



Michael Q. Geary
City Clerk

Angela M. Gitschier
Assistant City Clerk

CITY COUNCIL MINUTES

Date: August 25, 2026
Time: 6:30 PM
Location: City Council Chamber, 375 Merrimack Street, 2nd Floor,
Lowell, MA / Zoom (Hybrid)

1. ROLL CALL

Roll Call showed 11 present (C. Chau, C. Descoteaux, M. Gitschier, C. Juran, C. Liang, C. McDonough, C. Mercier, C. Nuon, C. Robinson, C. Rourke, C. Scott).

M. Gitschier presiding.

C. Mercier requested moment of silence in darkened chamber for Mary E. “Betty” Rourke. C. Chau/C. Rourke requested moment of silence in darkened chamber for David Gwiazda.

2.MAYOR'S BUSINESS

2.1. Communication Remote/Zoom Participation.

In City Council, **Motion** “To accept and place on file” by C. Juran, seconded by C. Liang. So voted.

2.2. Recognition - Lowell Youth Baseball 12U.

In City Council, **Motion** “To accept and place on file” by C. Rourke, seconded by C. Robinson. So voted. Coach Florence recognized the team, staff, parents and board members. M. Gitschier presented the proclamation.

2.3. Recognition - Michael Laffey.



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In City Council, **Motion** “To accept and place on file” by C. Descoteaux, seconded by C. Chau. So voted. M. Gitschier read the citation regarding community service. Mr. Laffey noted his community along with his family.

2.4. Presentation - Overdose Awareness Day.

In City Council, **Motion** “To accept and place on file” by C. Scott, seconded by C. Nuon. So voted. M. Gitschier presented the proclamation to Lisa Golden (HHS). Ms. Golden noted the day and the upcoming events.

Motion by C. Rourke, seconded by C. Mercier to take Item #7.5 out of order. So voted.

3. CITY CLERK

3.1. Minutes of Finance SC August 11th; City Council Regular Meeting August 11th; Rules & Election Law SC August 18th, for acceptance.

In City Council, **Motion** “To accept and place on file” by C. Nuon, seconded by C. Robinson. So voted.

Motion by C. Robinson, seconded by C. Nuon to take Item #7.7 out of order. So voted.

4. UTILITY PUBLIC HEARING (Scheduled for 7PM)

4.1. National Grid - Request installation of a new utility pole at 480 Westford Street.

In City Council, Given second reading, hearing held. **Motion** to refer to Wire Inspector for report and recommendation by C. Descoteaux, seconded by C. Scott. So voted.

5. CITY COUNCIL - MOTIONS

5.1. C. Liang - Req. CM and relevant departments assess the feasibility of transforming and revitalizing North Common Park by integrating the “The Acre Walk of Immigrants” theme to celebrate the



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neighborhood's immigration history, support economic development, boost tourism, and promote health and safety.

In City Council, seconded by C. McDonough, referred to City Manager. So voted. C. Liang noted work by different groups with knowledge of the history and provided a history of the Acre.

5.2. C. McDonough - Req. City Mgr. determine the feasibility of, and at his discretion take, legal action, including the right of to appeal under MGL 40 S 81BB, to enforce ordinance, policy, and other regulation of the city of Lowell pertaining to permitting, subdivision of land, or any other matter subject to approval by local land use boards.

In City Council, seconded by C. Liang, Denied per roll call vote, 2 yeas (C. Liang, C. McDonough) 9 nays (C. Chau, C. Descoteaux, M. Gitschier, C. Juran, C. Mercier, C. Nuon, C. Robinson, C. Rourke, C. Scott). So voted. Registered speaker, Meghan Spencer (commented - Council must listen to the wants of the community), addressed the Council. C. Rourke questioned subject matter of speaker. City Solicitor Williams noted that subject matter was not germane to the motion. C. McDonough noted the motion was only asking for a review of the law. City Solicitor Williams commented generally regarding subdivision law in the Commonwealth. C. Scott questioned how a City could sue its own board. C. Rourke questioned motion language regarding bringing a lawsuit. City Solicitor Williams noted timing of zoning moratorium and actions of various boards. C. McDonough noted motion was to investigate the feasibility and that he could amend the motion to clarify that. C. Rourke noted issues would be present with various boards being sued by the administration.

