



City Council AGENDA

Monday, March 2, 2026 - 7:00 PM

Regular Meeting
Agawam Senior Center
954 Main Street
Agawam, MA 01001

- A. ROLL CALL
- B. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE
- C. CITIZEN'S SPEAK TIME
- D. MINUTES
 - 1) Regular Council Meeting – **February 17, 2026**
- E. DECLARATION OF COUNCIL PRESIDENT
 - 1) Special Presentation – **Rosie Robotics**
- F. PRESENTATION OF RESOLUTIONS
 - 1) **TR-2026-6** - A Resolution appropriating Water Fund Certified Retained Earnings to the Water Stabilization Fund (Sponsored by Mayor Johnson) (**Referred to Finance Committee**)
 - 2) **TR-2026-7** - A Resolution appropriating Wastewater Fund Certified Retained Earnings to the Wastewater Stabilization Fund (Sponsored by Mayor Johnson) (**Referred to Finance Committee**)
 - 3) **TR-2026-8** - A Resolution appropriating Municipal Golf Fund Certified Retained Earnings to the Municipal Golf Stabilization Fund (Sponsored by Mayor Johnson) (**Referred to Finance Committee**)
 - 4) **TR-2026-9** - A Resolution appropriating Municipal Golf Stabilization Fund to the Capital Stabilization Fund (Sponsored by Mayor Johnson) (**Referred to Finance Committee**)
- G. ELECTIONS
- H. PUBLIC HEARINGS
 - 1) **(PH-2026-1) ZC-2026-1** - Petition for Zone Change by Sergey Dikan for property located at 515 Mill Street, Feeding Hills section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10-2-19) and Mikhail Ashlaban and Tamara Ashlaban for property located at 533 Mill

Street, Feeding Hills section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10-1-4) from the Residence A-2 District, the Business B District, and the Agricultural District to the Residence A-2 District (**Referred to Legislative Committee**) - **City Council Public Hearing Date set for March 16, 2026**

I. OLD BUSINESS

- 1) **TO-2026-2** - Voucher list for MMA reimbursements **\$1,319.83** (City Council)

J. NEW BUSINESS

- 1) **TR-2026-10** - A Resolution to appropriate funds for the successor Collective Bargaining Agreement by and between AFL-CIO Local 1973 Firefighters Association and the Town of Agawam (Sponsored by Mayor Johnson)
- 2) **TR-2026-11** - A Resolution to accept the provisions of Massachusetts General Laws Chapter 138, Section 12D which allows for the conversion of on-premises wine and malt beverages licenses to on-premises all alcoholic beverages licenses (Sponsored by Mayor Johnson)
- 3) **TR-2026-12** - A Resolution in support of the Massachusetts State Auditor's efforts to audit the legislature (Sponsored by Councilors Bitzas, Calabrese, McNair, and Mercadante)
- 4) **TR-2026-13** - A Resolution confirming the reappointment of **John L. Bonavita**, 109 Liberty Street, Agawam, Ma to the Agawam Veterans Council for a term expiring April 1, 2029 (Sponsored by Christopher C. Johnson, Mayor)
- 5) **TO-2026-3** - Budgetary Transfer of **\$111,185.80** from Salary Reserve Line item #16606- 57350 to various Fire Department Line Items to fund the first year of new collective bargaining agreement with AFL-CIO, Local 1973 Firefighters Association

K. ANY OTHER MATTER THAT MAY LEGALLY COME BEFORE THE CITY COUNCIL

L. ADJOURNMENT

Please note that this meeting can be viewed live on Channel 15 (standard definition) or Channel 1074 (high definition) and will also be live-streamed on the town's website (www.agawam.ma.us)

REGULAR MEETING OF THE AGAWAM CITY COUNCIL

Minutes dated February 17, 2026

Council President Anthony Russo called the meeting to order at 7:00pm in at the Agawam Senior Center Veterans Hall.

A. ROLL CALL - 10 PRESENT, 1 ABSENT

Roll Call taken with the following Councilors present: George Bitzas, Edward Borgatti, Cecilia Calabrese (remote), Thomas Hendrickson, Peter McNair, Dino Mercadante, Christine Rickmon, Robert Rossi, Anthony Russo, Rosemary Sandlin, and Anthony Suffriti. With eleven present, there was a quorum.

B. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

C. CITIZEN'S SPEAK TIME

Council President Russo read Rule 19 of the City Council Rules and Regulations regarding Citizen's Speak Time.

Guy Qvistgaard, 123 Line Street – spoke on Council decorum
Carolyn Qvistgaard, 123 Line Street – spoke on Council decorum
Uduak Enyiema, 196 Meadow Street – spoke on building a welcoming community
Corlene Roberts, 15 Provin Mountain Drive – spoke on Council decorum
Lynn Barsh, 32 Villa Drive – spoke on certain Councilor's statements
Catherine McDougal, 22 Vadnais Street – spoke about a certain councilor's remarks and disability access
Daniel Arventos, 579 Cooper Street – spoke about Council decorum
Aleks Wrobel, 27 Hastings Street – spoke about Council comments
Corinne Wingard, 194 Elm Street – spoke about Council comments
Will Clark, 26 High Meadow Road – spoke about the BESS PILOT
Denis Doroshenko, 471 Barry Street – spoke about Council comments
Brian Bacis, 65 Federal Street Ext – spoke about Council comments
Nick Dion, 325 Adams Street – spoke about Council comments
Douglas Reed, 10 Shelley Lane – spoke about the new Agawam tartan plaid for St. Patrick's Day

D. MINUTES

1. Regular Council Meeting – February 2, 2026

Motion to approve made by Councilor Mercadante and seconded by Councilor Sandlin. Voice vote approved.

E. DECLARATION OF COUNCIL PRESIDENT

None.

F. PRESENTATION OF RESOLUTIONS

1. TR-2026- 4 - A Resolution confirming the appointment of Mario Tedeschi, 150 Juniper Ridge Drive, Feeding Hills to the Agawam Golf Commission to a term expiring on December 31, 2029 (Sponsored by Mayor Johnson)

Motion to approve made by Councilor Rossi and seconded by Councilor Hendrickson. Councilor Sandlin said Mr. Tedeschi is a hard-working businessman in town who volunteers his time and urge everyone's support.

The vote was **11 YES, 0 NO** approving the appointment. Council President Russo thanked Mr. Tedeschi for volunteering.

2. TR-2026-5 - A Resolution confirming the reappointment of Marilyn Lake, 142 Brookfield Lane, Agawam to the Whiting Street & Thomas Pyne Fund Commission to a term expiring on December 31, 2028 (Sponsored by Mayor Johnson)

Motion to approve made by Councilor Rossi and seconded by Councilor Sandlin.

The vote was **11 YES, 0 NO** approving the appointment. Council President Russo thanked Ms. Lake for continuing to serve.

G. ELECTIONS

None.

H. PUBLIC HEARINGS

None.

I. OLD BUSINESS

None.

J. NEW BUSINESS

1, TR-2026-6 - A Resolution appropriating Water Fund Certified Retained Earnings to the Water Stabilization Fund (Sponsored by Mayor Johnson)

Referred to Finance Committee, next Agenda.

2. TR-2026-7 - A Resolution appropriating Wastewater Fund Certified Retained Earnings to the Wastewater Stabilization Fund (Sponsored by Mayor Johnson)

Referred to Finance Committee, next Agenda.

3. TR-2026-8 - A Resolution appropriating Municipal Golf Fund Certified Retained Earnings to the Municipal Golf Stabilization Fund (Sponsored by Mayor Johnson)

Referred to Finance Committee, next Agenda.

4. TR-2026-9 - A Resolution appropriating Municipal Golf Stabilization Fund to the Capital Stabilization Fund (Sponsored by Mayor Johnson)

Referred to Finance Committee, next Agenda.

5. TO-2026-2 - Voucher list for MMA reimbursements \$1,319.83 (City Council)

Next Agenda.

6. ZC-2026-1 - Petition for Zone Change by Sergey Dikan for property located at 515 Mill Street, Feeding Hills section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10-2-19) and Mikhail Ashlaban and Tamara Ashlaban for property located at 533 Mill Street, Feeding Hills section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10-1-4) from the Residence A-2 District, the Business B District, and the Agricultural District to the Residence A-2 District – Refer to Planning Board and suggest City Council Public Hearing Date of March 16, 2026

Council President Russo officially referred the item to the Planning Board and referred it to the Legislative Committee. He set the City Council Public Hearing date for March 16, 2026.

K. ANY OTHER MATTER THAT MAY LEGALLY COME BEFORE THE CITY COUNCIL

Councilor McNair congratulated Trevor Moynihan for reaching the 1000 point milestone for AHS basketball. Councilor Rickmon requested forming a sub-committee for reviewing the Rules and Regulations. Councilor Rossi noted that we will be having a workshop to discuss the rules. Councilor Bitzas read a speech into record. Councilor Borgatti informed everyone of a celebrity bartending event at Dunn's Tavern and said he had a sneak peek at the Agawam tartan plaid and loved it!

L. ADJOURNMENT

Motion to adjourn made all around the house. Meeting adjourned at 7:48pm.

