

City of Fall River Massachusetts RECEIVED
Office of the City Clerk

2019 APR -9 P 1:01

CITY CLERK
FALL RIVER, MA

ALISON M. BOUCHARD
CITY CLERK

MEETINGS SCHEDULED
CITY COUNCIL CHAMBER, ONE GOVERNMENT CENTER
THURSDAY, APRIL 11, 2019
AGENDA

INÊS LEITE
ASSISTANT CITY CLERK

5:25 P.M. PUBLIC HEARINGS

Curb Removals

1. Robert Plourde and Carrie Jarabek, 1030 High Street, request the removal of an additional 16 feet of curbing to the existing 23 foot driveway opening on the north side of the property facing President Avenue as follows:

	Existing Driveway	Proposed Driveway Access	Existing To Be Replaced	Total Driveway Access
1030 High Street	23'	16'	0'	39'
	(President Avenue)	(High Street)		

The petitioners would like to add a new driveway opening on High Street, on the south side of their house, beginning at the existing driveway opening serving 1018 High Street and running 16 feet north, to improve off-street parking access.

The proposed work improves access to the property. The location of the garage facing President Avenue prevents parking cars at the driveway unless the vehicles are in the garage. One on-street parking space would be eliminated in an area with high on-street parking utilization.

2. John Vincent c/o Michael McHenry, 763 Oak Grove Avenue, for the removal of curbing as follows:

	Existing Driveway	Proposed Driveway Access	Existing To Be Replaced	Total Driveway Access
763 Oak Grove Ave.	12' 6"	19'	0'	31' 6"
	(Oak Grove Ave.)	(Bond Street)		

The petitioners would like to remove the curbing at an existing paved driveway on Bond Street, on the north side of their multi-family residence that also has an existing driveway opening on the west side of the property facing Oak Grove Avenue. The curb removal would correct the existing condition, wherein residents are driving over the exposed curb.

The proposed work improves legal access to the property. On-street parking is not significantly affected by the curb removal.

ADA Coordinator: Gary P. Howayeck, Esq. 508-324-2650

One Government Center • Fall River, MA 02722

TEL 508-324-2220 • FAX 508-324-2211 • EMAIL city_clerks@fallriverma.org

3. Carl R. Machado, Trustee, 205 High Street, for the removal of curbing as follows:

	Existing Driveway	Proposed Driveway Access	Existing To Be Replaced	Total Driveway Access
57 Oak Street	12'	12'	0'	24'

The petitioner has an existing 12 foot driveway opening on the north side of the property facing Bank Street and would like to extend the driveway an additional 12 feet to the west, to improve off-street parking access and provide two additional off-street parking spaces.

The proposed work improves access to the property and does not cause a significant adverse effect on on-street parking in the area.

Second Hand Article Store

4. Wayne Confoey d/b/a Cash for Gold, 745 Broadway, Fall River, MA 02724 for permission to operate and maintain a second hand article store located at 1503 Pleasant Street (precious metals to be sold.)

Storage Licenses

5. Colbea Enterprises, LLC, 2050 Plainfield Pike, Cranston, RI for permission to store 24,000 gallons of unleaded/super gasoline and 6,000 gallons of diesel fuel, for a total of 30,000 gallons underground; a decrease of 2,000 gallons at 372 Plymouth Avenue on Lot I-19-10, Assessors Plan.

6. Christy's Realty Limited Partnership c/o Olde Northeast Realty, LLC, 22 Christy's Drive, Suite 4, Brockton, MA for permission to store 25,000 gallons of gasoline and 5,000 gallons of diesel fuel, for a total of 30,000 gallons underground at 340 Milliken Boulevard on Lot N-25-3, Assessors Plan.

5:30 P.M. JOINT MEETING OF THE CITY COUNCIL AND SCHOOL COMMITTEE (OR IMMEDIATELY FOLLOWING THE PUBLIC HEARINGS IF THAT RUNS PAST 5:30 P.M.)

1. Citizen Input
2. Review of fiscal and financial condition of the city, revenue and expenditure forecast

6:00 P.M. COMMITTEE ON FINANCE (OR IMMEDIATELY FOLLOWING THE JOINT MEETING OF THE CITY COUNCIL AND SCHOOL COMMITTEE IF THAT MEETING RUNS PAST 6:00 P.M.)

1. Citizen Input
2. *Discussion with CDA representatives re: Five Year Annual Action Plan (see #1 below)
3. *Resolution – Discussion with Administration and Director of Community Maintenance re: Appropriation of \$375,050 from FY 2019 or Reserve Account to Facilities Maintenance Account (tabled 2-19-19)

7:00 P.M. REGULAR MEETING OF THE CITY COUNCIL (OR IMMEDIATELY FOLLOWING THE COMMITTEE ON FINANCE MEETING IF THAT MEETING RUNS PAST 7:00 P.M.)

PRIORITY MATTERS

1. *Mayor and resolution regarding Five Year Annual Action Plan (see #2 Finance)
2. *Mayor and resolutions re: TIE Agreement for Downtown Development Companies, LLC
a. 30 Third Street

ADA Coordinator: Gary P. Howayeck, Esq. 508-324-2650

- b. 162-166 Pleasant Street
3. *Mayor and resolution re: TIE Agreement for Hanover Properties, LLC – 439 Pine Street
 4. *Mayor and proposed ordinance re: Organizational Chart
 5. *Mayor and proposed ordinance re: commercial waterway fee
 6. *Mayor and order re: donation of conservation land from the Greater Fall River Land Conservancy, Lot W-28-0001 east of Bell Rock Road
 7. *Mayor and communication re: proposed FY20 budgets for Water & Sewer Enterprise Funds
 8. *Mayor requesting confirmation of appointment of Manuel Leite to the Election Commission
 9. *Mayor requesting confirmation of the following re-appointments:
 - a. Kathryn Clarkin – Library Trustees
 - b. James M. Gibney – Library Trustees
 - c. Barbara Jean – Council on Aging
 - d. Joy Reis – Council on Aging
 - e. Kelly Souza-Young – Election Commission

PRIORITY COMMUNICATIONS

10. *Traffic Commission recommending amendments to traffic ordinances
11. *Purchasing Agent re: disposition of surplus voting booths
12. *Board of Election Commissioner re: Official Results of City Recall Election held on March 12, 2019
13. *Board of Election Commissioners and orders authorizing Preliminary Municipal Election on September 17, 2019 and Municipal Election on November 5, 2019 and polling places

COMMITTEE REPORTS

Committee on Public Works and Transportation recommending:

Approval:

14. *Order – appropriating \$375,050 from CPA funds for Historic Resource Preservation Projects – Library Roof

Committee on Ordinances and Legislation recommending:

All readings with Emergency Preamble:

15. *Proposed Ordinance – Traffic, Handicapped Parking

First Reading:

16. *Proposed Ordinance – Traffic, miscellaneous
17. *Proposed Ordinance – Salary, Accreditation Coordinator

Approval:

18. *Communication – Street opening request for pavement less than 5 years old – 471 Center Street

