

AGENDA FOR THE CITY COUNCIL
JANUARY 20, 2026

[IGNORE_INDENT]

PRESIDENT'S REPORT

PUBLIC HEARING

PUBLIC COMMENT

REGULAR AND PENDING EXECUTIVE SESSION MINUTES

1. -- June 11, 2024, September 4, 2024, and April 15, 2025 Executive Session Minutes - Reviewed and ready for partial release as of September 17, 2025
2. -- December 9, 2024 Finance Committee Executive Session Minutes - Reviewed and withheld in entirety as of September 17, 2025
3. From City Clerk Brenna Murphy Leary and Admin. Assistant Jeffery Anderson Burgos- meeting minutes from January 5, 2026 reorganization meeting and January 6, 2026 meeting

LAIID ON THE TABLE

4. From City Clerk Brenna Murphy Leary and Admin. Assistant Jeffery Anderson-Burgos - October 7, 2025 meeting minutes
5. The Committee on Ordinance to whom was referred a Special permit application of Lyman Group LCC at 40 Lyman Street (038-02-001.1) to replace the existing retail marijuana special permit issued to Leaf Lux on December 1, 2020, including a request to waive certain submission requirements.
Recommended that the special permit amendment be granted with the following conditions:
 1. Prior to the permit being issued by the Building Department, there shall be a written and signed approval from the Chief of Police of the site security plan.
 2. In the event of any changes to the approved plan or transfer of ownership, the applicant will be required to come back to the City Council for review and approval prior to implementation and file an amendment to the special permit.Additionally, all prior conditions placed on the previous special permit, including:
 3. That the owner of the building always pay the commercial property tax rate to the extent allowed by federal, state, and local laws for the duration of the Special Permit.
 4. That the business retains a minimum 30% Holyoke residents for non-security jobs.
 5. That the hiring preference be given to security personnel that are retired Holyoke police or are a retired member of another police department that now lives in the city of Holyoke.
 6. There shall be no marijuana consumption allowed on site.
 7. There shall be no deliveries of retail or medical marijuana from the site to individual homes, residences, or people,
 8. That the hours of operation be set according to City ordinances.
 9. That the applicant shall follow recommendations of the OPED letter, dated November 15, 2020, and the letter from the City Engineer.

6. List of Appointments 2026

COMMUNICATIONS

7. From Mayor Joshua Garcia-FY27 Budget Development Process-Early Planning and Preparation
8. From Mayor Joshua Garcia-communication regarding Holyoke Retirement Board and PERAC
9. From Mayor Joshua Garcia-Memo_Core Building SOI for MSBA (refer to Joint committee)
10. From Mayor Joshua Garcia-letter reappointing Ms. Navae Fenwick-Rodriguez of 243 Linden St. to serve on the Holyoke Cultural Council. Ms. Fenwick-Rodriguez will serve a three-year term expiring February 2029.
11. From Mayor Joshua Garcia-letter reappointing Mr. Timothy Damon of 232 Elm St. to serve on the Holyoke Cultural Council. Mr. Damon will serve a three-year term expiring February 2029.
12. From Mayor Joshua Garcia-letter reappointing Mr. Michael Dodge of 203 Ontario Ave. to serve on the Conservation Commission. Mr. Dodge will serve a three-year term expiring on February 1, 2029.
13. From Mayor Joshua Garcia-letter reappointing Mr. Mark Lubold of 111 Norwood Terr. to serve on the Commission for the Department of Public Works. Mr. Lubold will serve a three-year term expiring February 1, 2029.
14. From Mayor Joshua Garcia-letter appointing Ms. Anne Thalheimer of 97 Brown Ave. Apt 2L to serve on the Holyoke Cultural Council. Ms. Thalheimer will serve a one year term expiring in February 2027.
15. From Chief Brian Keenan- HPD security plan approval, Lyman Group at 40 Lyman Street
16. From Fire Chief John Kadlewicz, Monthly Firefighter EMT Support Checklist
17. From Assistant City Solicitor Michael Bissonnette-Legal Opinion regarding transfer within the Mayor's Department for \$137,500
18. From Assistant City Solicitor Jane Mantolesky- Notice of Sale -Cabot Street
19. From Alicia Zoeller, Office for Community Development-Request for Consideration of FY 2025-2026 Opioid Grant Applications
20. From Maria Pagan-thank you letter for proclamation