Meeting video can be watched under Meeting Videos on the town website at the following link:

<http://agawamvod.cablecast.tv/internetchannel/show/2734?site=1>

TR-2026-4

A RESOLUTION CONFIRMING THE APPOINTMENT OF
MARIO TEDESCHI OF 150 JUNIPER RIDGE DRIVE, FEEDING HILLS, MA
TO THE AGAWAM GOLF COMMISSION
TO A TERM EXPIRING ON DECEMBER 31, 2029

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, a vacancy exists on the Agawam Golf Commission; and

WHEREAS, the Mayor has appointed Mario Tedeschi of 150 Juniper Ridge Drive, Feeding Hills, Massachusetts to the Agawam Golf Commission to a term expiring December 31, 2029; and

NOW THEREFORE, the Agawam City Council hereby resolves to confirm the appointment of Mario Tedeschi of 150 Juniper Ridge Drive, Feeding Hills, Massachusetts to the Agawam Golf Commission to a term expiring December 31, 2029.

DATED THIS 17th DAY OF February, 2026

PER ORDER OF THE AGAWAM CITY COUNCIL


Anthony J. Russo, President, Agawam City Council

APPROVED AS TO FORM AND LEGALITY


Christopher Cappucci, City Solicitor

TR-2026-5

A RESOLUTION CONFIRMING THE REAPPOINTMENT OF
MARILYN LAKE OF 142 BROOKFIELD LANE, AGAWAM, MA
TO THE AGAWAM WHITING STREET & THOMAS PYNE FUND COMMISSION
TO A TERM EXPIRING ON DECEMBER 31, 2028

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, the appointment of Marilyn Lake of 142 Brookfield Lane, Agawam, MA on the Agawam Whiting Street & Thomas Pyne Fund Commission expired on December 31, 2025; and

WHEREAS, the Mayor has reappointed Marilyn Lake of 142 Brookfield Lane, Agawam, MA to the Agawam Whiting Street & Thomas Pyne Fund Commission to a term expiring December 31, 2028; and

NOW THEREFORE, the Agawam City Council hereby resolves to confirm the reappointment of Marilyn Lake of 142 Brookfield Lane, Agawam, MA to the Agawam Whiting Street & Thomas Pyne Fund Commission to a term expiring December 31, 2028.

DATED THIS 17th DAY OF February, 2026

PER ORDER OF THE AGAWAM CITY COUNCIL


Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY


Christopher Cappucci, Solicitor

**A RESOLUTION APPROPRIATING WATER FUND
CERTIFIED RETAINED EARNINGS TO THE
WATER STABILIZATION FUND**

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, the Council established the Water Stabilization Fund to fund operations and capital projects for the Water Department; and

WHEREAS, the Commonwealth of Massachusetts has certified retained earnings in the amount of Nine Hundred Twenty Thousand Thirty-Six (\$920,036.00) Dollars for the Water Fund; and

WHEREAS, certified retained earnings are only available for appropriation by the city from the time of certification until the end of the fiscal year in which they are certified; and

WHEREAS, appropriating the retained earnings into the stabilization fund would allow the city to have access to those funds at any time to support the operation and capital needs of the Water Department; and

WHEREAS, it is in the best interests of the Town of Agawam to appropriate the certified retained earnings for the Water Fund into the Water Stabilization Fund; and

NOW THEREFORE, the Agawam City Council hereby resolves pursuant to Massachusetts General Laws Chapter 40, Section 5B to appropriate the Water Fund certified retained earnings in the amount of Nine Hundred Twenty Thousand Thirty-Six (\$920,036.00) Dollars into the Water Stabilization Fund.

DATED THIS ____ DAY OF _____, 2026.

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY



Christopher S. Cappucci, Solicitor



Town of Agawam

Christopher C. Johnson, Mayor
36 Main Street
Agawam, MA 01001
Telephone: 413-786-0400 | 413-786-4520

Memorandum

To: Agawam City Council
From: Christopher C. Johnson, Mayor
Re: Stabilization Fund Appropriations
Date: February 12, 2026

1. **TR-2026-6; TR-2026-7 & TR-2026-8** **Appropriations to Special Purpose Stabilization Funds**

The Council created special purpose stabilization funds for the three self-sustaining or enterprise funds which are the Water Department, the Wastewater Department and the Municipal Golf Course.

After the conclusion of each fiscal year, the Commonwealth calculates and certifies the retained earnings for each self-sustaining or enterprise fund. The certified retained earnings are available to be appropriated from the date of certification through the end of the fiscal year in which they are certified. Once the new fiscal year begins, the retained earnings are no longer available for appropriation and the town must wait for the new certification to utilize the retained earnings.

By appropriating the retained earnings into the stabilization funds, the town will have access to appropriate for the entire year. In addition, the stabilization funds will earn interest which would be credited for the benefit of each self-sustaining or enterprise fund.

The Commonwealth recently certified the following retained earnings for the three self-sustaining or enterprise funds:

Water Fund	\$ 920,036.00
Wastewater Fund	\$ 340,063.00
Golf Fund	\$ 507,866.00

The following are the existing special purpose stabilization fund balances as of January 31, 2026:

Water Fund	\$ 773,759.54
Wastewater Fund	\$ 2,427,832.58
Golf Fund	\$ 230,454.89

2. TR-2026-9 Appropriation from Municipal Golf Stabilization Fund to Capital Stabilization Fund

The Capital Stabilization Fund lent the Agawam Municipal Golf Course the sum of One Hundred Thousand (\$100,000.00) Dollars from the Capital Stabilization Fund for the purchase of a new fleet of golf carts at four (4%) percent interest (See TR-2025-83). The Golf Course wishes to repay the loan early. The loan was extended on December 19, 2025 and the sum of One Hundred Thousand Eight Hundred Ten and 96/100 (\$100,810.96) Dollars represents repayment of the loan with interest.

Please do not hesitate to contact me with any questions.

Very truly yours,

Christopher C. Johnson
Mayor

**A RESOLUTION APPROPRIATING WASTEWATER FUND
CERTIFIED RETAINED EARNINGS TO THE
WASTEWATER STABILIZATION FUND**

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, the Council established the Wastewater Stabilization Fund to fund operations and capital projects for the Wastewater Department; and

WHEREAS, the Commonwealth of Massachusetts has certified retained earnings in the amount of Three Hundred Forty Thousand Sixty-Three (\$340,063.00) Dollars for the Wastewater Fund; and

WHEREAS, certified retained earnings are only available for appropriation by the city from the time of certification until the end of the fiscal year in which they are certified; and

WHEREAS, appropriating the retained earnings into the stabilization fund would allow the city to have access to those funds at any time to support the operation and capital needs of the Wastewater Department; and

WHEREAS, it is in the best interests of the Town of Agawam to appropriate the certified retained earnings for the Wastewater Fund into the Wastewater Stabilization Fund; and

NOW THEREFORE, the Agawam City Council hereby resolves pursuant to Massachusetts General Laws Chapter 40, Section 5B to appropriate the Wastewater Fund certified retained earnings in the amount of Three Hundred Forty Thousand Sixty-Three (\$340,063.00) Dollars into the Wastewater Stabilization Fund.

DATED THIS ____ DAY OF _____, 2026.

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY



Christopher S. Cappucci, Solicitor



Town of Agawam

Christopher C. Johnson, Mayor
36 Main Street
Agawam, MA 01001
Telephone: 413-786-0400 | 413-786-4520

Memorandum

To: Agawam City Council
From: Christopher C. Johnson, Mayor
Re: Stabilization Fund Appropriations
Date: February 12, 2026

1. **TR-2026-6; TR-2026-7 & TR-2026-8** **Appropriations to Special Purpose Stabilization Funds**

The Council created special purpose stabilization funds for the three self-sustaining or enterprise funds which are the Water Department, the Wastewater Department and the Municipal Golf Course.

After the conclusion of each fiscal year, the Commonwealth calculates and certifies the retained earnings for each self-sustaining or enterprise fund. The certified retained earnings are available to be appropriated from the date of certification through the end of the fiscal year in which they are certified. Once the new fiscal year begins, the retained earnings are no longer available for appropriation and the town must wait for the new certification to utilize the retained earnings.

By appropriating the retained earnings into the stabilization funds, the town will have access to appropriate for the entire year. In addition, the stabilization funds will earn interest which would be credited for the benefit of each self-sustaining or enterprise fund.

The Commonwealth recently certified the following retained earnings for the three self-sustaining or enterprise funds:

Water Fund	\$ 920,036.00
Wastewater Fund	\$ 340,063.00
Golf Fund	\$ 507,866.00

The following are the existing special purpose stabilization fund balances as of January 31, 2026:

Water Fund	\$ 773,759.54
Wastewater Fund	\$ 2,427,832.58
Golf Fund	\$ 230,454.89

2. TR-2026-9 Appropriation from Municipal Golf Stabilization Fund to Capital Stabilization Fund

The Capital Stabilization Fund lent the Agawam Municipal Golf Course the sum of One Hundred Thousand (\$100,000.00) Dollars from the Capital Stabilization Fund for the purchase of a new fleet of golf carts at four (4%) percent interest (See TR-2025-83). The Golf Course wishes to repay the loan early. The loan was extended on December 19, 2025 and the sum of One Hundred Thousand Eight Hundred Ten and 96/100 (\$100,810.96) Dollars represents repayment of the loan with interest.

Please do not hesitate to contact me with any questions.