Committee on Regulations recommending:

Grant leave to withdraw:

19. *Resolution – Discuss auto repair license granted to Phillip DeDucca d/b/a 851 Motor Sales located at 851 Globe Street

Adoption:

20. *Order – Transfer of Auto Repair Shop License from Phillip DeDucca to Christopher Pineault located at 851 Globe Street

Committee on Health and Environmental Affairs recommending:

Action:

21. *Resolution – City Council support of House Bill No. 771 an Act reducing plastic bag pollution

Committee on Economic Development and Tourism recommending:

Adoption:

- 22. *Order – Downtown Urban Renewal Plan
- 23. *Order – Waterfront Urban Renewal Plan

ORDINANCES – None

RESOLUTIONS

- 24. *Committee on Public Works and Transportation convene to discuss dim street lights ratification vote for Board and/or Committee appointments and removals
- 25. *Committee on Ordinances and Legislation convene to establish an ordinance to limit the number of licenses available for medical and recreational marijuana dispensaries to eight

CITATIONS – None

ORDERS – HEARINGS

Curb Removals:

- 26. *Robert Plourde and Carrie Jarabek, 1030 High Street – total of 39' at 1030 High Street
- 27. *John Vincent c/o Michael McHenry, 763 Oak Grove Avenue – total of 31' 6" at 763 Oak Grove Avenue
- 28. *Carl R. Machado, Trustee, 205 High Street – total of 24' at 57 Oak Street

Second Hand Article Store:

- 29. *Wayne Confoey, 745 Broadway, Fall River, MA, d/b/a Cash for Gold located at 1503 Pleasant Street (precious metals to be sold)

Storage Licenses:

- 30. *Colbea Enterprises, LLC, 2050 Plainfield Pike, Cranston, RI – to store 30,000 gallons underground at 372 Plymouth Avenue on Lot I-19-10, Assessors Plan
- 31. *Christy's Realty Limited Partnership c/o Olde Northeast Realty, LLC, 22 Christy's Drive, Suite 4, Brockton, MA – to store 30,000 gallons underground at 340 Milliken Boulevard on Lot N-25-3, Assessors Plan

ORDERS – MISCELLANEOUS

- 32. Auto Repair Shop License Renewals:

David Fernandes d/b/a Distinctive Auto located at 26 Burns Street
Brian D. Vieira d/b/a Aime's Auto Repair, Inc. located at 88 Earle Street

- 33. Auto Body Shop License Renewals:

David Fernandes d/b/a Distinctive Auto located at 26 Burns Street
Carl Garcia, Carl's Collision Center, Inc. located at 1591 Bay Street

- 34. Police Chief's report on licenses:

Taxicab Drivers:

Pedro R. Cardoso Robert Carreiro Ernest J. Medeiros Ricardo Raposa

Pool/Billiards License Renewals:

W&L Enterprises d/b/a Rack-Em-Up Billiards located at 129 Griffin Street
Robert & John Albin d/b/a Straight Shooters located at 288 Plymouth Avenue

Second Hand License Renewals:

William F. Leach d/b/a Marine Consignment of Fall River located at 75 Ferry Street
TVI, Inc. d/b/a Savers Thrift Store located at 109 Mariano Bishop Blvd.
Game Stop, Inc. d/b/a Game Stop 6735 located at 153 Mariano Bishop Blvd.
St. Vincent de Paul located at 1799 Pleasant Street
eco ATM, Inc. located at 638 Quequechan Street
Patenaude Jewelers, Inc. located at 1473 South Main Street
Beverly Post d/b/a Anything located at 1791 South Main Street

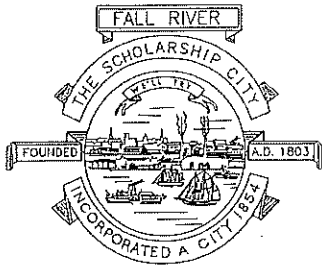
COMMUNICATIONS – INVITATIONS – PETITIONS

35. *Claims
36. Drainlayer Licenses:
- a. Bartlett Consolidated, LLC
 - b. ELJ, Inc.
 - c. East Coast Landscaping & Construction, Inc.
 - d. Green Acres Landscape & Construction Co., Inc.
37. Structure On or Over a Public Way – 30' long banner for the City of Fall River advertising of "Taste Fall River" on South Main Street and Bedford Street
38. *Communication from Fall River Educator's Association re: removal of members of the Durfee Building Committee
39. *Communication from city resident re: Our Place, 156 Tripp Street
40. *Communication from city resident re: Recall Election
41. *Resignation of Antone Dias as member of Fall River Historic District Commission and Community Preservation Committee
42. *Zoning Board of Appeals Minutes – December 13, 2018
43. *Zoning Board of Appeals Minutes – January 17, 2019
44. *Zoning Board of Appeals Minutes – February 21, 2019
45. *Planning Board Minutes – February 12, 2019
- City Council Meeting Minutes:
46. *Regular Meeting of the City Council – February 19, 2019
47. *Committee on Finance – February 19, 2019

BULLETINS – NEWSLETTERS – NOTICES

48. *Department of Environmental Protection Wetlands and Waterways Regulation Program re: Chapter 91 & 401 Water Quality Certification Combined Application by Algonquin Gas Transmission, LLC – Application No. W19-5441
49. Notice of Casualty and Loss at 71 Covell Street
50. Notice of Casualty and Loss at 352 Vale Street, Unit 1


City Clerk



City of Fall River
Massachusetts
Community Development Agency

FINANCE 2

buyfallriver

JASIEL F. CORREIA II
Mayor

MICHAEL P. DION
Executive Director / CFO

March 14, 2019

Council President Cliff Ponte & City Councilors
One Government Center
Fall River, MA 02722

Dear President Ponte & City Councilors:

I am pleased to forward to you the City of Fall River Year Five Annual Action Plan which I propose to file with the U.S. Department of Housing and Urban Development (HUD) for continued funding of the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and HOME Investment Partnerships (HOME) Program. The Action Plan details activities to be undertaken during the July 1, 2019- June 30, 2020 program year.

Under a separate cover on March 27, 2019, I shall submit a proposed resolution for your consideration at your April 9th meeting. The resolution would authorize submission of the City of Fall River Year Five Annual Action Plan with the U.S. Department of Housing and Urban Development. The Year Five Annual Action Plan is being submitted to you now in order to provide adequate review time prior to City Council consideration of the resolution at the April 9th meeting.

The proposed program of activities, which was advertised on February 22nd for public comment, was developed on the basis of testimony and proposals received at public hearings held January 3rd and March 6th.

The timetable provides for submission of the Year Five Annual Action Plan no later than May 1, 2019.

Should you or any other Councilor have questions or comments prior to April 9th, I urge you to immediately contact Michael P. Dion, Executive Director/ CFO of the Fall River Community Development Agency. Mr. Dion will also be present at the City Council meeting to respond to any questions.