PETITIONS

21. Petition from John McCann for a renewal of a Home Occupation Permit at 415 Ingelside St. for Ingelside Therapeutic Massage and Yoga
22. Petition from Mastafa Lbic for a a Home Occupation Permit at 60 Westfield Rd. for Custum Tailor Holyoke

REPORTS OF COMMITTEES

23. The Committee on Public Service to whom was referred an order From Mayor Joshua Garcia, letter appointing several members to serve on the Recycling Advisory Committee. Members will serve a three-year term expiring August 2026.
Awaiting disposition
24. The Committee on Public Service to whom was referred an order From Mayor Joshua Garcia, letter appointing Jeff Burkott and Davin Pasek as the Fence Viewer Committee.
Awaiting disposition
25. The Committee on Public Service to whom was referred an order From Mayor Joshua Garcia, letter appointing Ms. Verna Nortez of 475 Mpale St. #303 to serve on the Holyoke Housing Authority. Ms. Nortez will replace Marilyn Sanabria and will serve th remainder of Sanabria's term expiring on April 2, 2030.
Awaiting disposition
26. The Committee on Public Service to whom was referred an order From Mayor Joshua Garcia, letter appointing Mr. Joseph Charles Mazzola of 332 Pleasnt st. to the Local Historic District Commission Fairfield Ave. Mr. Mazzola will serve a three-year term expiring July 1, 2028.
Awaiting disposition
27. The Committee on Public Service to whom was referred an order From Mayor Joshua Garcia, letter reappointing Mr. Matteo Riondato of 56 Fairfield Avenue to serve on the Local Historic District Commission. Ms. Riondato will serve until July 1, 2026.
Awaiting disposition
28. The Committee on Public Service to whom was referred an order From Mayor Joshua Garcia-letter appointing Ms. Karen Betournay of 751 Hampden St. to the Holyoke Redevelopment Authority. Ms. Betournay will replace Mr. Carl Eger and will serve a five-year term expiring November 1, 2030.
Awaiting disposition
29. The Committee on Public Service to whom was referred an order From Mayor Joshua Garcia-letter appointing Mr. Henry N. Martinez-Cartagena of 59 Chestnut St. Apt 4 to serve as a Commissioner on the Park and Rec. Mr. Marinez-Cartagena will replace Mr. Moquin and will serve the remainder of his term expiring June 30, 2027.
Awaiting disposition
30. The Committee on Public Service to whom was referred an order From Mayor Joshua Garcia-letter appointing Mr. Scott Geiger of 63 Cherry Hill to serve as a Commissioner of the Planning Board. Mr. Geiger will replace Mimi Panitch and will serve the

remainder of her term expiring June 30, 2026.
Awaiting disposition

31. The Committee on Finance to whom was referred an order That the City appropriate the amount of Six Hundred Thirty-Six Thousand Eight Hundred and Twelve (\$636,812) Dollars, which is in addition to the \$4,498,497 previously appropriated, for the purpose of paying costs of a replacement of the Lt. Elmer J. McMahon Elementary School Roof, located at 75 Kane Rd, Holyoke, MA 01040. This replacement consists of the removal of existing EPDM roof and installing 35,000 SF of PVC membrane during the summer of 2026, including the payment of all costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the City may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of Mayor Joshua Garcia.

To meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under M.G.L. Chapter 44 or pursuant to any other enabling authority. The City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; provided that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) eighty percent (80%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the City and the MSBA. FURTHER ORDERED: That the Treasurer is authorized to file an application to qualify under Chapter 44A of the General Laws any and all of the bonds or notes authorized to be issued pursuant to this Order, and to provide such information and execute such documents as may be required for such purposes.

FURTHER ORDERED: That there shall be no change in the purpose of this bond authorization without prior vote of approval by the Holyoke City Council.

Recommended that the order be returned to the Auditor.

32. The Committee on Finance to whom was referred an order That the City appropriate the amount of Five Million Seven Hundred Fifty Three Thousand Four Hundred Eighteen Dollars and No Cents (\$5,753,418) Dollars for the purpose of paying costs of partial roof replacement and code-required upgrades at the Maurice A. Donahue Elementary School, located at 200 Whiting Farms Road, Holyoke, MA 01040. This replacement consists of the removal of existing PVC roof and installing 43,000 SF of PVC membrane, including the payment of all costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the City may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of Mayor Joshua Garcia.

To meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under M.G.L. Chapter 44 or pursuant to any other enabling authority. The City acknowledges that the MSBA's grant program is a non-entitlement,

discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; provided that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) eighty percent (80%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the City and the MSBA.