Very truly yours,

Christopher C. Johnson
Mayor

**A RESOLUTION APPROPRIATING MUNICIPAL GOLF FUND
CERTIFIED RETAINED EARNINGS TO THE
MUNICIPAL GOLF STABILIZATION FUND**

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, the Council established the Municipal Golf Stabilization Fund to fund operations and capital projects for the Municipal Golf course; and

WHEREAS, the Commonwealth of Massachusetts has certified retained earnings in the amount of Five Hundred Seven Thousand Eight Hundred Sixty-Six (\$507,866.00) Dollars for the Municipal Golf Fund; and

WHEREAS, certified retained earnings are only available for appropriation by the city from the time of certification until the end of the fiscal year in which they are certified; and

WHEREAS, appropriating the retained earnings into the stabilization fund would allow the city to have access to those funds at any time to support the operation and capital needs of the Municipal Golf course; and

WHEREAS, it is in the best interests of the Town of Agawam to appropriate the balance of certified retained earnings for the Municipal Golf Fund into the Municipal Golf Stabilization Fund; and

NOW THEREFORE, the Agawam City Council hereby resolves pursuant to Massachusetts General Laws Chapter 40, Section 5B to appropriate the Municipal Golf Fund certified retained earnings in the amount of Five Hundred Seven Thousand Eight Hundred Sixty-Six (\$507,866.00) Dollars into the Municipal Golf Stabilization Fund.

DATED THIS ____ DAY OF _____, 2026.

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY



Christopher S. Cappucci, Solicitor



Town of Agawam

Christopher C. Johnson, Mayor
36 Main Street
Agawam, MA 01001
Telephone: 413-786-0400 | 413-786-4520

Memorandum

To: Agawam City Council
From: Christopher C. Johnson, Mayor
Re: Stabilization Fund Appropriations
Date: February 12, 2026

1. **TR-2026-6; TR-2026-7 & TR-2026-8** **Appropriations to Special Purpose Stabilization Funds**

The Council created special purpose stabilization funds for the three self-sustaining or enterprise funds which are the Water Department, the Wastewater Department and the Municipal Golf Course.

After the conclusion of each fiscal year, the Commonwealth calculates and certifies the retained earnings for each self-sustaining or enterprise fund. The certified retained earnings are available to be appropriated from the date of certification through the end of the fiscal year in which they are certified. Once the new fiscal year begins, the retained earnings are no longer available for appropriation and the town must wait for the new certification to utilize the retained earnings.

By appropriating the retained earnings into the stabilization funds, the town will have access to appropriate for the entire year. In addition, the stabilization funds will earn interest which would be credited for the benefit of each self-sustaining or enterprise fund.

The Commonwealth recently certified the following retained earnings for the three self-sustaining or enterprise funds:

Water Fund	\$ 920,036.00
Wastewater Fund	\$ 340,063.00
Golf Fund	\$ 507,866.00

The following are the existing special purpose stabilization fund balances as of January 31, 2026:

Water Fund	\$ 773,759.54
Wastewater Fund	\$ 2,427,832.58
Golf Fund	\$ 230,454.89

2. TR-2026-9 Appropriation from Municipal Golf Stabilization Fund to Capital Stabilization Fund

The Capital Stabilization Fund lent the Agawam Municipal Golf Course the sum of One Hundred Thousand (\$100,000.00) Dollars from the Capital Stabilization Fund for the purchase of a new fleet of golf carts at four (4%) percent interest (See TR-2025-83). The Golf Course wishes to repay the loan early. The loan was extended on December 19, 2025 and the sum of One Hundred Thousand Eight Hundred Ten and 96/100 (\$100,810.96) Dollars represents repayment of the loan with interest.

Please do not hesitate to contact me with any questions.

Very truly yours,

Christopher C. Johnson
Mayor

**A RESOLUTION APPROPRIATING FUNDS FROM THE
MUNICIPAL GOLF STABILIZATION FUND
TO THE CAPITAL STABILIZATION FUND**

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, the Council established the Municipal Golf Stabilization Fund to fund operations and capital projects for the Municipal Golf course; and

WHEREAS, the Capital Stabilization Fund lent the Agawam Municipal Golf Course the sum of One Hundred Thousand (\$100,000.00) Dollars from the Capital Stabilization Fund for the purchase of a new fleet of golf carts at four (4%) percent interest (See TR-2025-83); and

WHEREAS, the funds were expended from the Capital Stabilization Fund on December 19, 2025 and the Agawam Municipal Golf Course desires to repay the loan early; and

WHEREAS, it is in the best interests of the Town of Agawam for the Agawam Municipal Golf Course to repay its loan from the Capital Stabilization Fund; and

NOW THEREFORE, the Agawam City Council hereby resolves to appropriate the sum of One Hundred Thousand Eight Hundred Ten and 96/100 (\$100,810.96) Dollars from the Municipal Golf Fund Stabilization Fund to the Capital Stabilization Fund.

DATED THIS ____ DAY OF _____, 2026.

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY



Christopher S. Cappucci, Solicitor



Town of Agawam

Christopher C. Johnson, Mayor
36 Main Street
Agawam, MA 01001
Telephone: 413-786-0400 | 413-786-4520

Memorandum

To: Agawam City Council
From: Christopher C. Johnson, Mayor
Re: Stabilization Fund Appropriations
Date: February 12, 2026

1. **TR-2026-6; TR-2026-7 & TR-2026-8** **Appropriations to Special Purpose Stabilization Funds**

The Council created special purpose stabilization funds for the three self-sustaining or enterprise funds which are the Water Department, the Wastewater Department and the Municipal Golf Course.

After the conclusion of each fiscal year, the Commonwealth calculates and certifies the retained earnings for each self-sustaining or enterprise fund. The certified retained earnings are available to be appropriated from the date of certification through the end of the fiscal year in which they are certified. Once the new fiscal year begins, the retained earnings are no longer available for appropriation and the town must wait for the new certification to utilize the retained earnings.

By appropriating the retained earnings into the stabilization funds, the town will have access to appropriate for the entire year. In addition, the stabilization funds will earn interest which would be credited for the benefit of each self-sustaining or enterprise fund.

The Commonwealth recently certified the following retained earnings for the three self-sustaining or enterprise funds:

Water Fund	\$ 920,036.00
Wastewater Fund	\$ 340,063.00
Golf Fund	\$ 507,866.00

The following are the existing special purpose stabilization fund balances as of January 31, 2026:

Water Fund	\$ 773,759.54
Wastewater Fund	\$ 2,427,832.58
Golf Fund	\$ 230,454.89

2. TR-2026-9 Appropriation from Municipal Golf Stabilization Fund to Capital Stabilization Fund

The Capital Stabilization Fund lent the Agawam Municipal Golf Course the sum of One Hundred Thousand (\$100,000.00) Dollars from the Capital Stabilization Fund for the purchase of a new fleet of golf carts at four (4%) percent interest (See TR-2025-83). The Golf Course wishes to repay the loan early. The loan was extended on December 19, 2025 and the sum of One Hundred Thousand Eight Hundred Ten and 96/100 (\$100,810.96) Dollars represents repayment of the loan with interest.

Please do not hesitate to contact me with any questions.

Very truly yours,

Christopher C. Johnson
Mayor

**PETITION FOR ZONE CHANGE BY SERGEY DIKAN FOR PROPERTY
LOCATED AT 515 MILL STREET, FEEDING HILLS SECTION OF AGAWAM,
HAMPDEN COUNTY, MASSACHUSETTS (ASSESSOR PARCEL H10-2-19)
AND
MIKHAIL ASHLABAN AND TAMARA ASHLABAN FOR PROPERTY
LOCATED AT 533 MILL STREET, FEEDING HILLS SECTION OF AGAWAM,
HAMPDEN COUNTY, MASSACHUSETTS (ASSESSOR PARCEL H10-1-4)
FROM THE RESIDENCE A-2 DISTRICT, THE BUSINESS B DISTRICT, AND THE
AGRICULTURAL DISTRICT TO THE RESIDENCE A-2 DISTRICT**

WHEREAS, Sergey Dikan (“Dikan”) is the owner of a parcel of land located at 515 Mill Street, Feeding Hills Section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10-2-19) which is more particularly described in a deed to Dikan which is recorded in the Hampden County Registry of Deeds in Book 24346, Page 391; and

WHEREAS, Mikhail Ashlaban and Tamara Ashlaban (collectively “Ashlaban”) are the owners of a parcel of land located at 533 Mill Street, Feeding Hills Section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10-1-4) which is more particularly described in a deed to Ashlaban which is recorded in the Hampden County Registry of Deeds in Book 20091, Page 539; and

WHEREAS, Dikan and Ashlaban have jointly submitted a Petition to change the zoning on 515 Mill Street (Assessor Parcel H10-2-19) and 533 Mill Street (Assessor Parcel H10-1-4) dated January 26, 2026 which was received on January 28, 2028 from being split zoned with portions of the parcels in the Residence A-2 District, the Business B District, and the Agricultural District to the Residence A-2 District; and

WHEREAS, Dikan and Ashlaban indicate in their Petition that *“The proposed zoning amendment is intended to allow for residential development on the site, consistent with the character of surrounding uses... [and it]... would support the applicant’s plan to divide the subject property for residential use and improve/upgrade the existing right-of-way ...”*; and

WHEREAS, Dikan and Ashlaban further indicate in their Petition that the zone change *“will be desirable and without substantial detriment to the public good”*; and

NOW THEREFORE, the Agawam City Council hereby resolves to change the zoning of land located at 515 Mill Street, Feeding Hills Section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10-2-19) which is more particularly described in a deed to Sergey Dikan which is recorded in the Hampden County Registry of Deeds in Book 24346, Page 391 and the land located at 533 Mill Street, Feeding Hills Section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10-1-4) which is more particularly described in a deed to Mikhail Ashlaban and Tamara Ashlaban which is recorded in the Hampden County Registry of Deeds in Book 20091, Page 539, from the Residence A-2 District, the Business B District, and the Agricultural District to the Residence A-2 District.