Sincerely,

Jasiel F. Correia II
Mayor

Enclosure

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FALL RIVER, MA

books placed on desks 3/19/19 cat

(Councilor Shawn E. Cadime)

BE IT RESOLVED, that the Administration return to the City Council with an appropriation of \$375,050 from the FY2019 Reserve Account, or alternative account, to the Facilities Maintenance account, and

BE IT FURTHER RESOLVED, that a discussion be held at the next meeting of the Committee on Finance, with the Director of Facilities Maintenance participating in the discussion.

In City Council, February 5, 2019
Adopted, as amended

A true copy. Attest:

Alison M. Bouchard

City Clerk

*Filed
2/9/19*



**City of Fall River
Massachusetts**
Community Development Agency

buyfallriver

JASIEL F. CORREIA II
Mayor

MICHAEL P. DION
Executive Director / CFO

March 26, 2019

Council President Cliff Ponte & City Councilors
One Government Center
Fall River, MA 02722

Dear President Ponte & City Councilors:

I am pleased to forward to you the proposed resolution authorizing submission of the City of Fall River Year Five Annual Action Plan with the U.S. Department of Housing and Urban Development (HUD) for continued funding of the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and HOME Investment Partnerships (HOME) Programs. The Action Plan details activities to be undertaken during the July 1, 2019 - June 30, 2020 program year.

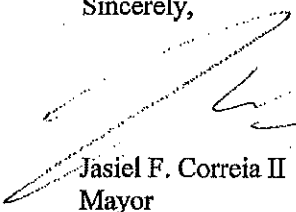
The resolution and the Year Five Annual Action Plan are being submitted to you in order to provide review time prior to City Council consideration of the resolution at the April 9th Council meeting.

The proposed program of activities, which was advertised on February 22nd for public comment, was developed on the basis of testimony and proposals received at public hearings held January 3rd and March 6th.

The timetable provides for submission of the Year Five Annual Action Plan no later than May 1, 2019.

Should you or any other Councilor have questions or comments prior to April 9th, I urge you to immediately contact Michael P. Dion, Executive Director/Chief Financial Officer of the Fall River Community Development Agency. Mr. Dion will be present at the City Council meeting to respond to any questions.

Sincerely,


Jasiel F. Correia II
Mayor

Enclosure

City of Fall River, *In City Council*

Mayor Jasiel F. Correia II

RESOLUTION OF LOCAL GOVERNING BODY AUTHORIZING SUBMISSION OF THE CITY OF FALL RIVER YEAR FIVE ANNUAL ACTION PLAN WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the City of Fall River Consolidated Plan integrates and has simplified the planning, application and reporting requirements for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and HOME Investment Partnerships (HOME) Programs; and

WHEREAS, the overall goal of the Consolidated Plan programs and activities is the development of viable urban communities by providing decent housing and a suitable environment and expanding economic opportunities, principally for low and moderate-income persons; and

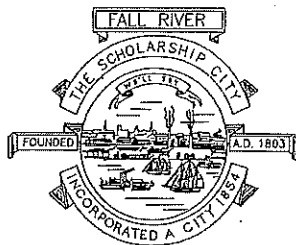
WHEREAS, it is anticipated that the U.S. Department of Housing and Urban Development (HUD) will notify the City of Fall River that entitlements will be \$2,886,062.00 under CDBG, \$237,218.00 under ESG and \$1,096,713.00 under HOME; and

WHEREAS, the Year Five Annual Action Plan provides the necessary assurances and/or certificates of compliance with applicable Federal regulations and requirements of the CDBG, ESG and HOME Programs; and

WHEREAS, Jasiel F. Correia II must be authorized to submit the Year Five Annual Action Plan to the Secretary of the U.S. Department of Housing and Urban Development and to accept and/or execute the Grant Agreements.

NOW, THEREFORE, BE IT RESOLVED BY THE FALL RIVER CITY COUNCIL that:

Mayor Jasiel F. Correia II is authorized to submit the Year Five Annual Action Plan and applications for CDBG, ESG and HOME entitlement funds and to accept and/or execute the contract(s) with the United States of America and to do all things necessary to carry out the Programs, including the execution of contracts and the submission of such reports, certificates, and other materials as the U.S. Department of Housing and Urban Development shall require.



**City of Fall River
Massachusetts
Office of the Mayor**

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2019 APR -8 P 12:38

CITY CLERK
FALL RIVER, MA

JASIEL F. CORREIA II
Mayor

April 6, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

Honorable Council Members:

The Tax Increment Financing (TIF) Board met on Thursday, April 4, 2019 and voted to approve a Tax Increment Exemption (TIE) Agreement for Downtown Development Companies, LLC at 30 Third Street and 162-166 Pleasant Street (both attached).

The TIE for 30 Third Street is part of the Waterfront Housing Development Incentive Program (HDIP) Zone and provides for the creation of 12 apartments with 10 units being market rate and 2 affordable units. The first 2 floors of the building will remain commercial space and are not included in this TIE. An incremental tax assessment of \$940,540 will result in a real estate tax exemption, over 10 years, totaling approximately \$54,852.

The TIE for 162-166 Pleasant Street is part of the Waterfront Housing Development Incentive Program (HDIP) Zone and provides for the creation of 16 apartments with 13 units being market rate and 3 affordable units. The first 2 floors of the building will remain commercial space and are not included in this TIE. An incremental tax assessment of \$1,271,440 will result in a real estate tax exemption, over 10 years, totaling approximately \$74,150.

Your approval of these TIE Agreements is respectfully requested.

Best Regards,

Jasiel F. Correia II
Mayor

City of Fall River, *In City Council*

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RESOLUTION

APPROVING HOUSING DEVELOPMENT INCENTIVE LOCAL TAX INCENTIVE CERTIFIED PROJECT OF

Downtown Development Companies LLC

WHEREAS, Downtown Development Companies LLC has submitted a Housing Development Incentive Program (HDIP) Application to the City of Fall River and is seeking Certified Project Status under the Massachusetts Housing Development Incentive Program created by Chapter 40V of the Massachusetts General Laws and promulgated thereunder at 760 CMR 66.00 (HD TIE), and

WHEREAS, the City of Fall River has been designated a gateway municipality by the Commonwealth of Massachusetts and Downtown Development Companies LLC plans to invest an estimated \$2,258,667 to create 10 market rate residential units and 2 affordable residential units at 30 Third Street, Fall River, Massachusetts, and

WHEREAS, Downtown Development Companies LLC is seeking a Local Tax Incentive as part of the Certified Project approval an HDIP-Investment Tax Credit and meets the minimum requirements of 760 CMR 66.00 and the project described in the Housing Development Incentive Program Application, and

WHEREAS, the proposed Local Tax Incentive Certified Project is located at 30 Third Street, Fall River, Massachusetts, which is within the boundaries of the gateway municipality of Fall River, and

WHEREAS, approval of the Downtown Development Companies LLC Housing Development Incentive Program Application in accordance with the above referenced laws, rules and regulations of the Commonwealth of Massachusetts is hereby accepted by the City Council, now therefore

BE IT RESOLVED that the City Council of Fall River approves the Downtown Development Companies LLC Housing Development Incentive Program Application and forwards said application for final project certification to the Massachusetts Department of Housing and Community Development for its approval and endorsement.



