

CITY OF NORTH ADAMS
City Clerk's Office
July 3, 2014

I hereby notify that at twelve noon today the following items of business have been filed with this office and will be acted upon at the meeting in the City Council Chambers at City Hall, Tuesday evening July 8, 2014 at seven-thirty o'clock according to Section 8, Rules and Orders of the City Council.

Marilyn Gomeau
City Clerk

REGULAR MEETING OF THE CITY COUNCIL
July 8, 2014

Roll Call

Moment of silent prayer

The Pledge

Approval of the minutes of regular meeting held on June 24th.

- 11,377-1** An Order authorizing the Mayor to petition for Special Legislation concerning liquor license for Steeple City Liquors; d/b/a V&V, which was referred to the Public Safety Committee and postponed at the meeting of May 27th.
- 11,377-1** An Order accepting Chapter 138, Section 15 of MGL; Liquor Licenses, Steeple City Liquors; d/b/a V&V, which was postponed at the meeting of May 27th.
- 11,385** Communication submitted by Councilor Bona regarding a speed limit at Wheel Estates.
- 11,386** Liaison Reports for the 1st and 2nd quarter of 2014.
- 11,387** Committee reports for the 1st and 2nd quarter of 2014.
- 11,388** Communication submitted by Councilor Buddington regarding the Employee Handbook.

CORRESPONDENCE

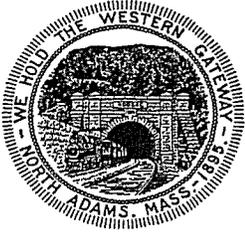
LICENSE

An application submitted by Edward LaCosse, Jr, 3 Myrtle Street, Adams to drive for City Cab.

An application submitted by Edward LaCosse, 142A Brayton Hill Terrace to drive for City Cab.

OPEN FORUM

COUNCILLOR'S & MAYOR'S CONCERNS



Office of the City Council

City of North Adams

10 Main Street Room 109
North Adams, Massachusetts 01247
(413) 662-3015

July 8, 2014

Dear Fellow Councilors;

Recently I have received a request from Wheel Estate Tenants Association to have a special speed regulation adopted into City Ordinance setting Wheel Estate Mobil Home Park speed limit to 15mph.

I respectfully ask Council to consider this request.

Councilor Bona

WHEEL ESTATES TENANTS ASSOCIATION, INC.

1588 S. Church St.
North Adams, MA 01247
1-413-663-8963 Fax 413-346-4180

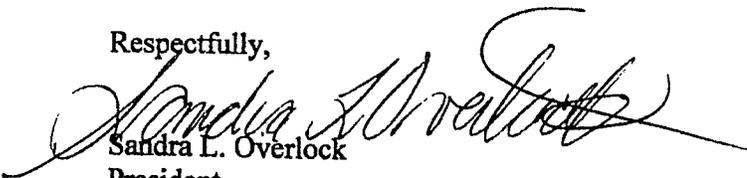
June 5, 2014

Traffic Commission
City Hall
10 Main Street
North Adams, MA 01247

To Whom it May Concern:

The Wheel Estates Tenants Asc, Inc. as a co-op and owners of Wheel Estates Mobile Home Park would like the speed limit of 15 mph in the community recorded in the City Ordinances. The Park Rules that have been approved by the Attorney General's Office/Manufactured Housing Unit and the Department of Housing and Community Development as being 15mph in the community.

Respectfully,


Sandra L. Overlock
President

**RULES OF
WHEEL ESTATES
Manufactured Home Community**

These rules govern the homeowners/residents' occupancy and use of the home site and common areas in the community. They are intended to promote the convenience, quiet enjoyment, safety, and welfare of the residents in this community; preserve the property of both residents and the community owner/operator; preserve and enhance the quality of life in the community; and allocate services and facilities in a fair and appropriate manner. These rules will become effective January 1, 2006

1. Community Manager's Name, Address and Phone Number: Emergency Phone Number:

Community Owner(s) Name(s), Address and Phone Number:

*The Wheel Estates Tenants Assc.
1588 S. Church St
N. Adams, MA 01247*

Community Manager's Name, Address and Phone Number:

*First Choice Property Management
48 Hamlet Ave
Woonsocket, RI 02895*

Emergency Phone Number: *413-346-8090*

These rules use the term "owner/operator" to refer to either the owner(s), the operator(s), and/or the manager of the community.

1. Retirement Community

WHEEL ESTATES IS NOT A RETIREMENT COMMUNITY.

2. Application for Tenancy

Any person intending to establish tenancy in this community (the "applicant") must first fill out an application with the community manager in advance. The approval process must be completed after the initial agreement is reached, but before the sale, transfer, or sublease of the manufactured home is finalized. Tenancy applications shall be approved, and the owner/operator shall consent to entrance by the applicant and members of the applicant's household, if the applicant and the members of his household meet the currently enforceable rules of the community and the applicant provides reasonable evidence of financial ability to pay the rent and other charges associated with the tenancy in question. The owner/operator shall have ten calendar days to consider each

28. Use of Community Roadways

- a. Speed Limit:** All vehicles shall be driven at a safe speed within the community. In any case, the speed shall not exceed either the posted speed limit or 15 miles per hour.
- b. Interference With Residents' Right to Use and Quiet Enjoyment:** Residents and their guests shall operate their motor vehicles in a safe manner and obey all road signs, signals, and speed limits posted in the community. No vehicle may be operated by an unlicensed driver or in a manner that interferes with other residents' quiet enjoyment of their homes.
- c. Prohibited Motorized Vehicles:** Any vehicle not licensed, insured, registered, and "street legal" is prohibited from operating in the community or on community roadways. Vehicles caught operating in violation of this rule shall be removed after seventy-two hours notice as permitted by law.