Dated this _____ day of _____, 2026.

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President

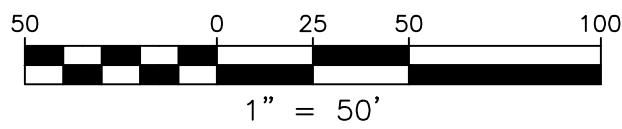
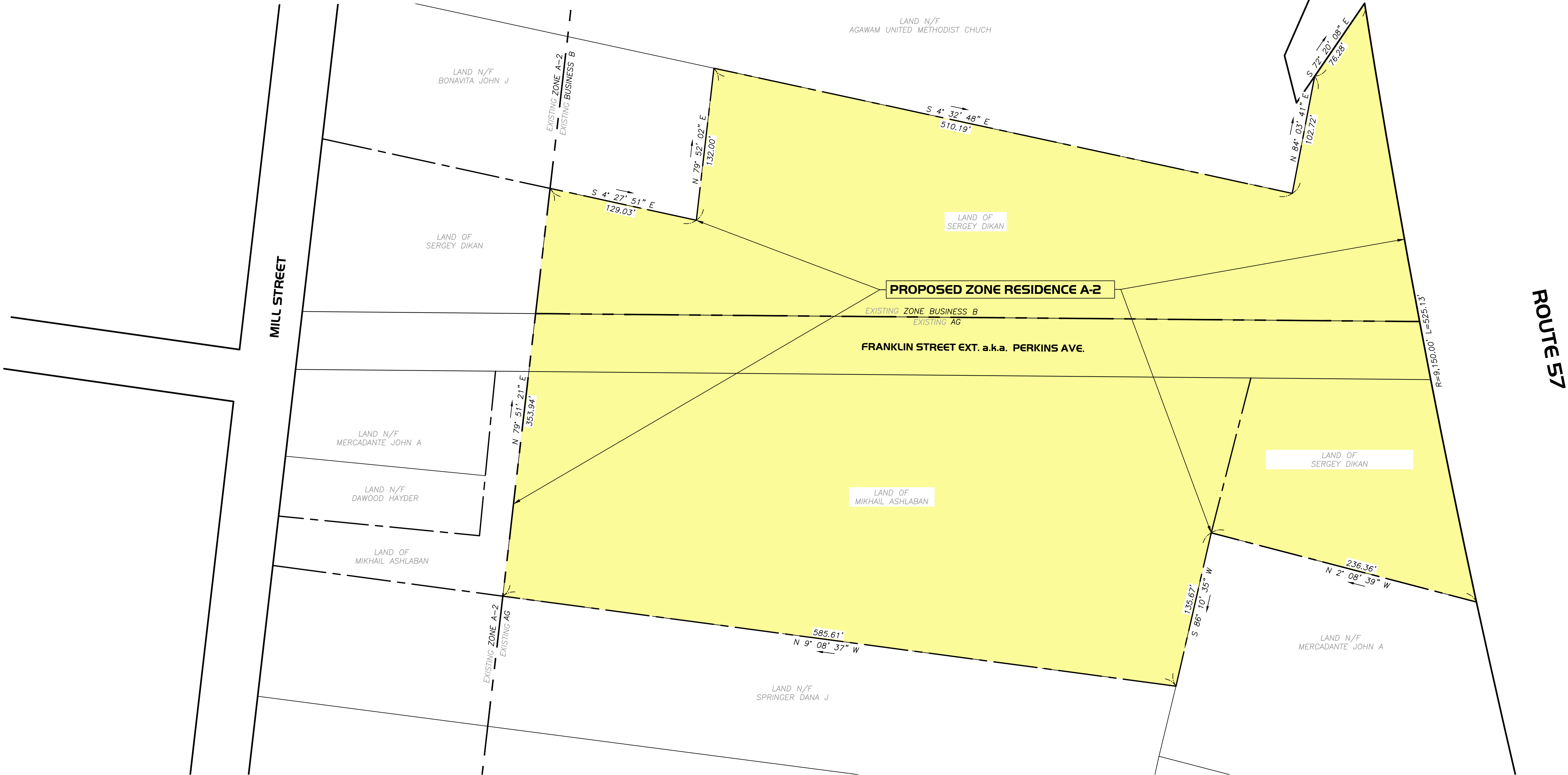
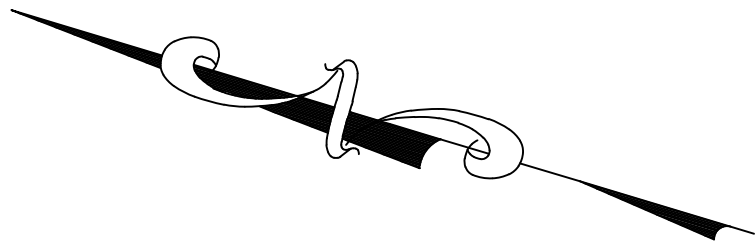
APPROVED AS TO FORM AND LEGALITY



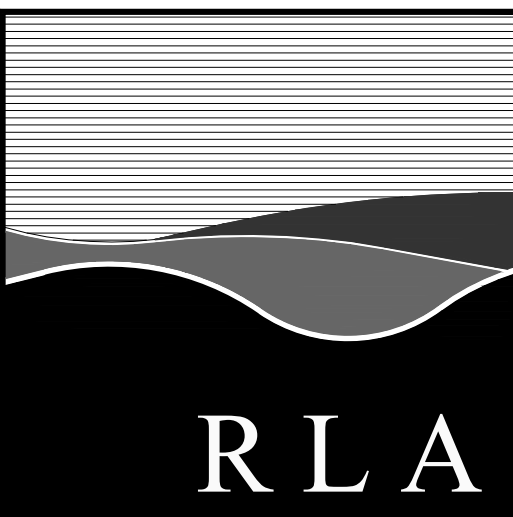
Christopher S. Cappucci, Solicitor

NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS SERGEY DIKAN (515 MILL ST.) AND MIKHAIL & TAMARA ASHLABAN (533 MILL ST.). SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 24346 PAGE 391 (515 MILL ST). DEEDS BOOK 20091 PAGE 539 (533 MILL ST.)
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A RLA BOUNDARY SURVEY.
3. THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
4. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM GIS MAPPING.



PERMITTING



R L A

R LEVESQUE ASSOCIATES INC

Landscape Architects
Civil Engineers - Land Surveyors
Environmental Consultants

ph: 413.568.0985 fax: 413.568.0986

40 School Street
Westfield, MA 01085
rlaland.com

PLAN FOR PROPOSED ZONE CHANGE

515 Mill Street and 533 Mill Street
Parcel ID: H10-2-19 and H10-I-04
Agawam, MA.



PREPARED FOR:

Sergey Dikan
114 Birch Hill Road
Agawam, MA 01001

ISSUANCE DATE: January 27, 2026

REVISIONS:	DATE:

DRAFTED BY: T.A.

UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: As Noted

RLA PROJ. NUMBER: 250105

DRAWING#	REV.
Z-1	

Request for Zoning Map Amendment

Under Town of Agawam Zoning Ordinance § 180-3 – Districts enumerated; Building Zone Map.

Proposed Residence A-2 (RA-2) Zoning District

Project Location:

515 Mill Street & 533 Mill Street
Agawam, Massachusetts 01001
(Assessor's Parcel IDs: H10-2-19 & H10-1-4)

Submitted To:

Town of Agawam City Council
36 Main Street
Agawam, Massachusetts 01001

Applicant(s) & Property Owner(s):

Of 515 Mill Street
Sergey Dikan
114 Birch Hill Road
Agawam, Massachusetts 01001

Of 533 Mill Street
Mikhail Ashlaban
533 Mill Street
Agawam, Massachusetts 01001

RLA Project File No. 250105

January 26, 2026

R LEVESQUE ASSOCIATES, INC.

A LAND PLANNING SERVICES COMPANY

40 School Street, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



TABLE OF CONTENTS

SECTION

1. PETITION LETTER
2. LOCUS MAP
3. DEED REFERENCES

LIST OF APPENDICES

APPENDICES

APPENDIX A: SITE PLAN

I. PETITION LETTER



January 26, 2026

Rosemary Sandlin, Council President
Town of Agawam City Council
36 Main Street
Agawam, Massachusetts 01001

**RE: Request for Zoning Map Amendment – Proposed Residence A-2 (RA-2) Zoning District
515 Mill Street & 533 Mill Street
Agawam, Massachusetts 01001
(Assessor's Parcel IDs: H10-2-19 & H10-1-4)
RLA Project File No. 250105**

Dear President Sandlin and Councilors:

On behalf of the applicants and property owners, Sergey Dikan and Mikhail Ashlaban, R Levesque Associates, Inc. is submitting this Request for Zoning Map Amendment for the above-referenced properties and right-of-way in Agawam, Massachusetts.