Motion by C. Mercier, seconded by C. Nuon to take Item #9.7 out of order. So voted.

5.3. C. McDonough - Req. City Mgr. work with the appropriate departments to provide the council with a report on all available options, including those granted to the Board of Health by MGL 111 S 31C, regarding regulation of industry within the city of Lowell; said



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report should include local options for water use, fuel storage and electrical infrastructure; as well as air, noise, light, and water pollution and potential public health impacts.

In City Council, seconded by C. Scott, referred to City Manager. So voted. C. McDonough noted the wide range of power by the Board of Health and that it should be utilized and all options should be available.

5.4. C. McDonough - Req. City Mgr. work with the proper department to provide the council with a summary of MGL CH 268A as it pertains to any former city councilor appearing before the council on behalf of a client; said report should consider a hypothetical situation in which the client had business before the council when the former councilor was a member.

In City Council, seconded by C. Liang, referred to City Manager. So voted. C. McDonough requested that word councilor should be amended to be public body member. No objections. C. McDonough noted that a short summary should be provided to public body members to inform them of rules and regulations, especially after leaving appointment. C. Scott noted website of state that provides training. City Solicitor Williams indicated that training does exist. C. Scott requested summary of training.

5.5. C. Scott - Req. City Mgr. have appropriate department provide mid-point update on Lowell Forward short-term goals (years 1-5).

In City Council, seconded by C. Nuon, referred to City Manager. So voted. C. Scott noted the plan that was voted upon and was requesting a status update.

5.6. C. Scott - Req. City Mgr. have appropriate department provide status of culvert safety inspections and cleanings city wide.

In City Council, seconded by C. Rourke, referred to City Manager. So voted. C. Scott commented on work being done and that there is a need to stay ahead of the curve across the City.



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5.7. Chau / C. Scott - Req. City Mgr. direct the appropriate department to inspect and repair the lighting at the tennis/pickleball court at the Butler Middle School.

In City Council, no second needed, referred to City Manager. So voted. C. Chau commented on the request from residents who use the facility.

5.8. M. Gitschier - Req. City Auditor work with the school department on finding a creative way to pay school employees for August 31, September 1st, 2nd, and 3rd in a payroll check distributed to the employees on September 4th.

In City Council, seconded by C. Chau, referred to City Manager. So voted. Registered speaker, Pina Maggio (commented - noted the issue with paychecks and how they are issued), addressed the body. C. McDonough and C. Descoteaux recused self from discussion and vote of this item due to possible conflict. City Auditor Oakes noted conversation with Ms. Maggio and believe the issue can be rectified. Auditor Oakes noted she had followed the request of the school department and that they would need to take a different approach. C. Rourke questioned why they would require special payroll instructions that would not be available to all union members. C. Robinson noted the pay would stay same only different pay period. **Motion** by C. Robinson, seconded by C. Mercier to have Auditor alter the pay period for this time of year regarding school employees. Adopted per Roll Call vote 9 yeas (C. Chau, M. Gitschier, C. Juran, C. Liang, C. Mercier, C. Nuon, C. Robinson, C. Rourke, C. Scott), 2 recuse (C. Descoteaux, C. McDonough). So voted.

Motion by C. Robinson, seconded by C. McDonough to take Items #6.1 (A-I) out of order. So voted.

5.9. M. Gitschier - Req. City Mgr. provide a report to the City Council as soon as possible, all calls to the police department for 189 East Merrimack St., the dates of the calls, and the reports on file over the last year.



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In City Council, seconded by C. Juran, referred to City Manager. So voted.