Cordeiro PROPERTIES

Cordeiro Commercial Property Management & Development Firm, Fall River, MA

171 Pleasant Street
Fall River, MA 02721
T: (508) 677-0407
F: (508) 677-0409
cordeiroproperties.com

2a

February 22, 2019

Mayor Jasiel Correia
City of Fall River
One Government Center
Fall River, MA 02721

Dear Mayor Correia,

Downtown Development Companies, LLC intends to utilize the Housing Development Incentive Program (HDIP) from the Massachusetts Department of Housing and Community Development (DHCD) to create 12 residential rental units at 30 Third Street. Of the 12 residential units to be created, 10 will be market rate units. Specifically, we are seeking a local real estate tax exemption on the increased property value resulting from the improvements. The total project cost is estimated to be \$2,258,667. Without an HDIP local real estate tax exemption, the project we envision will not be financially feasible.

The HDIP is designed to assist developers in creating market rate residential units in gateway cities as a way to help the community build and diversify its housing stock, spur economic development and enhance neighborhood stability. In the past few years, the City of Fall River has seen an increase in the number of market rate units available in the City. These units have been in high demand and the need for additional market rate units remains high.

Moving forward, the HDIP requires participation from the local government, as such I would respectfully request:

- Your written certification of the Third Street project as a Housing Development Incentive Program project.
- To negotiate a HD Tax Increment Exemptions (TIE) for the Third Street project.



Cordeiro PROPERTIES

Cordeiro Properties Property Management & Development Firm, Fall River, MA

171 Pleasant Street
Fall River, MA. 02721
T: (508) 677-0407
F: (508) 677-0409
cordeiroproperties.com

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Specifically we request a TIE which abates 80% of the projects added value during the first five years and 20% of the projects added value for an additional five years. The structure of this 10 year exemption will provide more assistance as the project stabilizes and less as the project matures.

Time is of the essence, so I would respectfully request your prompt attention and action on this matter. Thank you in advance for your support. I look forward to hearing from you.

Sincerely,



Anthony F. Corderio
Downtown Development Companies, LLC

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HOUSING DEVELOPMENT INCENTIVE PROGRAM

TAX INCREMENT EXEMPTION (TIE) AGREEMENT

between

THE CITY OF FALL RIVER

and

DOWNTOWN DEVELOPMENT COMPANIES, LLC

This AGREEMENT is made this ____ day of ____, 20____ by and between the City of Fall River, ("Municipality") and Downtown Development Companies, LLC, a Massachusetts Limited Liability Corporation with an address at 171 Pleasant Street, Fall River.

Section 1 – Agreement

The Municipality and the Sponsor, for good and valuable consideration and in consideration of the covenants and agreements herein contained, hereby make this agreement regarding a tax increment exemption pursuant to the Housing Development (HD) Incentive Program, M.G.L. c. 40V and the regulations promulgated thereunder at 760 CMR 66.00 (HD TIE), with respect to the Property as herein defined.

Section 2 – Definitions

Each reference in this Agreement to the following terms shall be deemed to have the following meanings:

Act:	M.G.L. c. 40V as may be amended from time to time.
Completion:	Certificates of occupancy have been issued for the entire Project.
DHCD:	Department of Housing and Community Development
Event of Default:	An "Event of Default" as defined in Section 5 below.
Final Certification:	Determination by DHCD that the Sponsor has completed the new construction or substantial rehabilitation of the Property, consistent with the New Construction or Rehabilitation Plans, including the creation of MRRUs, as set forth in the Act and the Regulations.
Fiscal Year:	An annual period of July 1 through June 30.
HD Project:	A Certified Housing Development Project as defined in the Act and the Regulations.
HD Zone:	The Housing Development Zone adopted by <u>the Fall River City Council</u> on December 13, 2013, and approved by DHCD as evidenced by a Certificate of Approval dated January 10, 2014 and recorded with the Fall River Registry of Deeds.

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Lead Municipality: Fall River

MRRU: Market Rate Residential Unit(s) as defined at Section 3.B.1.

Property: 30 Third Street, Fall River as shown in Exhibit 1, "Map of Property" and further described in Exhibit 2, "Legal Description of Property".

Regulations: 760 CMR 66.00.

New Construction or Rehabilitation Plans: The material submitted for Conditional Certification pursuant to 760 CMR 66.05(3) (a) and approved by DHCD.

Sponsor: Downtown Development Companies, LLC, a Massachusetts Limited Liability Corporation, with an address at 171 Pleasant Street, Fall River, its successors and assigns.

Section 3 – Sponsor's Covenants

A. New Construction or Substantial Rehabilitation of the Property. Sponsor will undertake the new construction or substantial rehabilitation of the Property in accordance with the work and schedule set forth in the New Construction or Rehabilitation Plans.

B. Market Rate Residential Units.

1) There shall be a total of 12 residential rental units created in the Project of which 10 shall be MRRUs comprised of 12 one bedroom units. The monthly rent for such units shall be priced-consistently with prevailing rents or sale prices in the Municipality as determined based on criteria established by the department., as set forth in Exhibit 3, "Market Rate Residential Units – Pricing Plan".

2) Sponsor shall use good faith efforts to maintain the units as MRRUs for a minimum of 10 years.

C. Marketing. Sponsor shall cause the MRRU to be marketed in a manner that is consistent with the strategies, implementation plan and affirmative fair housing efforts set out in the New Construction or Rehabilitation Plans.

D. HD Project Certification. Sponsor shall take all actions reasonably necessary to obtain Final Certification of the Property as an HD Project including but not limited to submitting applications to DHCD for Conditional Certification and Final Certification consistent with the requirements of the Act and the Regulations.

Section 4 – Tax Increment Exemption

Municipality agrees to grant Sponsor an exemption to the real property taxes due on the Property pursuant to G.L. c.59 according to the following terms.

A. Base Value. \$700,600.

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B. MRRU Percentage. 80 per cent. The MRRU Percentage shall be confirmed as required in paragraph F, below.

C. Exemption Percentage. Commencing on the Effective Date which shall be Fiscal Year 1: 80% for Fiscal Years 1-5 and 20% for Fiscal Years 6-10.

D. The Increment. As defined at 760 CMR 66.06(1)(b)(1).

E. Calculation. For each Fiscal Year during the term of this Agreement, the HD TIE shall be determined by applying the Exemption Percentage to the property tax on the Increment.

F. Confirmation or Amendment of Calculation. Upon Completion, and prior to applying for Final Certification of the Project, the Sponsor and Municipality shall file a "Tax Increment Exemption – Confirmation of Calculation" in the form attached as Exhibit 4 ("TIE Confirmation"). To the extent that the dates or figures in the TIE Confirmation differ from those set forth in this Agreement, the contents of the TIE Confirmation shall control and shall be deemed to have amended this Agreement.