PROPERTY DESCRIPTION

The subject properties are located south of Mill Street and consist of approximately $6.6 \pm$ acres. 515 Mill Street is owned by Sergey Dikan and is recorded in the Hampden County Registry of Deeds under Book 24346, Page 391. 533 Mill Street is owned by Mikhail Ashlaban and is recorded in the Hampden County Registry of Deeds under Book 20091, Page 539. Copies of the deed references are included within this petition packet under Section 3. According to the Town of Agawam online Assessor's database, the subject properties are split zoned, with the northern portions located within the Residence A-2 (RA-2) zoning district. The southern portion of 515 Mill Street is located within the Business B (BB) zoning district. The southern portion of 533 Mill Street is located within the Agricultural (AG) zoning district. A Locus Map depicting the location and current zoning is included within this petition packet under Section 2.

ZONING MAP AMENDMENT PETITION

The petitioners respectfully request that the Town of Agawam City Council grant the above-referenced Zoning Map Amendment under the Massachusetts General Laws Chapter 40A Section 5 to amend the Town of Agawam Building Zone Map to allow for the entirety of the subject properties and right-of-way to be rezoned to the Residence A-2 (RA-2) zoning district, as promulgated under Article III of the local zoning regulations.



STATEMENT OF PURPOSE

The proposed zoning amendment is intended to allow for residential development on the site, consistent with the character of surrounding uses. The proposed zoning map amendment to Residence A-2 (RA-2) would support the applicants' plan to divide the subject properties for residential use and improve / upgrade the existing right-of-way.

STATEMENT OF JUSTIFICATION

Facts to support a finding that the proposed Zoning Map Amendment will be desirable and without substantial detriment to the public good:

1. The applicant intends to rezone from a business-oriented zoning district to a residential-oriented zoning district to allow for future development and improvements at this site.
2. There is no significant impact to the neighborhood in requesting the proposed Zoning Map Amendment as similar residential areas currently exist within the general vicinity of the subject properties.
3. The subject properties are well suited for residential use and have ample space to utilize for construction.
4. The subject properties are located in a primarily residentially utilized neighborhood, and the proposed residential use of the site better aligns with the neighborhood than the existing allowable business uses.
5. The subject properties are already partially zoned Residence A-2 (RA-2) and are bound by other Residence A-2 (RA-2) zoned properties, therefore the proposed zoning map amendment does not constitute spot zoning.

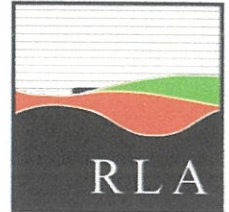
CONCLUSION

Understanding the above, the proposed Zoning Map Amendment is not detrimental to the public good and does not substantially derogate from the intent of and purpose of the Town of Agawam Zoning Ordinance. Based on the foregoing, and all the supplemental information attached, the applicant respectfully requests that the Town of Agawam City Council grant the requested Zoning Map Amendment under the Town of Agawam Zoning Ordinance to Residence A-2 (RA-2).

R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



Applicants and Property Owners:


Mr. Sergey Dikan
515 Mill Street


Mr. Mikhail Ashlaban
533 Mill Street

As required, a copy of this submission has been provided electronically via email to the Town of Agawam City Council and Planning Board. We are requesting to be placed on the City Council's next available agenda. Should you have any questions or comments regarding this submission, please do not hesitate to contact our office at your earliest convenience.

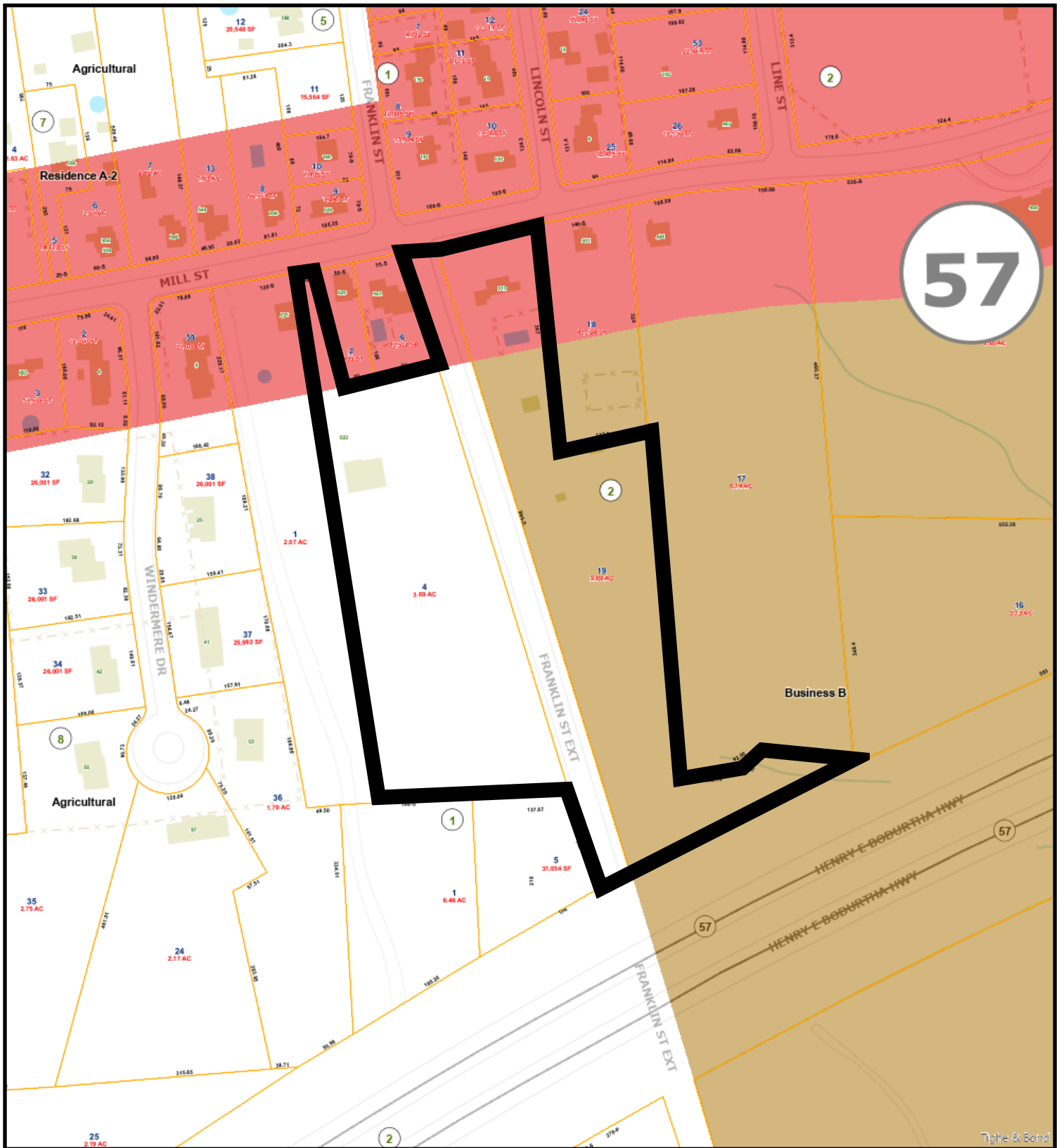
Sincerely,

R LEVESQUE ASSOCIATES, INC.


Nina Fazio
Permitting Coordinator

2. LOCUS MAP

(SOURCE: TOWN OF AGAWAM GIS)



Locus Map

1/28/2026 10:56:04 AM

Scale: 1"=200'

Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.



3. DEED REFERENCES

(SOURCE: HAMPDEN COUNTY REGISTRY OF DEEDS)

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 01-07-2022 @ 02:46pm
Ctl#: 300 Doc#: 1366
Fee: \$1,071.60 Cons: \$235,000.00

KNOW ALL PERSONS BY THESE PRESENTS

THAT I, Yegor Muravskiy, of 515 Mill Street, Feeding Hills, Massachusetts, individually,

For consideration of and in full consideration paid Two Hundred Thirty Five Thousand and 00/100 (\$235,000.00) Dollars

GRANTS TO Sergey Dikan, of 114 Birch Hill Road, Agawam, Massachusetts, with **WARRANTY COVENANTS**

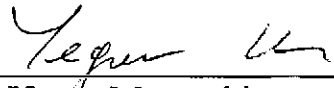
The property described on Exhibit A which is attached hereto and made a part hereof.

BEING the same premises conveyed to Yegor Muravskiy herein by deed of Shirley G. Drenzek, dated December 23, 2017 and recorded in the Hampden County Registry of Deeds in Book 22008, Page 291.

As per M.G.L. Chapter 188, sect. 13, the Grantor, under oath and subject to the pains and penalties of perjury, does hereby depose, state and certify that: (i) I release all rights of Homestead in the subject realty, (ii) that no spouse, non-owner spouse, former spouse, or any other person resides in the home, and (iii) at the time of delivery of this deed, no spouse, former spouse, or any other person is entitled to claim the benefit of an existing estate of homestead.

(signature page to follow)

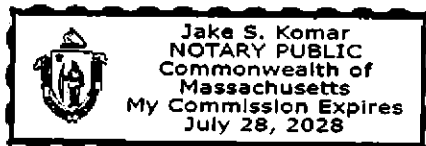
This Deed is intended to take effect as a sealed instrument this 4 day of January, 2022.


Yegor Muravskiy

COMMONWEALTH OF MASSACHUSETTS

County of Hampden

On this 4 day of January, 2022, before me, the undersigned notary public, personally appeared Yegor Muravskiy and proved to me through satisfactory evidence of identification, which was Driver License to be the person whose name is signed on the preceding and acknowledged to me that they signed it voluntarily for its stated purpose and who swore, subscribed and affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.