6. COMMUNICATIONS FROM CITY MANAGER

6.1. Motion Responses.

A) Motion Response - Bourne Street - In City Council, **Motion** “To accept and place on file” by C. Rourke, seconded by C. Robinson. So voted. C. Scott noted it was a good drainage plan.

B) Motion Response - Veterans Homelessness - In City Council, **Motion** “To accept and place on file” by C. Mercier, seconded by C. McDonough. So voted. C. Chau noted the response and the parties involved. Eric Lamarche (Veterans Dept.) commented on the numbers of the current year and would provide a historical review of same. C. Descoteaux noted the response was very thorough. C. Mercier commented on the work of the Bridge Club with homeless veterans.

C) Motion Response - Explore Healthcare Options - In City Council, **Motion** “To accept and place on file” by C. Juran, seconded by C. Liang. So voted. C. Nuon noted the importance of looking for savings. Conor Baldwin (CFO) noted the process to obtain information needed to explore any possible savings that can be done and once that information is available request can go out to public. C. Juran commented on percentage splits regarding costs. Mr. Baldwin noted costs are always the same.

D) Motion Response - Line Painting - In City Council, **Motion** “To accept and place on file” by C. Mercier, seconded by C. McDonough. So voted. M. Gitschier noted the effort of the staff at the schools. C. Nuon noted the need for this on major roads. C. Robinson commented on the crews out in the roads and that neighborhoods should be informed. M. Gitschier commented on all the work in the City.

E) Motion Response - Stevens St. - In City Council, **Motion** “To accept and place on file” by C. Scott, seconded by C. Descoteaux. So voted. C. Chau commented on the officers working the details. C. Descoteaux commented on the effort to improve traffic safety.



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F) Motion Response - Dirt Bikes - In City Council, **Motion** “To accept and place on file” by C. Rourke, seconded by C. Chau. So voted. C. Liang noted the report and the response to the issue.

G) Motion Response -Cultural Funding Process - In City Council, **Motion** “To accept and place on file” by C. Robinson, seconded by C. Scott. So voted. C. Liang questioned how to know if programs funded are sustainable. Erin Duffey (Cultural Council) commented on the process for grant funding. C. Robinson noted the report clarified the process but there still must be room for input from the neighborhoods. Manager Golden, Jr. noted conversations with those groups. C. Juran commented on the need to monitor how money is being used. Mr. Baldwin noted the new program which outlines need to monitor grants as they are being funded by the State.

H) Motion Response - Business District Pricing - In City Council, **Motion** “To accept and place on file” by C. Juran, seconded by C. Liang. So voted. C. Robinson noted that the data in the report highlights the need to enforce current vacancy ordinances and it indicates that City calls for a much higher per square foot rate for leases that needs to be lowered. Chair was released to Vice Chair Nuon at 8:00 PM. M. Gitschier noted data shows high costs associated with the City. Manager Golden, Jr. noted issues with open market and that there are fines and such for vacant properties, but still better if they can work with these owners. Manager Golden, Jr. commented on new programs such as Pop Ups as well as use of money from sale of City property which could assist with this issue. Mr. Baldwin outlined fine structure in the ordinance. Yovani Baez-Rose (DPD) commented on the nonconforming parties. M. Gitschier suggested an increase in size and frequency of fines. Chair returned at 8:15 PM. C. McDonough commented on the negative effects of vacancies especially along Merrimack Street. C. Robinson and C. Rourke commented on properties that are not in the best situation.

I) Motion Response - Data Centers - In City Council, **Motion** “To accept and place on file” by C. Liang, seconded by C. Chau. So voted. C. Mercier



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noted the report outlining zoning guidelines and regulations. C. Scott noted the information on the website and further scheduled information and input sessions. C. Juran noted the use of best practices moving forward and commented on the formation of the steering committee. Ms. Baez-Rose commented on the use of the committee to clear up zoning language. C. Juran noted the need for public to be aware of changes. C. McDonough noted the effort by the staff to work with all groups involved. C. Nuon commented on regulations.