FURTHER ORDERED: That the Treasurer is authorized to file an application to qualify under Chapter 44A of the General Laws any and all of the bonds or notes authorized to be issued pursuant to this Order, and to provide such information and execute such documents as may be required for such purposes.

FURTHER ORDERED: That there shall be no change in the purpose of this bond authorization without prior vote of approval by the Holyoke City Council.

Recommended that the order be adopted.

33. The Committee on Finance to whom was referred an order That the City appropriate the amount of Six Million Seven Hundred Thirty Nine Thousand, Nine Hundred Sixty Two Dollars and No Cents (\$6,739,962) Dollars for the purpose of paying costs of partial roof replacement and code-required upgrades at the Lt. Clayre Sullivan Middle School, located at 400 Jarvis Avenue, Holyoke, MA 01040. This replacement consists of the removal of existing PVC roof and installing 50,000 SF of PVC membrane, including the payment of all costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the City may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of Mayor Joshua Garcia. To meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under M.G.L. Chapter 44 or pursuant to any other enabling authority. The City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; provided that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) eighty percent (80%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the City and the MSBA. FURTHER ORDERED: That the Treasurer is authorized to file an application to qualify under Chapter 44A of the General Laws any and all of the bonds or notes authorized to be issued pursuant to this Order, and to provide such information and execute such documents as may be required for such purposes. FURTHER ORDERED: That there shall be no change in the purpose of this bond authorization without prior vote of approval by the Holyoke City Council. Recommended that the order be adopted.
34. The Committee on Finance to whom was referred an order that in accordance with M.G.L. Chapter 44 Sec. 53A, the City Council hereby accepts the provisions of the **"FY2026 STATE 911 DEPARTMENT TRAINING GRANT PROGRAM, \$12,967.16**

NO MATCH" grant and authorizes the establishment of a Fund or other method appropriate for the accounting of the receipts and expenditures of all resources associated with the administration of said grant.

Sec 2-509 - Grant Reporting

Any city department, of which has received grant funding by approval of the city council pursuant to Massachusetts General Laws, or any other authorizing criteria, shall within a reasonable period of time, but no later than 60 days from the conclusion of said grant, generate a detailed report which outlines the planned outcomes with the documented actual results. Said report shall be submitted to the city clerk for addition to the city council's next agenda.

Recommended that the order be adopted.

35. The Committee on Finance to whom was referred an order that in accordance with M.G.L. Chapter 44 Sec. 53A, the City Council hereby accepts the provisions of the **"FY2026 STATE 911 DEPARTMENT SUPPORT & INCENTIVE GRANT PROGRAM, \$306,443.00 NO MATCH"** grant and authorizes the establishment of a Fund or other method appropriate for the accounting of the receipts and expenditures of all resources associated with the administration of said grant.

Sec 2-509 - Grant Reporting

Any city department, of which has received grant funding by approval of the city council pursuant to Massachusetts General Laws, or any other authorizing criteria, shall within a reasonable period of time, but no later than 60 days from the conclusion of said grant, generate a detailed report which outlines the planned outcomes with the documented actual results. Said report shall be submitted to the city clerk for addition to the city council's next agenda.

Recommended that the order be adopted.

36. The Committee on Finance to whom was referred an order that there be and is hereby appropriated by transfer in the fiscal year 2026, **EIGHT THOUSAND NINE HUNDRED AND 00/100 Dollars (\$8,900.00)** as follows:

FROM

12101-51105 PAY-POLICE	\$8,900.00
SERGEANT	
	TOTAL \$8,900.00

TO:

12101-51450 PAY-SETTLEMENT/SIGN	\$8,900.00
BONUS	
	TOTAL \$8,900.00

Recommended that the order be adopted.

37. The Committee on Finance to whom was referred an order that Chapter 32, section 90, a,c,d of the pension law (regarding half-pay) be sent to the Finance Committee for discussion with the Retirement Board.

Recommended that the order be given a leave to withdraw.

MOTIONS, ORDERS AND RESOLUTIONS

38. Greaney- Ordered that the handicap accessibility entrance in the parking lot be improved so that it is more serviceable. Currently the cement is uneven and the door button works inconsistently, making it difficult to maneuver a wheelchair into the building. A ramp should be considered.
39. Greaney- Ordered that the city provide handicap accessibility to the front of City Hall for disabled people coming in to do business at City Hall, thus providing handicap accessibility from the front and rear of the building.
40. Devine-Ordered, that the amount of three million and five hundred-thousand dollars (\$3,500,000) is appropriated for the purpose of financing the demolition, remodeling, reconstruction, engineering, construction, equipping or re-equipping of various city facilities, roads, and sidewalks, including the payment of costs incidental or related thereto. To meet this appropriation the Treasurer, with the approval of the Mayor is authorized to borrow said amount under and pursuant to M.G.L. Chapter 44, Section 7 or any other enabling authority.