Section 5 – Default

A. Event of Default. An "Event of Default" shall arise under this Agreement upon the occurrence of any one or more of the following events:

1) Breach of Covenant Prior to Final Certification. Subject to the limitations set forth in the Regulations at section 66.05(4)(b), Sponsor defaults in the observance or performance of any material covenant, condition or agreement to be observed or performed by Sponsor pursuant to the terms of this Agreement, and the continuance of such default for thirty (30) days after written notice thereof from the Municipality; provided, however, that if the curing of such default cannot be accomplished with due diligence within said period of thirty (30) days, then Sponsor shall have such additional reasonable period of time, not to exceed thirty (30) days, to cure such default provided the Sponsor shall have commenced to cure such default within the initial thirty (30) day period, such cure shall have been diligently prosecuted by the Sponsor thereafter to completion.

2) Breach of Covenant Subsequent to Final Certification. Sponsor's conduct is materially at variance with the representations made in its New Construction or Rehabilitation Plans; such variance is found to frustrate the public purposes that Final Certification was intended to advance, and the continuance of such default for thirty (30) days after written notice thereof from the Municipality; provided, however, that if the curing of such default cannot be accomplished with due diligence within said period of thirty (30) days, then Sponsor shall have such additional reasonable period of time, not to exceed thirty (30) days, to cure such default provided the Sponsor shall have commenced to cure such default within the initial thirty (30) day period, such cure shall have been diligently prosecuted by the Sponsor thereafter to completion.

3) Misrepresentation. Any representation made herein or in any report, certificate, financial statement or other instrument furnished in connection with this Agreement shall prove to be false in any material respect.

B. Rights on Default.

1) Prior to Final Certification. Upon the occurrence of an Event of Default prior to Final

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Certification, then this Agreement shall become null and void.

2) Subsequent to Final Certification. Upon the occurrence of an Event of Default subsequent to Final Certification, then:

a. Revocation of Certification. Pursuant to the terms of the Act, the Municipality, may, at its sole discretion, request that DHCD revoke the Final Certification of the Project, such revocation to take effect on the first day of the fiscal year in which DHCD determines that a material variance commenced.

b. Termination of Agreement. Upon revocation of certification, this Agreement shall become null and void as of the effective date of such revocation.

c. Recoupment of Economic Benefit. Upon revocation of certification, the Municipality may bring a cause of action against Sponsor for the value of any economic benefit received by Sponsor prior to or subsequent to such revocation.

3) Other Remedies. The Municipality's rights upon the occurrence of an Event of Default are in addition to those granted to DHCD and the Massachusetts Commissioner of Revenue under the terms of the Act.

Section 6 – Miscellaneous

A. Effective Date. The effective date of the HD TIE shall be July 1st of the first Fiscal Year following DHCD's Final Certification of the HD Project pursuant to the requirements of the Act and the Regulations, which date is anticipated to be July 1, 2020. The Effective Date shall be confirmed as required in paragraph F, below.

B. Term of Agreement. This Agreement shall expire upon the Municipality's acceptance of the annual report, as required below, for the final Fiscal Year for which the Municipality is granting the TIE.

C. Reporting. Sponsor shall submit reports to the Municipality not later than thirty (30) days after June 30 of each Fiscal Year for the term of this Agreement. Each report shall contain the following information:

1) Until Completion, the status of construction in relation to the schedule contained in the New Construction or Rehabilitation Plan;

2) Until Completion, the status of marketing in relation to the New Construction or Rehabilitation Plans; and

3) For each MRRU, the number of bedrooms in the unit, whether it was leased as of the end of the most recent fiscal year and the monthly rent charged.

D. Assignment. The Sponsor shall not assign any interest in this Agreement, and shall not transfer any interest in the same, without the prior written consent of the Municipality, which approval shall not be unreasonably withheld. The foregoing notwithstanding, the rights and obligations of this Agreement shall inure to the benefit of any entity succeeding to the interests of the Sponsor by merger.

2a

E. Notices. Any notice, request, instruction or other document to be given hereunder to either party by the other shall be in writing and delivered personally or sent by recognized overnight courier, receipt confirmed or sent by certified or registered mail, postage prepaid, as follows, and shall be conclusively deemed to have been received and be effective on the day on which personally delivered or, if sent by certified or registered mail, three (3) days after the day on which mailed or, if sent by overnight courier, on the day after delivered to such courier.

- 1) Municipality: City of Fall River, One Government Center, Fall River, MA 02722, Attention: Mayor's Office
- 2) Sponsor: Downtown Development Companies, LLC, 171 Pleasant Street, Fall River, MA 02721
- 3) Copy to DHCD: All such notices shall be copied to DHCD at:

HDIP Program Coordinator
Department of Housing & Community Development
100 Cambridge Street, Suite 300
Boston, MA 02124

- 4) Change of Address. Either party may change the address to which notices are to be sent to it by giving written notice of such change of address to the other party in the manner herein provided for giving notice.

F. Modifications. No modification or waiver of any provision of this Agreement, nor consent to any departure by the Sponsor therefrom shall in any event be effective unless the same shall be in writing, and then such waiver or consent shall be effective only in the specific instance and for the purpose for which given. No failure or delay on the part of Municipality in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall a single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power or privilege.

IN WITNESS WHEREOF, the Sponsor has caused this Agreement to be duly executed in its name and behalf and its seal affixed by its duly authorized representative, and the Municipality has caused this Agreement to be executed in its name and behalf and its seal duly affixed by its Mayor and City Council of the day and year first above written.

[SIGNATURES ON NEXT PAGE]

2a

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
City of Fall River and Trolley Building, 30 Third Street

Fall River



By: Jasiel Correia, Mayor

SPONSOR


By: Anthony F. Cordeiro
Downtown Development Companies, LLC

By: Cliff Ponte, City Council President

2a

- HDIP – Form of Tax Increment Exemption Agreement – RENTAL
City of Fall River and Trolley Building, 30 Third Street

EXHIBIT 1

MAP OF PROPERTY.

2a

EXHIBIT 2

DESCRIPTION OF PROPERTY

The property, located at 30 Third Street, was constructed in 1909 under the name of Chase, Allen & Slade and utilized as a whole grocery business. The store carried general and fancy lines of groceries, flour, canned goods, fine teas and coffees, spices and cigars. After 1940, the building saw varied uses including cafes and restaurants, professional offices, small garment shops and a textile company named "Kent Textiles, Inc." The project will consist of full redevelopment of the third and fourth floors of the building to create 12 residential units with commercial uses remaining on the first and second floors. The building's exterior and facade will be cleaned and rehabilitated in accordance with historic preservation standards.

29

EXHIBIT 3

MARKET RATE RESIDENTIAL UNITS – PRICING PLAN

Pricing Area: QCT 641100

Proposed Initial
Monthly Rent: \$1,200.00

2a

EXHIBIT 4

TAX INCREMENT EXEMPTION – CONFIRMATION OF CALCULATION

In connection with the Tax Increment Exemption Agreement dated _____, 20____ by and between the City of Fall River, and Downtown Development Companies, LLC, a Massachusetts Limited Liability Corporation with an address at 171 Pleasant Street, Fall River, with respect to the property at 30 Third Street, Fall River (the "Agreement"), the parties hereby confirm the following elements of the Agreement. Unless otherwise stated, capitalized terms have the meaning set forth in the Agreement.