6.2. Informational Reports

Informational Report - Lowell 2026 Bond Rating- In City Council, **Motion** “To accept and place on file” by C. Rourke, seconded by C. Descoteaux. So voted. Mr. Baldwin commented on recent bond sales and credit ratings. Mr. Baldwin outlined areas to improve credit rating, one being solid reserve funds. C. Descoteaux commented on positive tax levy, reserves and credit balances.

Informational Report - FY2026 Snow-Ice Update - Financing Plan - In City Council, **Motion** “To accept and place on file” by C. Nuon, seconded by C. Mercier. So voted. Mr. Baldwin commented on the costs and the special legislation to assist with those costs which allows amortization of them over three years with vote of the Council. C. Robinson questioned contracts regarding these costs. C. Descoteaux noted amortization option may be best for taxpayer. Mr. Baldwin noted there will be a vote before Council regarding the direction to take. C. Juran commented on covering the deficit. C. Robinson noted that deficit should be covered quickly as City could be in worse situation the following year.

6.3. Communication - City Manager request approval of (1) Out of State Travel WasteWater.

In City Council, **Motion** “To Adopt” by C. Rourke, seconded by C. Scott. Adopted per Roll Call vote 11 yeas (C. Chau, C. Descoteaux, C. Juran, M. Gitschier, C. Liang, C. McDonough, C. Mercier, C. Nuon, C. Robinson, C. Rourke, C. Scott). So voted.



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6.4. Communication - Manager request for approval (1) Out of State Travel Manager Department / City Council.

In City Council, **Motion** “To Adopt” by C. Mercier, seconded by C. Nuon. Adopted per Roll Call vote 11 yeas (C. Chau, C. Descoteaux, C. Juran, M. Gitschier, C. Liang, C. McDonough, C. Mercier, C. Nuon, C. Robinson, C. Rourke, C. Scott). So voted.

6.5. Communication - City Manager request (1) Out of State Travel Manager Department.

In City Council, **Motion** “To Adopt” by C. Rourke, seconded by C. Descoteaux. Adopted per Roll Call vote 11 yeas (C. Chau, C. Descoteaux, C. Juran, M. Gitschier, C. Liang, C. McDonough, C. Mercier, C. Nuon, C. Robinson, C. Rourke, C. Scott). So voted.

6.6. Communication - Resignation of Molyka Tieng from Council on Aging.

In City Council, **Motion** “To accept and place on file” by C. Nuon, seconded by C. Chau. So voted.

Motion to bundle Items #7.1 to #7.4; and #7.6 and waive second reading by C. McDonough, seconded by C. Juran. So voted.

7. VOTES FROM THE CITY MANAGER

7.1. Vote - Accept/Expend \$117k Jail/Arrest Diversion Program Grant.

In City Council, Given 2nd reading. **Motion** “To Adopt” by C. Robinson, seconded by C. Rourke. Adopted per Roll Call vote 11 yeas (C. Chau, C. Descoteaux, M. Gitschier, C. Juran, C. Liang, C. McDonough, C. Mercier, C. Nuon, C. Robinson, C. Rourke, C. Scott). So voted.

7.2. Vote - Accept/Expend \$400 Letters About Literature Program Grant.



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In City Council, Given 2nd reading. **Motion** “To Adopt” by C. Robinson, seconded by C. Rourke. Adopted per Roll Call vote 11 yeas (C. Chau, C. Descoteaux, M. Gitschier, C. Juran, C. Liang, C. McDonough, C. Mercier, C. Nuon, C. Robinson, C. Rourke, C. Scott). So voted.

7.3. Vote - Apply/Accept/Expend \$118,915 Green Communities Competitive Grant.

In City Council, Given 2nd reading. **Motion** “To Adopt” by C. Robinson, seconded by C. Rourke. Adopted per Roll Call vote 11 yeas (C. Chau, C. Descoteaux, M. Gitschier, C. Juran, C. Liang, C. McDonough, C. Mercier, C. Nuon, C. Robinson, C. Rourke, C. Scott). So voted.