FURTHER ORDERED: That the Mayor is authorized to contract for and expend any state aid available for the project; and that the Mayor is authorized to take any other action necessary or convenient to carry out these projects.

FURTHER ORDERED: That the Treasurer is authorized to file an application to qualify under Chapter 44A of the General Laws any and all of the bonds or notes authorized to be issued pursuant to this Order, and to provide such information and execute such documents as may be required for such purposes.

FURTHER ORDERED: That there shall be no change in the purpose of this bond authorization without prior vote of approval by the Holyoke City Council.

41. Devine-Ordered, that in accordance with M.G.L. Chapter 44 Sec. 53A, the City Council hereby accepts the provisions of the **"SFY26 SHANNON COMMUNITY SAFETY INITIATIVE (CSI), \$415,951.56, NO MATCH"** grant and authorizes the establishment of a Fund or other method appropriate for the accounting of the receipts and expenditures of all resources associated with the administration of said grant.

Sec 2-509 - Grant Reporting

Any city department, of which has received grant funding by approval of the city council pursuant to Massachusetts General Laws, or any other authorizing criteria, shall within a reasonable period of time, but no later than 60 days from the conclusion of said grant, generate a detailed report which outlines the planned outcomes with the documented actual results. Said report shall be submitted to the city clerk for addition to the city council's next agenda.

42. Devine-ORDERED: That the City appropriate the amount of Six Hundred Thirty-Six

Thousand Eight Hundred and Twelve (\$636,812) Dollars, which is in addition to the \$4,498,497 previously appropriated, for the purpose of paying costs of a replacement of the Lt. Elmer J. McMahon Elementary School Roof, located at 75 Kane Rd, Holyoke, MA 01040. This replacement consists of the removal of existing EPDM roof and installing 49,641 SF of PVC membrane during the summer of 2026, including the payment of all costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the City may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of Mayor Joshua Garcia. To meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under M.G.L. Chapter 44 or pursuant to any other enabling authority. The City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; provided that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) eighty percent (80%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the City and the MSBA.

FURTHER ORDERED: That the Treasurer is authorized to file an application to qualify under Chapter 44A of the General Laws any and all of the bonds or notes authorized to be issued pursuant to this Order, and to provide such information and execute such documents as may be required for such purposes.

FURTHER ORDERED: That there shall be no change in the purpose of this bond authorization without prior vote of approval by the Holyoke City Council.

43. Magrath-Smith, Devine, Rivera, J.-ORDERED that a representative from Cataldo Ambulance check whether an ambulance can safely navigate the property at 170 Mountain View Drive specifically the front driveway and yard as well as the back yard situated and observed from Steiger Road. Please send a written report to the Holyoke City Council with a copy to the Public Safety committee.
44. Magrath-Smith - Ordered, that Council make the necessary zoning ordinance changes in order for us to clarify parking on residential properties and create an enforcement structure.
45. Magrath-Smith- ORDERED: That the Holyoke City Council consider and act on the attached resolution, joining with the Mayor in requesting that the Holyoke Retirement Board and the Public Employee Retirement Administration Commission allow a reevaluation of the City's pension funding schedule prior to development of the FY27 budget.