1. The effective date of the Agreement is: _____
2. The MRRU is: _____
3. The assessed value of the of the residential portion of the Property upon Completion is: _____

To the extent that the dates or figures in this "Tax Increment Exemption – Confirmation of Calculation" differ from those set forth in the Agreement, the contents of this document shall control and shall be deemed to have amended the Agreement.

MUNICIPALITY

By: Jasiel Correia, Mayor

SPONSOR



By: Anthony F. Cordeiro
Downtown Development Companies, LLC

By: Cliff Ponte, City Council President

Dated: _____

2a

HDIP Local Incentive Only Application Exhibit 1: Local Incentive Valuation

FY	Municipal Tax Rate Per	Incremental Assessed Value	Projected Annual RE Property Tax Bill for	TIF/STA Yearly Exemption %	Exempted Annual RE Property Taxes	Exempted Annual	Total Yearly Value of Local Tax
2021	\$14.58	\$940,540.00	\$13,713.07	80%	\$10,970.46	\$0.00	\$10,970.46
2022	\$14.58	\$940,540.00	\$13,713.07	80%	\$10,970.46	\$0.00	\$10,970.46
2023	\$14.58	\$940,540.00	\$13,713.07	80%	\$10,970.46	\$0.00	\$10,970.46
2024	\$14.58	\$940,540.00	\$13,713.07	80%	\$10,970.46	\$0.00	\$10,970.46
2025	\$14.58	\$940,540.00	\$13,713.07	80%	\$10,970.46	\$0.00	\$10,970.46
2026	\$14.58	\$940,540.00	\$13,713.07	20%	\$2,742.61	\$0.00	\$2,742.61
2027	\$14.58	\$940,540.00	\$13,713.07	20%	\$2,742.61	\$0.00	\$2,742.61
2028	\$14.58	\$940,540.00	\$13,713.07	20%	\$2,742.61	\$0.00	\$2,742.61
2029	\$14.58	\$940,540.00	\$13,713.07	20%	\$2,742.61	\$0.00	\$2,742.61
2030	\$14.58	\$940,540.00	\$13,713.07	20%	\$2,742.61	\$0.00	\$2,742.61
				TOTALS	\$54,852.29	\$0.00	\$54,852.29

Note: In Massachusetts, Proposition 2½ operates at the level of a municipality's total tax levy. Due to Proposition 2½, it is impossible to make reliable projections for individual parcels, whose taxes

*Estimated average of 52% of residential portion of the base value for this project is \$365,360.

**Please note the above Incremental assessed value reflects an estimated average of 52% of the estimated mixed use assessed value of \$2,504,000.00 less the above listed 52% base value for the residential use portion of this property

Mixed use property location: 18 - 30 Third St

RESOLUTION

APPROVING
HOUSING DEVELOPMENT INCENTIVE
LOCAL TAX INCENTIVE
CERTIFIED PROJECT
OF

Downtown Development Companies LLC

WHEREAS, Downtown Development Companies LLC has submitted a Housing Development Incentive Program (HDIP) Application to the City of Fall River and is seeking Certified Project Status under the Massachusetts Housing Development Incentive Program created by Chapter 40V of the Massachusetts General Laws and promulgated thereunder at 760 CMR 66.00 (HD TIE), and

WHEREAS, the City of Fall River has been designated a gateway municipality by the Commonwealth of Massachusetts and Downtown Development Companies LLC plans to invest an estimated \$3,356,488 to create 13 market rate residential units and 3 affordable units at 162-166 Pleasant Street, Fall River, Massachusetts, and

WHEREAS, Downtown Development Companies LLC is seeking a Local Tax Incentive as part of the Certified Project approval an HDIP-Investment Tax Credit and meets the minimum requirements of 760 CMR 66.00 and the project described in the Housing Development Incentive Program Application, and

WHEREAS, the proposed Local Tax Incentive Certified Project is located at 162-166 Pleasant Street, Fall River, Massachusetts, which is within the boundaries of the gateway municipality of Fall River, and

WHEREAS, approval of the Downtown Development Companies LLC Housing Development Incentive Program Application in accordance with the above referenced laws, rules and regulations of the Commonwealth of Massachusetts is hereby accepted by the City Council, now therefore

BE IT RESOLVED that the City Council of Fall River approves the Downtown Development Companies LLC Housing Development Incentive Program Application and forwards said application for final project certification to the Massachusetts Department of Housing and Community Development for its approval and endorsement.

Cordeiro PROPERTIES

Coastline Commercial Property Management & Development Firm, Fall River, MA

171 Pleasant Street
Fall River, MA. 02721
T: (508) 677-0407
F: (508) 677-0409
cordeiroproperties.com

2b

February 22, 2019

Mayor Jasiel Correia
City of Fall River
Government Center
Fall River, MA 02721

Dear Mayor Correia,

Downtown Development Companies, LLC intends to utilize the Housing Development Incentive Program (HDIP) from the Massachusetts Department of Housing and Community Development (DHCD) to create 16 residential rental units at 162-166 Pleasant Street. Of the 16 residential rental units, 13 will be market rate units. Specifically, we are seeking a local real estate tax exemption on the increased property value resulting from the improvements. The total project cost is expected to be \$3,356,488. Without an HDIP local real estate tax exemption, the project we envision will not be financially feasible.

The HDIP is designed to assist developers in creating market rate residential units in gateway cities as a way to help the community build and diversify its housing stock, spur economic development and enhance neighborhood stability. In the past few years, the City of Fall River has seen an increase in the number of market rate units available in the City. These units have been in high demand and the need for additional market rate units remains high.

Moving forward, the HDIP requires participation from the local government, as such I would respectfully request:

- Your written certification of the Pleasant Street project as a Housing Development Incentive Program project.
- To negotiate a HD Tax Increment Exemptions (TIE) for the Pleasant Street project.

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Cordeiro PROPERTIES

Cordeiro, General Property Management & Development Firm, Fall River, MA

171 Pleasant Street
Fall River, MA. 02721
T: (508) 677-0407
F: (508) 677-0409
cordeiroproperties.com

Specifically, we request a TIE which abates 80% of the projects added value during the first five years and 20% of the projects added value for an additional five years. The structure of this 10 year exemption will provide more assistance as the project stabilizes and less as the project matures.

Time is of the essence, so I would respectfully request your prompt attention and action on this matter. Thank you in advance for your support. I look forward to hearing from you.

Sincerely,

Anthony F. Corderio
Downtown Development Companies, LLC

2b

HOUSING DEVELOPMENT INCENTIVE PROGRAM

TAX INCREMENT EXEMPTION (TIE) AGREEMENT

between

THE CITY OF FALL RIVER

and

DOWNTOWN DEVELOPMENT COMPANIES, LLC

This AGREEMENT is made this ____ day of ____, 20____ by and between the City of Fall River, ("Municipality") and Downtown Development Companies, LLC, a Massachusetts Limited Liability Corporation with an address at 171 Pleasant Street, Fall River.