7.4. Vote - Authorize CM Enter License Agreement with Fork Included, LLC.

In City Council, Given 2nd reading. **Motion** “To Adopt” by C. Robinson, seconded by C. Rourke. Adopted per Roll Call vote 11 yeas (C. Chau, C. Descoteaux, M. Gitschier, C. Juran, C. Liang, C. McDonough, C. Mercier, C. Nuon, C. Robinson, C. Rourke, C. Scott). So voted.

7.5. Vote - Authorize CM Execute LDA with WinnDevelopment Company Limited Partnership.

In City Council, Given 2nd reading. **Motion** “To Adopt” by C. Nuon, seconded by C. Scott. Adopted per Roll Call vote 11 yeas (C. Chau, C. Descoteaux, M. Gitschier, C. Juran, C. Liang, C. McDonough, C. Mercier, C. Nuon, C. Robinson, C. Rourke, C. Scott). So voted. Registered speaker, Caroline Snow via Zoom (commented - noted some information was not correct and that matter should be tabled) addressed the Council. Ms. Baez-Rose noted that the parcel was vacant and that the code must be modified upon sale. Michael O’Brien (Winn) outlined the project regarding Parcels 11 and 12 noting the history and challenges ahead. Hagop Toghramadjian (Winn) provided presentation entitled “Winncompanies Development Proposal - August 25, 2026”. **(SEE LINK BELOW)** Mr. Toghramadjian noted the benefits of Lowell and the area of the site which



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would have mixed income housing and some commercial. Mr. Toghrumadjian reviewed the site plan and described the units and how they would fit in the neighborhood. Mr. Toghrumadjian described the landscaping and noted the timeline for the project which included a land disposition agreement, permitting and financing. C. McDonough noted the public access on site.

Motion by C. Robinson, seconded by C. Nuon to take Item #7.7 out of order. So voted.

7.6. Vote - Transfer \$251,268.75 - Supplemental Appropriation (HHS Lease).

In City Council, Given 2nd reading. **Motion** “To Adopt” by C. Robinson, seconded by C. Rourke. Adopted per Roll Call vote 10 yeas (C. Chau, C. Descoteaux, C. Juran, C. Liang, C. McDonough, C. Mercier, C. Nuon, C. Robinson, C. Rourke, C. Scott) 1 nay (M. Gitschier). So voted. C. McDonough questioned the effect on the budget. Mr. Baldwin noted it would bring the lease current and remain until department relocates. M. Gitschier noted he would not support this vote.

7.7. Vote - Transfer \$358,559 Opioid Settlement Funds.

In City Council, Given 2nd reading. **Motion** “To Adopt” by C. Rourke, seconded by C. Liang. Adopted per Roll Call vote 11 yeas (C. Chau, C. Descoteaux, M. Gitschier, C. Juran, C. Liang, C. McDonough, C. Mercier, C. Nuon, C. Robinson, C. Rourke, C. Scott). So voted. C. Mercier and C. Chau noted support for the vote but would abstain from discussion and vote regarding funding of the Bridge Club.

Motion by C. Descoteaux, seconded by C. Scott to take Item #5.8 out of order. So voted.

8. REPORTS (SUB/COMMITTEE, IF ANY)

8.1. Finance SC August 11, 2026.



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In City Council, **Motion** C. Juran, seconded by C. Descoteaux to continue matter to September 8. 2026. So voted.

8.2. Rules & Election Law SC August 18, 2026.

In City Council, **Motion** C. Juran, seconded by C. Descoteaux to continue matter to September 8. 2026. So voted.