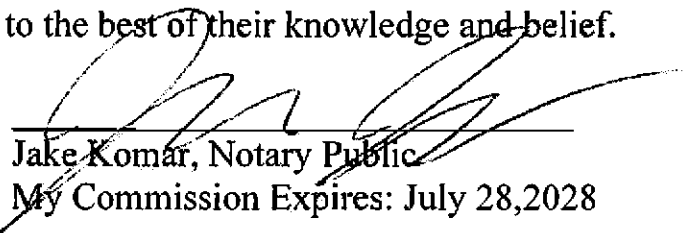

Jake Komar, Notary Public
My Commission Expires: July 28, 2028

EXHIBIT "A"**Parcel II:**

The land in Agawam, Hampden County, Massachusetts as shown on a Plan of Land entitled "Mill Street Extension, Agawam, Mass," dated June 1988 by Smith Associates Surveyors, Inc., and owned by Double "D" Realty, Inc., said Plan having been recorded in Hampden County Registry of Deed in Book of Plans 262, Page 129, said land being bounded and described as follows:

Beginning at the intersection of the westerly side-line of Franklin Street Extension with the northerly side-line of the Re-Location of Route 57, running thence

- WESTERLY along the northerly side-line of the Re-Location of Route 57, an arc distance of one hundred ninety-five and 69/100 (195.69) feet;
- NORTHERLY by land now or formerly of one Saralli, two hundred thirty-six and 36/100 (236.36) feet;
- EASTERLY by land now or formerly of one Saralli, one hundred thirty-seven and 77/100 (137.77) feet;
- SOUTHERLY along the westerly side-line of Franklin Street Extension to the point of beginning, one hundred fifty-five and 15/100 (155.15) feet.

Containing thirty-one thousand fifty-six (31,056) square feet or approximately 0.71 acres.

Together with all the right, title and interest of the Grantors herein, if any in and to the Franklin Street Extension as shown on the above-referenced plan, hereby specifically disclaiming any warranty or covenant of title as to said Franklin Street Extension, further representing that the land hereby conveyed lacks any right of access or frontage on a public way and by accepting this deed, the Grantees acknowledge that any right of access to the land must be across their property adjacent to said land.

All subject to restrictions, easements, rights of way and other charges of record, if any.

PARCEL 1:

the land in Agawam, Hamden County, Massachusetts, bounded and described as follows:

Beginning at the North Eastern corner of Perkins Ave., and the South side of Mill St., and running thence Easterly on Mill Street about one hundred fifty (150) feet to a stone; thence Southerly on land now or formerly of one Voudren about three hundred thirty and $7/100$ (330.07) feet; thence Easterly on last named land about one hundred thirty-two and $5/10$ (132.5) feet; thence Southerly on land of Bruni, now or formerly, about five hundred sixteen and $80/100$ (516.80) feet; thence Easterly on land of said Bruni about two hundred fifty-nine and $30/100$ (259.30) feet; thence Southerly one hundred forty (140) feet to lot number 27 of Perkins' Little Farms continuing Westerly three hundred fifty (350) feet to Easterly side of Perkins Ave., thence Northerly one thousand forty one and $9/100$ (1041.09) feet on the Easterly side of Perkins Ave., to the South side of Mills St., the place of the beginning, which includes lots numbers 10 to 26 (inclusive of Perkins' Little Farms).

Subject to restrictions and easements of record if any.

FIDUCIARY'S D E E D

Property Address:
533 Mill Street
Feeding Hills, MA 01030

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 11-07-2013 @ 03:07pm
Ct1#: 251 Doc#: 71464
Fee: \$843.60 Cons: \$185,000.00

KNOW ALL MEN BY THESE PRESENTS, that I, **John A. Mercadante**, individually, a married man of 523 Mill Street, Feeding Hills, MA 01030 and **John A. Mercadante**, as **Personal Representative of the Estate of Gaetano L. Mercadante**, by License of the Probate Court. See Hampden County Probate Court, Docket No.: HD12P2321

FOR CONSIDERATION PAID AND IN FULL CONSIDERATION OF **One Hundred Eighty Five Thousand and 00/100 (\$185,000.00) Dollars**

grant to **Mikhail Ashlaban and Tamara Ashlaban**, husband and wife, both of 5 Ogden Street, Chicopee, MA 01013, as tenants by the entirety

**FOR THE PROPERTY DESCRIPTION SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART HEREOF.**

BEING a portion of the same premises conveyed to the late John Saralli and Carmella E. Saralli by deed of Hugh D. Flynn dated December 18, 1946 and recorded in the Hampden County Registry of Deeds in Book 1849, Page 474.

Gaetano L. Mercadante died on October 17, 2012.

For Grantors title see Hampden County Probate Court Docket No. 182123.

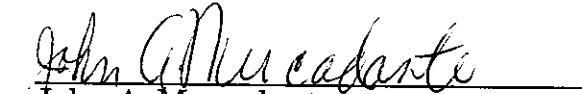
Subject to the restriction that during the lifetime of John A. Mercadante, Grantee may only subdivide the property into two building lots by accessing the frontage from Mill Street.

The grantor agrees that there will not be any implied easement reserved on account of grantor's property at the rear of the property conveyed.

The grantor recognizes that the grantor's remaining property will be landlocked and the grantor covenants that he will not claim any easement of necessity or any other type of easement for ingress or egress to and from the landlocked property over, across, and upon the grantee's property. The grantor hereby waives the right to claim any type of easement.

This property is not homestead property or the principal residence of the grantor or any other person so entitled.

WITNESS my hand and seal this 31 day of October, 2013.


John A. Mercadante

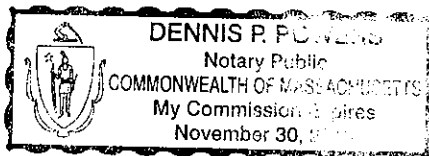
John A. Mercadante,
Personal Representative of Estate of
Gaetano L. Mercadante

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

October 31, 2013

On this 31st day of October, 2013, then personally appeared the above-named **John A. Mercadante and John A. Mercadante, Personal Representative of Estate of Gaetano L. Mercadante** proved to me through satisfactory evidence of identification being (check whichever applies): ☐ driver's license or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☐ my own personal knowledge of the identity of the signatory, to be the persons whose names are signed on the preceding document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.





Notary Public
My Commission Exp:

EXHIBIT "A"

The land in Agawam, Hampden County, Massachusetts bounded and described as follows:

First Parcel: Beginning at a stone bound at the northwest corner thereof and running thence southerly by land of N. G. King to a stone bound; thence southerly by land of W. E. Flower to a stone bound; thence southerly by land formerly of Sarah Flower to a stone bound; thence southerly by land of Aaron Hayes to a stone bound; thence southerly by land of heirs of John Taylor to a stake on an old ditch; thence along said ditch easterly by land of J. Diegel and L. Hatscher to a stone bound twelve (12) rods; thence northerly on a line of stone bounds by land of estate of J. Strong and F. M. West Box Company one hundred twenty-two (122) rods to a stone bound; thence westerly by land of Domenico Pisano and George Bourdo twelve (12) rods to the place of beginning.

Second Parcel: A certain tract of land bounded and described as follows:-

Beginning at the southeast corner thereof, at a stone bound; and running thence westerly by land of W. E. Flower, about six hundred thirty (630) feet to a stone bound; thence northerly by land of estate of Michelina Mercadante about three hundred seventy (370) feet to a stone bound; thence easterly by land of D. Pisano, L. Mercadante formerly, Alice St. John, and George Bourdo, about six hundred thirty (630) feet to a stone bound; thence southerly by land of grantees about three hundred seventy-eight (378) feet to stone bound at the place of beginning. Containing five acres of land, more or less. Said premises are subject to a right of way, as now used and located by adjoining land owners.

Third Parcel: A certain lot of land bounded and described as follows:-

Beginning at the northwest corner of the tract hereby conveyed at an iron pipe on the southerly side of Mill Street, and running thence easterly along Mill Street about one hundred twenty-three feet six inches (123' 6") to a stone bound; thence southerly in a straight line by land now or formerly of the F. M. West Box Company about eight hundred thirty (830) feet to a stone bound; thence westerly by land now or formerly of said Box Company and land now or formerly of Mercadante about two hundred three (203) feet; thence northerly by land now or formerly of Mercadante about seven hundred eighty-nine (789) feet to the place of beginning; containing three acres of land, more or less; excepting from the above described premises the following tract of land bounded and described as follows:-

Beginning at the northwest corner thereof at an iron pipe in the southerly side of Mill street distant forty-one feet three inches (41' 3") easterly from a stone bound at the northeast corner of land now or formerly of George Boudreau and running thence southerly in a straight line along other land of grantees one hundred seventy-five (175) feet to an iron pipe; thence easterly parallel with Mill Street fifty-two (52) feet to an iron pipe; thence northerly parallel with the westerly line above described one hundred seventy-five (175) feet and thence westerly by Mill street fifty-two (52) feet to the point of beginning.