46. Magrath-Smith, Ordered that Council review and approve the sale of the property located at Easthampton Road, Parcel No.144-00-057, to the interested abutter.
47. Magrath-Smith, Devine, Rivera, J.- ORDER#2 - That the HFD observe the driveway and front yard at 170 Mountain View Drive and the back yard which is only accessible from Steiger Road. Please notify the City Council in writing with a copy to Public Safety, whether a rescue vehicle would be able to rescue individuals that God forbid may be trapped in the house during a fire or other emergency.
48. Panitch, Devine, I. Rivera, J. Rivera, Thalheimer, Purcell, Anderson-Burgos, Magrath: Ordered, that the Holyoke Zoning Ordinance be amended to add a definition of "Data Center" as a use, and to clarify that this use is not allowable in any zoning district in the city. Refer to the Ordinance Committee, with a copy to the Planning Board.
49. Purcell- Order: Request that a Handicap Parking space be designated at 5 Clinton Ave. for Andres Martinez. Copy to the Ordinance Committee, Handicap Parking Commission.
50. Purcell- Order: Request that the City of Holyoke Establish a Citizens Police Commission/Citizen Review Board. Copy to the Mayor, Law Department, Ordinance Committee.
51. Purcell, Thalheimer- Order: Request that City of Holyoke establish an Office of Tenants Rights. Copy to the Mayor, Law Department, Ordinance Committee.
52. Thalheimer- Request that Holyoke begin the process of developing a position of Poet Laureate for the City of Holyoke. A Poet Laureate is a poet appointed by a government or other conferring institution who uses the role to foster public appreciation of poetry and literary arts, and to advance culture, literacy, and creative expression.. Many of our neighboring communities have named Poet Laureates through their arts organizations; Holyoke's could be a collaborative effort between the Holyoke Local Cultural Council, the Mayor's Office, the Tourism Advisory Committee, and/or other community organizations. As Holyoke bolsters its business economy, we must boost our creative economy as well. Refer to Public Service, copy to the Mayor's Office, HLCC, and TAC.
53. Thalheimer- Request for Holyoke Police Department enforcement of NO PARKING spots during end-of-day school pickup line at Peck School. Constituents report increased car traffic and congestion along MacKintosh, Sherwood, and Wedgewood Terraces and Carlton Street up to an hour prior to the end of the school day making it challenging for residents to drive through the neighborhood, leave their driveways, etc. Send to HPD with a copy to Public Safety.
54. Thalheimer- Request for consideration of a DON'T BLOCK THE BOX designation at the intersection of Carlton Street and Russell Terrace to improve traffic flow due to increased congestion from increased traffic in the neighborhood and changes in traffic flow (i.e. Russell Terrace as a two-way street). Refer to Ordinance (?), copy to City Engineer.

55. Thalheimer- Request to review possibility of installation of NO TRUCKS sign on Lorraine Street per Mass DOT Heavy Truck Exclusion procedure. Constituent request to lessen or end large trucks cutting through the neighborhood from Homestead Avenue to Westfield Road. Some streets in the neighborhood (Memorial, Edbert, Sheehan) are signed as NO TRUCKS, while others (Arden, Lorraine, Fenton) are not. Confusion ensues, lawns are run over, etc. Send to Public Safety, copy to DPW and City Engineer.
56. Vacon- ORDER: that the income level be increased to the maximum allowed for seniors seeking tax relief.
57. Vacon- ORDER: that our State Delegation be requested to advocate for an expedited schedule for MA DOT to replace the 2 bridges on Appleton Street. This is a public safety issue. Refer to DGR
58. Vacon- ORDER: that Paul Burns-Johnson be interviewed for his (already approved) appointment to the Planning Board by the Public Service Committee (as was done with Grant Schlosstein post appointment). A review of the records by our Administrative Assistant indicates, although it was thought an interview took place in Public Service prior to his initial appointment to the Board of Appeals, it was approved by the city council without being referred to committee.
59. Vacon- ORDER: An assessor attend a finance meeting to explain the home values & how they are determined. Homeowners are questioning the consistency & fairness of assessed values & resulting tax increases throughout the city.
60. Vacon- ORDER: that any senior completing hours to be eligible for tax work off have their taxes reduced by 1/2 the value in the 3rd quarter & 1/2 in the 4th quarter. Some taxpayers have quarterly bills less than \$1,000 & potentially risk losing the full work off benefit when it is all paid in the 4th quarter.
61. Vacon- ORDER: that the Tax Collector position be replaced on Schedule A Grade 11. It appears to be a scrivener's error as no vote was taken to eliminate the position from Schedule A.
62. Vacon- ORDER: the installation of speed humps on Upland requested by residents in 2021 & approved as warranted by the city engineer move to the next step of installing the temporary speed humps. The installation of the temporary speed humps has been delayed for over 3 years.

LATE FILED ORDERS AND COMMUNICATIONS

Addendum:

Per City Council rule 2B, meeting shall end by 10 PM unless an extension is approved by a two-thirds majority of those present. If any items remain, those items will be added to the beginning of the next regular meeting.

The listing of matters are those reasonably anticipated by the chair which may be discussed at the meeting.

Not all items listed may in fact be discussed and other items not listed may also be

brought up for discussion to the extent permitted by law

City Clerk

[IGNORE_INDENT]