8.3. Wire Insp. Reports:

1) Boston Gas - Request replacement of 180 feet of existing low-pressure gas main on Florence Avenue; 2) Boston Gas - Request replacement of 270 feet of existing low-pressure gas main on Nottingham Street and Thompson Court; 3) Boston Gas - Request replacement of 590 feet of exiting low-pressure gas main on Marshall and McIntyre Streets; 4) National Grid - Request installation of (1) JO Pole at 93 Mammoth Road; 5) National Grid - Request installation of (1) JO Pole at 117-125 Perry Street; and 6) National Grid - Request installation of conduit to energize new transformer at 1365 Middlesex Street.

In City Council, **Motion** to accept and adopt orders by C. McDonough, seconded by C. Liang. So voted.

9. PETITIONS

9.1. Claims - (2) Property Damage.

In City Council, **Motion** to refer to Law Department for report and recommendation by C. Descoteaux, seconded by C. Robinson. So voted.

9.2. Misc. - Daniel Irizarry request installation of a handicap parking sign at 15 Watson Street.

In City Council, **Motion** to refer to Transportation Engineer for report and recommendation by C. Robinson, seconded by C. Liang. So voted.



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9.3. Misc. - Luz Martir request installation of a handicap parking sign at 9 Bowers Street.

In City Council, **Motion** to refer to Transportation Engineer for report and recommendation by C. Chau, seconded by C. Descoteaux. So voted.

9.4. Misc. - Carolynn Bennett request installation of a handicap parking sign at 19 Washington Street.

In City Council, **Motion** to refer to Transportation Engineer for report and recommendation by C. Nuon, seconded by C. McDonough. So voted.

9.5. Misc. - Carolynn Bennett request removal of a handicap parking sign located at 7 Arthur Street.

In City Council, **Motion** to refer to Transportation Engineer for report and recommendation by C. Robinson, seconded by C. Scott. So voted.

9.6. Misc. - Adriana St. Onge request installation of a "No Parking From Here To Corner" sign at 156 Gershom Avenue.

In City Council, **Motion** to refer to Transportation Engineer for report and recommendation by C. Descoteaux, seconded by C. Liang. So voted.

9.7. Misc. - David Trainor request to address the City Council regarding use of AI Flock cameras throughout the City.

In City Council, **Motion** to refer matter to a scheduled Executive Session of full Council by C. Juran, seconded by C. Descoteaux. So voted. Mr. Trainor commented on the use history of cameras and noted use of AI with these cameras and the ability for companies to track citizens. Mr. Trainor suggested that cameras do not prevent crime and that should be focus of the police. C. Descoteaux requested information regarding use of cameras. Supt. Hudon (LPD) commented on the cameras and the success of the program. C. McDonough noted prior discussions and motions regarding cameras. C. Scott questioned the use of the data collected. Supt. Hudon



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noted updates regarding storage from Flock and that policies of the LPD will adhere to those updates. C. Liang questioned access to the camera. Supt. Hudon noted access rights within the department. C. Juran noted the concern of data being available all over the country. Supt. Hudon noted restrictions can be put on data availability. M. Gitschier suggested further discussion on a future executive session of the Council.

9.8. National Grid - Request the installation of a new utility pole at 26 Caddell Avenue.

In City Council, Given 1st Reading. **Motion** to refer to Public Hearing on September 8, 2026 @ 7 PM by C. Robinson, seconded by C. Rourke. So voted.

9.9. Boston Gas - Request to replace old cast iron gas main with new plastic gas main on Middlesex Street from Maude Street to Saunders Street.

In City Council, Given 1st Reading. **Motion** to refer to Public Hearing on September 8, 2026 @ 7 PM by C. Scott, seconded by C. Liang. So voted.

10. ANNOUNCEMENTS

In City Council, C. Juran noted new traffic pattern at City Hall. Mr. Baldwin and Manager Golden, Jr. noted Heet Shaw last day as intern with finance department and noted his success.

11. ADJOURNMENT

In City Council, **Motion** to Adjourn by C. Mercier, seconded by C. Rourke. So voted.

Meeting adjourned at 9:50 PM.



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[Lowell Parcels 11 & 12_Presentation__08-25-2026_FINAL](#)