398	516,398	516,398	

465-GCET Technology & Network

Description	Bargaining Unit	Hrs./Week	FTE	Department FY2027	Mayor FY2027	Funding Source	
						GCET Fund	Other
Outside Plant Group				84,000	84,000	84,000	
Network Operations				792,628	792,628	792,628	
Total GCET Technology & Network			-	876,628	876,628	876,628	-

465-GCET General & Administration

Description	Bargaining Unit	Hrs./Week	FTE	Department FY2027	Mayor FY2027	Funding Source	
						GCET Fund	Other
Electricity				105,000	105,000	105,000	
Rent				38,000	38,000	38,000	
Advertising				4,800	4,800	4,800	
Auditing				4,800	4,800	4,800	
Legal Expenses				6,000	6,000	6,000	
Bank Services				45,000	45,000	45,000	
Office/Cell Phones				3,600	3,600	3,600	

Office Supplies			2,775	2,775	2,775	
Pole Ins & Attachment Fees			12,000	12,000	12,000	
Total GCET General & Administration	-		221,975	221,975	221,975	-

465-GCET Capital

Description	Bargaining Unit	Hrs./Week	FTE	Department FY2027	Mayor FY2027	Funding Source	
						GCET Fund	Other
Capital Outlay				32,500	32,500	32,500	
Total GCET Capital			-	32,500	32,500	32,500	-

465-GCET Debt Service

Description	Bargaining Unit	Hrs./Week	FTE	Department FY2027	Mayor FY2027	Funding Source	
						GCET Fund	Other
Multi-Purpose Loan Principle				295,000	295,000	295,000	
LT Interest				87,200	87,200	87,200	
Total GCET Debt Service			-	382,200	382,200	382,200	-

465-GCET Indirects

Description	Bargaining Unit	Hrs./Week	FTE	Department FY2027	Mayor FY2027	Funding Source	
						GCET Fund	Other
Health Insurance				115,943	115,943	115,943	
Life Insurance				1,058	1,058	1,058	
Medicare Tax				7,488	7,488	7,488	
Workers Comp				48,011	48,011	48,011	
Total GCET Indirects			-	172,500	172,500	172,500	-
Total GCET Enterprise Fund			7	220,220	220,221	220,220	-