Fourth Parcel: Beginning at a stone bound on the south side of Mill Street and running thence easterly along said Street forty-one (41) feet and three (3) inches to an iron pipe; thence southerly by land formerly of Giuseppe Pisano about seven hundred eighty-nine (789) feet to land formerly of Vincenzo Mercadante et al, thence westerly by said land formerly of Vincenzo Mercadante et al sixty-nine (69) feet to land now or formerly of George Bourdo at a stone monument; thence northerly by land now or formerly of said Bourdo about seven hundred eighty-nine (789) feet to the place of beginning. Containing one acre in area.

Excepting parcels conveyed by deed recorded as aforesaid in Book 3546, Page 427 and Book 2732, Page 129.

APPENDIX A: SITE PLAN

SITE PLAN ENTITLED "PLAN FOR PROPOSED ZONE CHANGE"

PREPARED FOR SERGEY DIKAN

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED JANUARY 27, 2026



AGAWAM CITY COUNCIL

36 MAIN STREET
AGAWAM, MASSACHUSETTS 01001
413-726-9716 Office 413-726-9717 Fax www.agawam.ma.us

COUNCIL PRESIDENT *Rosemary Sandlin*

COUNCIL VICE PRESIDENT *Anthony J. Russo*

COUNCILORS

*George Bitzas – Edward Borgatti – Thomas D. Hendrickson – Dino R. Mercadante – Robert E. Rossi
Gerald F. Smith – Peter Smus – Anthony R. Suffriti – Maria Valego*

ADMINISTRATIVE ASSISTANT – *Barbara A. Bard* bbard@agawam.ma.us

TO-2026-2

VOUCHER

Reimbursements for MMA Trade Show January, 2026
For Councilors Bitzas, Borgatti, and Russo

#11112-52390	George Bitzas	\$ 537.83
	Edward Borgatti	\$ 278.32
	Anthony Russo	\$ 503.68

TOTAL REIMBURSEMENT **\$1,319.83**

DATED THIS ____ DAY OF _____, 2026.

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY

Christopher S. Cappucci
Christopher S. Cappucci, Solicitor

**A RESOLUTION TO APPROPRIATE FUNDS FOR
THE SUCCESSOR COLLECTIVE BARGAINING AGREEMENT
BY AND BETWEEN AFL-CIO LOCAL 1973 FIREFIGHTERS ASSOCIATION
AND THE TOWN OF AGAWAM**

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, the Town of Agawam has negotiated a successor collective bargaining agreement with the AFL-CIO Local 1973 Firefighters Association which is memorialized in the document entitled Settlement Agreement by and between the Town of Agawam and AFL-CIO Local 1973 Firefighters Association (hereinafter referred to as the "Settlement Agreement"); and

WHEREAS, the Settlement Agreement has been ratified by the AFL-CIO Local 1973 Firefighters Association; and

WHEREAS, the Settlement Agreement is a three year agreement for the period of July 1, 2025 to June 30, 2028 that provides for the following annual cost of living increases: effective July 1, 2025 (2.5% percent increase); effective July 1, 2026 (2.5% increase); and effective July 1, 2027 (3.0% increase); and

WHEREAS, pursuant to Massachusetts General Laws Chapter 150E, Section 7, the Agawam City Council is required to appropriate the necessary funds; and

WHEREAS, funding for the Agreement was approved as part of the Fiscal Year 2026 Annual Operating Budget and shall be transferred to various salary line items from the Salary Reserve Account in the Line Items section of the Fiscal Year 2026 Annual Operating Budget; and

WHEREAS, it is in the best interests of the Town of Agawam to appropriate the necessary funds for the successor collective bargaining agreement by and between the Town of Agawam and the AFL-CIO Local 1973 Firefighters Association; and

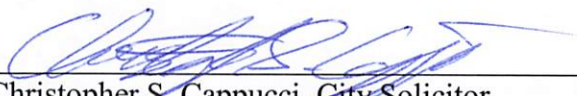
NOW THEREFORE, BE IT RESOLVED BY THE AGAWAM CITY COUNCIL that the sum of One Hundred Eleven Thousand One Hundred Eighty-Five and 80/100 (\$111,185.80) Dollars shall be appropriated from the Salary Reserve Account in the Line Items section of the Fiscal Year 2026 Annual Operating Budget to be transferred to various salary line items to fund the first year of the successor collective bargaining agreement with the AFL-CIO Local 1973 Firefighters Association entitled Settlement Agreement by and between the Town of Agawam and the AFL-CIO Local 1973 Firefighters Association.

Dated this _____ day of _____, 2026.

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY



Christopher S. Cappucci, City Solicitor

APPROVED AS TO APPROPRIATION

Cheryl St. John, Auditor

**A RESOLUTION TO ACCEPT THE PROVISIONS OF
MASSACHUSETTS GENERAL LAWS CHAPTER 138, SECTION 12D
WHICH ALLOWS FOR THE CONVERSION OF
ON-PREMISES WINE AND MALT BEVERAGES LICENSES TO
ON-PREMISES ALL ALCOHOLIC BEVERAGES LICENSES**

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, Governor Maura Healey signed “An Act Making Appropriations for the Fiscal Year 2026...” which created Massachusetts General Laws Chapter 138, §12D, which permits local liquor licensing boards to allow on-premises wine and malt beverage license holders to trade in their license for a non-transferable on-premises all alcoholic beverages license; and

WHEREAS, Section 12D is a local acceptance statute which must be accepted by the City Council and approved by the Mayor prior to any on-premises wine and malt beverage license holders being able to trade in their license for an on-premises all alcoholic beverages license; and

WHEREAS, the Town of Agawam’s acceptance of this local option statute will support the holders of on-premises local wine and malt licenses by allowing them to expand their offerings by securing an on-premises all-alcoholic license which will help bolster the vitality of our business community, and ensure the continued vibrancy of our local economy; and

WHEREAS, upon acceptance of Section 12D, any on-premises wine and malt beverage license holder seeking to trade in their license for an on-premises all alcoholic beverages license pursuant to M.G.L. Chapter 138, §12D will be required to submit an application for a change of license category to the Agawam Licensing Commission Board for approval locally and then gain approval from the Massachusetts Alcoholic Beverages Control Commission (ABCC), and

WHEREAS, the Agawam Licensing Commission has voted to recommend that the Town of Agawam accept the provisions of Massachusetts General Laws Chapter 138, §12D; and

WHEREAS, it is in the best interests of the Town of Agawam to accept the provisions of Massachusetts General Laws Chapter 138, §12D; and

NOW THEREFORE, BE IT RESOLVED BY THE AGAWAM CITY COUNCIL that the City of Agawam hereby accepts the provisions of Massachusetts General Laws Chapter 138, §12D allowing holders of on-premises wine and malt licenses to trade in their license for a non-transferable on-premises all alcoholic beverages license.

Dated this ____ day of _____, 2026.

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY

Christopher S. Cappucci, City Solicitor

TO: Mayor Johnson & Agawam City Council
FROM: Agawam License Commission
DATE: February 23, 2026

The Agawam License Commission voted, at its February 18th meeting (unanimously), to approve a positive recommendation the “opting-in” of MGL c 138, section 12D for the municipality of Agawam.

In accordance with the opinion of our Agawam City Solicitor (Chris Capucci), this option requires a recommendation vote from the ALC and formal acceptance or rejection by the Agawam City Council.

We are providing the caption of the legislation along with a general narrative and highlights.

Regarding ABCC Advisory

“The creation of MGL c 138, section 12D – which permits Local Boards to allow MGL c138, section 12 (on premises) wines and malt beverages license holders to trade in their licenses for a non-transferable MGL c 138, section 12 (on premises) all alcoholic beverages license.”

In Massachusetts, the phrase "sec 12 wine and malt conversion" refers to a new law that allows on-premises license holders to upgrade their wine and malt beverage license to an all-alcoholic beverages license. This is possible under a local option defined by Chapter 138, Section 12D of the Massachusetts General Laws.

A Chapter 138 , section 12 license refers to an “on premise” (restaurant/pub/tavern) license for either all alcohol and wine & malt. This option does NOT pertain to any section 15 license (package store).

Key provisions of the law

- **A new path for all-alcohol licenses:** This law provides a pathway for businesses to acquire an all-alcohol license in cities and towns where no new "all-alcohol" licenses are available, often due to population-based quotas.
- **A local option, not mandatory:** The conversion is not automatic. It must first be adopted by the local municipality, in this case The Agawam License Commission vote of recommendation , then to the City Council for review and approval or not.
- **Non-transferable:** A key compromise of the law is that the new, upgraded "all-alcohol" license is non-transferable. This means it cannot be sold or transferred (in its all alcohol converted form) to a new owner if the business closes or is sold, which is a major difference from traditional, more valuable transferable licenses.
- **Economic incentive:** The law was passed to help businesses broaden their offerings and potentially increase revenue. For some restaurants, an all-alcohol license can attract more customers and boost sales of higher-priced cocktails and spirits.
- **No new licenses created:** This process does not increase the total number of all-alcohol licenses in a municipality. Instead, it converts an existing wine and malt license into an all-alcohol license, effectively replacing it.
- **Ownership Provision:** Though the converted license cannot be transferred/sold as an all alcohol license, the owner may also convert it back to its original wine & malt license type and then is able to transfer/sell it.

The Agawam License Commission held a public hearing on November 10, 2025 to explain this option to the public, Section 12 license holders, and city councilors. Input and comments received were predominately positive and supporting this local option for business owners.



Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150

Jean M. Lorizio, Esq.
Chairman

**ALCOHOLIC BEVERAGES CONTROL COMMISSION (“ABCC”) ADVISORY
REGARDING LOCAL BOARD’S ABILITY TO ALLOW M.G.L. c. 138, § 12 (ON-
PREMISES) WINES AND MALT BEVERAGES LICENSE HOLDERS TO TRADE IN
THEIR LICENSE FOR A M.G.L. c. 138, § 12 (ON-PREMISES) ALL ALCOHOLIC
BEVERAGES LICENSE PURSUANT TO M.G.L. c. 138, § 12D**

On June 30, 2025, Governor Maura Healey signed (in part) “An Act Making Appropriations for the Fiscal Year 2026...” creating M.G.L. c. 138, § 12D which permits Local Boards to allow M.G.L. c. 138, § 12 (on-premises) wines and malt beverages license holders to trade in their license for a non-transferable M.G.L. c. 138, § 12 (on-premises) all alcoholic beverages license. M.G.L. c. 138, § 12D became effective July 1, 2025. The text of the law can be found [HERE](#).

Local Boards must accept the new law prior to allowing M.G.L. c. 138, § 12 (on-premises) wines and malt beverages license holders to trade in their license for a M.G.L. c. 138, § 12 (on-premises) all alcoholic beverages license pursuant to M.G.L. c. 138, § 12D. M.G.L. c. 138, § 12 (on-premises) wines and malt beverages license holders requesting a trade in for a M.G.L. c. 138, § 12 (on-premises) all alcoholic beverages license must submit [an application for a change of license category](#) to the Local Board. Change of license category amendments require ABCC approval and must comply with the “Liquor Control Act” (M.G.L. c. 138) including but not limited to advertisement, abutters’ notification requirements and Local Board hearing. Local Boards may charge a reasonable fee that shall not be excessive and may also establish additional requirements.

When a M.G.L. c. 138, § 12 (on-premises) wines and malt beverages license is traded in for a M.G.L. c. 138, § 12 (on-premises) all alcoholic beverages license pursuant to M.G.L. c. 138, § 12D, the M.G.L. c. 138, § 12 (on-premises) all alcoholic beverages license is non-transferable upon issuance. If a M.G.L. c. 138, § 12 (on-premises) all alcoholic beverages license issued pursuant to M.G.L. c. 138, § 12D is cancelled, revoked or no longer in use by the license holder, a M.G.L. c. 138, § 12 (on-premises) wines and malt beverages license must be granted by the Local Board before a M.G.L. c. 138, § 12 (on-premises) all alcoholic beverages license may be issued pursuant to M.G.L. c. 138, § 12D.

A M.G.L. c. 138, § 12 (on-premises) license for wines and malt beverages traded in for a M.G.L. c. 138, § 12 (on-premises) all alcoholic beverages license pursuant to M.G.L. c. 138, § 12D does not increase the total number of licenses authorized pursuant to M.G.L. c. 138, § 17 or any other general or special law.

*Telephone: (617) 727-3040 * Fax: (617) 727-1510 * www.mass.gov/abcc*

As always, all licensees must ensure that they comply with the laws of the Commonwealth of Massachusetts, and that sales of alcoholic beverages take place only as authorized by federal, state, and local law.

Questions concerning this Advisory may be directed to Ralph Sacramone, Executive Director of the Massachusetts Alcoholic Beverages Control Commission at (617) 727- 3040 x 731.

(Issued 8/5/2025)

**A RESOLUTION IN SUPPORT OF THE MASSACHUSETTS STATE
AUDITOR'S EFFORTS TO AUDIT THE LEGISLATURE**

**(Sponsored by Councilor George Bitzas and Co-Sponsored by
Councilors Cecilia Calabrese, Peter McNair, and Dino Mercadante)**

WHEREAS, on the November 5, 2024 statewide election, nearly 72 percent of Massachusetts voters, including Democrats, Republicans, and Independents, approved Question 1, entitled An Initiative Petition for a Law Expressly Authorizing the Auditor to Audit the Legislature; and

WHEREAS, the approval of Question 1 reflects a clear and overwhelming mandate from the voters of the Commonwealth in favor of transparency, accountability, and public trust in state government; and

WHEREAS, respecting the will of the voters is a fundamental principle of democratic governance and must be respected and implemented in good faith by all branches of government; and

WHEREAS, more than one year has passed since the approval of Question 1 and the audit has not yet been carried out; and

WHEREAS, the Massachusetts State Auditor, the Honorable Diana DiZoglio, has initiated legal action seeking to enforce the will of the voters and obtain compliance with the approved ballot measure; and

WHEREAS, transparency in government operations is essential to maintaining public confidence and ensuring that taxpayer funds are managed responsibly and effectively; and

WHEREAS, the residents of the City of Agawam, like citizens across the Commonwealth, deserve an open and accountable state government that honors voter-approved mandates;

NOW THEREFORE, the Agawam City Council resolves that it strongly supports the voter-approved 2024 Question 1 which granted the Massachusetts State Auditor the authority to audit the Legislature; and

BE IT FURTHER RESOLVED, that the Agawam City Council respectfully urges the Massachusetts Legislature to comply with the new law and the will of the voters and take all necessary steps to allow the audit to proceed without further delay; and

BE IT FURTHER RESOLVED, that the Agawam City Council supports the efforts of State Auditor Diana DiZoglio to carry out the responsibilities granted to her office by the voters of the Commonwealth; and

BE IT FURTHER RESOLVED, that the City Clerk is directed to transmit copies of this resolution to the Governor, the President of the Senate, the Speaker of the House, and our local delegation to the State House of Representatives and the State Senate.

Dated this _____ day of _____, 2026.

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY



Christopher S. Cappucci, Solicitor

TR-2026-13

**A RESOLUTION CONFIRMING THE REAPPOINTMENT OF
JOHN L. BONAVIDA OF 109 LIBERTY STREET, AGAWAM, MA
TO THE AGAWAM VETERANS COUNCIL
FOR A TERM EXPIRING APRIL 1, 2029**

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, the appointment of John L. Bonavita of 109 Liberty Street, Agawam, Massachusetts on the Agawam Veterans Council expires April 1, 2026; and

WHEREAS, the Mayor has reappointed John L. Bonavita of 109 Liberty Street, Agawam, Massachusetts to the Agawam Veterans Council to a term expiring April 1, 2029; and

NOW THEREFORE, the Agawam City Council hereby resolves to confirm the reappointment of John L. Bonavita of 109 Liberty Street, Agawam, Massachusetts to the Agawam Veterans Council to a term expiring April 1, 2029.

DATED THIS _____ DAY OF _____, 2026

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President, Agawam City Council

APPROVED AS TO FORM AND LEGALITY



Christopher S. Cappucci, City Solicitor

Feb 24, 2026

To: Mayor Christopher C. Johnson
Town of Agawam, MA

From: John Bonavita
109 Liberty St
Feeding Hills, MA 01030

RE: Veterans Council Re-Appointment

Dear Mr. Mayor,

My appointment as a member of the Agawam Veterans Council is nearing expiration. It has been an honor to serve as a member and as the Treasurer of this Council, as well as an honor to serve our community and fellow veterans in this role. With your acceptance, I am seeking reappointment to continue this service with my peers for another term. I look forward to hearing from you soon.

Sincerely,



John L Bonavita
Agawam Veterans Council Member and Treasurer

APPROVED
aj

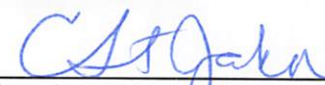
BUDGETARY TRANSFER FORMDepartment: Line ItemsAmount: \$ 111,185.80Date: February 26, 2026

From	<u>Line Items – Salary Reserve</u>	<u>16605 57350</u>
	<u>Title of Account</u>	<u>Account Number</u>
To	<u>Fire Regular Permanent</u>	<u>\$ 95,524.92</u>
	<u>Title of Account</u>	<u>Amount</u>
	<u>Fire Overtime</u>	<u>\$ 10,000.00</u>
	<u>Title of Account</u>	<u>Amount</u>
	<u>Fire Holiday</u>	<u>\$ 5,660.88</u>
	<u>Title of Account</u>	<u>Amount</u>
		<u>12201 51010</u>
		<u>Account Number</u>
		<u>12201 51030</u>
		<u>Account Number</u>
		<u>12201 51050</u>
		<u>Account Number</u>

Reason for Transfer: To fund first year of new collective bargaining agreement with AFL-CIO, Local 1973 Firefighters Association. See attached Settlement Agreement.


 Christopher C. Johnson, Mayor

I hereby certify that funds are available to make the above-stated transfer.

Date: 02/26/2026

 Cheryl St. John, Auditor

I hereby approve placement of the above-stated transfer on the Council agenda.

Date: 02/26/2026

 Christopher C. Johnson, Mayor

Approved as to form and legality.

Date: 02/26/2026

 Christopher S. Cappucci, Solicitor

PER ORDER OF THE AGAWAM TOWN COUNCIL – APPROVED ON _____, 20__

Date: _____

 Anthony J. Russo, President

APPROVAL OF LEGISLATION: Pursuant to Section 3-6 of the Agawam Home Rule Charter, I hereby approve the Council passage of the above-stated transfer.

Date: _____

 Christopher C. Johnson, Mayor

DISAPPROVAL OF LEGISLATION: Pursuant to Section 3-6 of the Agawam Home Rule Charter, I hereby disapprove the Council passage of the above-stated transfer.

Date: _____

 Christopher C. Johnson, Mayor