Section 1 – Agreement

The Municipality and the Sponsor, for good and valuable consideration and in consideration of the covenants and agreements herein contained, hereby make this agreement regarding a tax increment exemption pursuant to the Housing Development (HD) Incentive Program, M.G.L. c. 40V and the regulations promulgated thereunder at 760 CMR 66.00 (HD TIE), with respect to the Property as herein defined.

Section 2 – Definitions

Each reference in this Agreement to the following terms shall be deemed to have the following meanings:

Act:	M.G.L. c. 40V as may be amended from time to time.
Completion:	Certificates of occupancy have been issued for the entire Project.
DHCD:	Department of Housing and Community Development
Event of Default:	An "Event of Default" as defined in Section 5 below.
Final Certification:	Determination by DHCD that the Sponsor has completed the new construction or substantial rehabilitation of the Property, consistent with the New Construction or Rehabilitation Plans, including the creation of MRRUs, as set forth in the Act and the Regulations.
Fiscal Year:	An annual period of July 1 through June 30.
HD Project:	A Certified Housing Development Project as defined in the Act and the Regulations.
HD Zone:	The Housing Development Zone adopted by the Fall River City Council on December 13, 2013 and approved by DHCD as evidenced by a Certificate of Approval dated January 10, 2014 and recorded with the Fall River Registry of Deeds.

2b

Lead Municipality: Fall River

MRRU: Market Rate Residential Unit(s) as defined at Section 3.B.1.

Property: 162-166 Pleasant Street, Fall River as shown in Exhibit 1, "Map of Property" and further described in Exhibit 2, "Legal Description of Property".

Regulations: 760 CMR 66.00.

New Construction or Rehabilitation Plans: The material submitted for Conditional Certification pursuant to 760 CMR 66.05(3) (a) and approved by DHCD.

Sponsor: Downtown Development Companies, LLC, a Massachusetts Limited Liability Corporation, with an address at 171 Pleasant Street, Fall River, its successors and assigns.

Section 3 – Sponsor's Covenants

A. New Construction or Substantial Rehabilitation of the Property. Sponsor will undertake the new construction or substantial rehabilitation of the Property in accordance with the work and schedule set forth in the New Construction or Rehabilitation Plans.

B. Market Rate Residential Units.

1) There shall be a total of 16 residential rental units created in the Project of which 13 shall be MRRUs comprised of 16 one bedroom units. The monthly rent for such units shall be priced-consistently with prevailing rents or sale prices in the Municipality as determined based on criteria established by the department., as set forth in Exhibit 3, "Market Rate Residential Units – Pricing Plan".

2) Sponsor shall use good faith efforts to maintain the units as MRRUs for a minimum of 10 years.

C. Marketing. Sponsor shall cause the MRRU to be marketed in a manner that is consistent with the strategies, implementation plan and affirmative fair housing efforts set out in the New Construction or Rehabilitation Plans.

D. HD Project Certification. Sponsor shall take all actions reasonably necessary to obtain Final Certification of the Property as an HD Project including but not limited to submitting applications to DHCD for Conditional Certification and Final Certification consistent with the requirements of the Act and the Regulations.

Section 4 – Tax Increment Exemption

Municipality agrees to grant Sponsor an exemption to the real property taxes due on the Property pursuant to G.L. c.59 according to the following terms.

A. Base Value. \$682,100.

B. MRRU Percentage. 80 per cent. The MRRU Percentage shall be confirmed as required in paragraph F, below.

C. Exemption Percentage. Commencing on the Effective Date which shall be Fiscal Year 1: 80% for Fiscal Years 1-5 and 20% for Fiscal Years 6-10.

D. The Increment. As defined at 760 CMR 66.06(1)(b)(1).

E. Calculation. For each Fiscal Year during the term of this Agreement, the HD TIE shall be determined by applying the Exemption Percentage to the property tax on the Increment.

F. Confirmation or Amendment of Calculation. Upon Completion, and prior to applying for Final Certification of the Project, the Sponsor and Municipality shall file a "Tax Increment Exemption – Confirmation of Calculation" in the form attached as Exhibit 4 ("TIE Confirmation"). To the extent that the dates or figures in the TIE Confirmation differ from those set forth in this Agreement, the contents of the TIE Confirmation shall control and shall be deemed to have amended this Agreement.

Section 5 – Default

A. Event of Default. An "Event of Default" shall arise under this Agreement upon the occurrence of any one or more of the following events:

1) Breach of Covenant Prior to Final Certification. Subject to the limitations set forth in the Regulations at section 66.05(4)(b), Sponsor defaults in the observance or performance of any material covenant, condition or agreement to be observed or performed by Sponsor pursuant to the terms of this Agreement, and the continuance of such default for thirty (30) days after written notice thereof from the Municipality; provided, however, that if the curing of such default cannot be accomplished with due diligence within said period of thirty (30) days, then Sponsor shall have such additional reasonable period of time, not to exceed thirty (30) days, to cure such default provided the Sponsor shall have commenced to cure such default within the initial thirty (30) day period, such cure shall have been diligently prosecuted by the Sponsor thereafter to completion.

2) Breach of Covenant Subsequent to Final Certification. Sponsor's conduct is materially at variance with the representations made in its New Construction or Rehabilitation Plans; such variance is found to frustrate the public purposes that Final Certification was intended to advance, and the continuance of such default for thirty (30) days after written notice thereof from the Municipality; provided, however, that if the curing of such default cannot be accomplished with due diligence within said period of thirty (30) days, then Sponsor shall have such additional reasonable period of time, not to exceed thirty (30) days, to cure such default provided the Sponsor shall have commenced to cure such default within the initial thirty (30) day period, such cure shall have been diligently prosecuted by the Sponsor thereafter to completion.

3) Misrepresentation. Any representation made herein or in any report, certificate, financial statement or other instrument furnished in connection with this Agreement shall prove to be false in any material respect.

B. Rights on Default.

1) Prior to Final Certification. Upon the occurrence of an Event of Default prior to Final

2b

Certification, then this Agreement shall become null and void.

2) Subsequent to Final Certification. Upon the occurrence of an Event of Default subsequent to Final Certification, then:

a. Revocation of Certification. Pursuant to the terms of the Act, the Municipality, may, at its sole discretion, request that DHCD revoke the Final Certification of the Project, such revocation to take effect on the first day of the fiscal year in which DHCD determines that a material variance commenced.

b. Termination of Agreement. Upon revocation of certification, this Agreement shall become null and void as of the effective date of such revocation.

c. Recoupment of Economic Benefit. Upon revocation of certification, the Municipality may bring a cause of action against Sponsor for the value of any economic benefit received by Sponsor prior to or subsequent to such revocation.

3) Other Remedies. The Municipality's rights upon the occurrence of an Event of Default are in addition to those granted to DHCD and the Massachusetts Commissioner of Revenue under the terms of the Act.