29. Repair of Vehicles

- a. Major Repairs:** Major overhauling, major repairs, major spray painting, changing of oil, or any other significant repairs to vehicles is not permitted in the community if such work may involve a risk of leakage of petroleum products. Residents are permitted to do minor repairs of their vehicles within the community as long as there is not such risk of a petroleum product leak.
- b. Oil or Gas Leaks:** Vehicles that are leaking or dripping oil or gas must be promptly repaired. If such leaks are not repaired, the owner/operator shall provide the resident with written notice of the leak and provide a reasonable period of time to repair such leak or remove the vehicle from the community; if residents fail to take corrective action within such reasonable period of time, the owner/operator may take steps to have the vehicle removed or seek other relief for such conduct. Any resident who fails to comply with this rule and whose failure causes damage to the driveway may be liable for costs related to repair of the driveway or roadway if such costs are the result of the resident's fault.

30. Clubhouse and Recreational Facilities [where applicable]

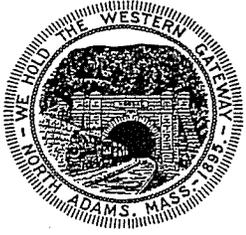
COMMUNITY CENTER AND SWIMMING POOL

- a. Health and Safety Regulations:** Anyone using the clubhouse, pool, recreational facilities, or other common areas shall abide by any applicable health and safety regulations and any reasonable rules for use of such clubhouse, pool, recreational facility, or other common area. Where applicable, all rules for the use of the clubhouse and pool shall be conspicuously posted IN THE COMMUNITY CENTER.
- b. Resident Meetings:** Residents may hold meetings at the clubhouse or other common area facility at no charge, subject to the availability of the facility.

**PART I** ADMINISTRATION OF THE GOVERNMENT**TITLE XIV** PUBLIC WAYS AND WORKS**CHAPTER 90** MOTOR VEHICLES AND AIRCRAFT**Section 18** Special regulations, speed and use of vehicles

Section 18. The city council, the transportation commission of the city of Boston, the board of selectmen, park commissioners, a traffic commission or traffic director, or the department, on ways within their control, may make special regulations as to the speed of motor vehicles and may prohibit the use of such vehicles altogether on such ways; provided, however, that except in the case of a speed regulation no such special regulation shall be effective unless it shall have been published in one or more newspapers, if there be any, published in the town in which the way is situated, otherwise in one or more newspapers published in the county in which the town is situated; nor until after the department, and in the case of a speed regulation the department and the registrar, acting jointly, shall have certified in writing that such regulation is consistent with the public interests; provided, however, that nothing herein contained shall be construed as affecting the right of the metropolitan district commission or of the department of environmental management to make rules and regulations governing the use and operation of motor vehicles on lands, roadways and parkways under its care and control. No such rule or regulation shall prohibit the use of passenger or station wagon type motor vehicles whose gross weight is less than five thousand pounds and which are registered for commercial use on ways where noncommercial passenger type motor vehicles are permitted to operate. No such regulation shall be effective until there shall have been erected, upon the ways affected thereby and at such points as the department and the registrar, acting jointly, may designate, signs, conforming to standards adopted by the department, setting forth the speed or other restrictions established by the regulation, and then only during the time such signs are in place. Any sign, purporting to establish a speed limit, which has not been erected in accordance with the foregoing provisions may be removed by or under the direction of the department.

Any person, corporation, firm or trust owning a private parking area or owning land on or abutting a private way, or any person, corporation, firm or trust controlling such land or parking area, with the written consent of the owner, may apply in writing to the city council, the traffic commission of a city or town having a traffic commission, the transportation commission of the city of Boston or the board of selectmen in any town in which the private way or parking area lies, to make special regulations as to the speed of motor vehicles and as to the use of such vehicles upon the particular private way or parking area, and the city council with the approval of the mayor, the traffic commission of a city or town, the



Office of the City Council City of North Adams

10 Main Street Room 109
North Adams, Massachusetts 01247
(413) 662-3015

July 8, 2014

2014-07-07.txt

Councillors,

I believe that City Ordinances should structure the long-term and large-scale behavior of the City, while short-term and detailed decisions are better left to the Mayor.

One such detail is section 2-10 of the City Ordinances, specifying the hours that City Hall shall be open to the public.

I would make the same argument for sections
2-6 Assignment of numbers
2-11 Hours of employment
2-12 Vacation periods

and perhaps several following sections about City employment.

The employee handbook will cover some of these details, providing a written policy that will give us more freedom to simplify these sections of ordinance.

I request that the General Government committee consider this matter, in consultation with the Mayor and Mr. Canales.

Respectfully,

Eric Buddington