Section 6 – Miscellaneous

A. Effective Date. The effective date of the HD TIE shall be July 1st of the first Fiscal Year following DHCD's Final Certification of the HD Project pursuant to the requirements of the Act and the Regulations, which date is anticipated to be July 1, 2020. The Effective Date shall be confirmed as required in paragraph F, below.

B. Term of Agreement. This Agreement shall expire upon the Municipality's acceptance of the annual report, as required below, for the final Fiscal Year for which the Municipality is granting the TIE.

C. Reporting. Sponsor shall submit reports to the Municipality not later than thirty (30) days after June 30 of each Fiscal Year for the term of this Agreement. Each report shall contain the following information:

1) Until Completion, the status of construction in relation to the schedule contained in the New Construction or Rehabilitation Plan;

2) Until Completion, the status of marketing in relation to the New Construction or Rehabilitation Plans; and

3) For each MRRU, the number of bedrooms in the unit, whether it was leased as of the end of the most recent fiscal year and the monthly rent charged.

D. Assignment. The Sponsor shall not assign any interest in this Agreement, and shall not transfer any interest in the same, without the prior written consent of the Municipality, which approval shall not be unreasonably withheld. The foregoing notwithstanding, the rights and obligations of this Agreement shall inure to the benefit of any entity succeeding to the interests of the Sponsor by merger.

2b

E. Notices. Any notice, request, instruction or other document to be given hereunder to either party by the other shall be in writing and delivered personally or sent by recognized overnight courier, receipt confirmed or sent by certified or registered mail, postage prepaid, as follows, and shall be conclusively deemed to have been received and be effective on the day on which personally delivered or, if sent by certified or registered mail, three (3) days after the day on which mailed or, if sent by overnight courier, on the day after delivered to such courier.

- 1) Municipality: City of Fall River, One Government Center, Fall River, MA 02722, Attention: Mayor's Office
- 2) Sponsor: Downtown Development Companies, LLC, 171 Pleasant Street, Fall River, MA 02721
- 3) Copy to DHCD: All such notices shall be copied to DHCD at:

HDIP Program Coordinator
Department of Housing & Community Development
100 Cambridge Street, Suite 300
Boston, MA 02124

- 4) Change of Address. Either party may change the address to which notices are to be sent to it by giving written notice of such change of address to the other party in the manner herein provided for giving notice.

F. Modifications. No modification or waiver of any provision of this Agreement, nor consent to any departure by the Sponsor therefrom shall in any event be effective unless the same shall be in writing, and then such waiver or consent shall be effective only in the specific instance and for the purpose for which given. No failure or delay on the part of Municipality in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall a single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power or privilege.

IN WITNESS WHEREOF, the Sponsor has caused this Agreement to be duly executed in its name and behalf and its seal affixed by its duly authorized representative, and the Municipality has caused this Agreement to be executed in its name and behalf and its seal duly affixed by its Mayor and City Council of the day and year first above written.

[SIGNATURES ON NEXT PAGE]

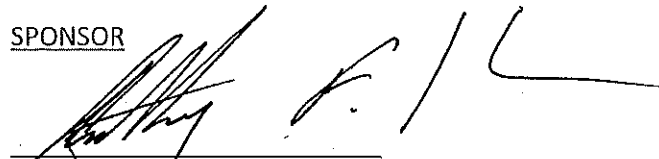
2b

Fall River



By: Jasiel Correia, Mayor

SPONSOR



By: Anthony F. Cordeiro
Downtown Development Companies, LLC

By: Cliff Ponte, City Council President

2b

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
City of Fall River and Ben & Nate Building, 162-166 Pleasant Street

EXHIBIT 1

MAP OF PROPERTY

2b

EXHIBIT 2

DESCRIPTION OF PROPERTY

The property located at 162-166 Pleasant Street was constructed in 1897 as a mixed use property and was home to Hub Clothing Store S. Gourse & Sons from construction through the early 1980's. The HUB, as it was known, was the premier supplier of young men's and men's clothing to residents of the city and surrounding areas. The building is listed on Fall River's Register of Historic Structures and will be rehabilitated to create 16 residential units on the third and fourth floors with commercial uses remaining on the first and second floors. The building's exterior will be updated with brickwork, glass store fronts, windows and alucobond panels.

EXHIBIT 3

MARKET RATE RESIDENTIAL UNITS – PRICING PLAN

Pricing Area: QCT 641100

Proposed Initial
Monthly Rent: \$1,200.00

26

EXHIBIT 4

TAX INCREMENT EXEMPTION – CONFIRMATION OF CALCULATION

In connection with the Tax Increment Exemption Agreement dated _____, 20____ by and between the City of Fall River, and Downtown Development Companies, LLC, a Massachusetts Limited Liability Corporation with an address at 171 Pleasant Street, Fall River, with respect to the property at 162-166 Pleasant Street, Fall River (the "Agreement"), the parties hereby confirm the following elements of the Agreement. Unless otherwise stated, capitalized terms have the meaning set forth in the Agreement.

1. The effective date of the Agreement is: _____
2. The MRRU is: _____
3. The assessed value of the of the residential portion of the Property upon Completion is: _____

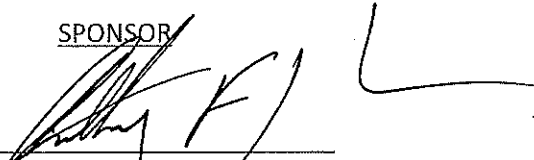
To the extent that the dates or figures in this "Tax Increment Exemption – Confirmation of Calculation" differ from those set forth in the Agreement, the contents of this document shall control and shall be deemed to have amended the Agreement.

MUNICIPALITY



By: Jasiel Correia, Mayor

SPONSOR



By: Anthony E. Cordeiro
Downtown Development Companies, LLC

By: Cliff Ponte, City Council President

Dated: _____

Tuning: 83 APT ~ 8

[illegible]

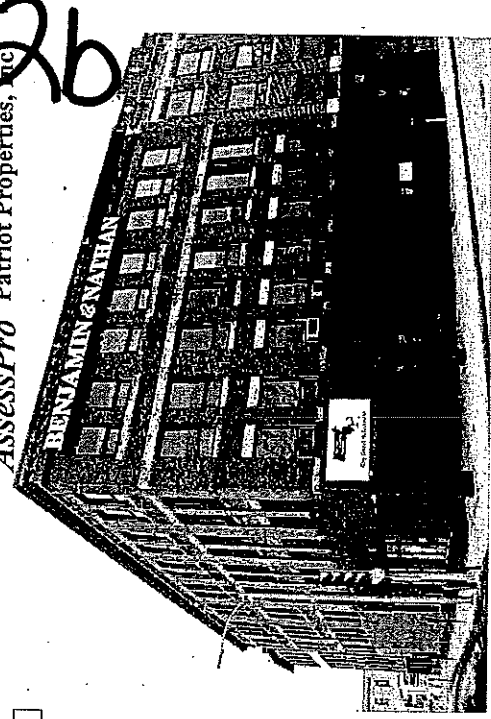
N-03-0001	Cod JFact	Juris Value
		82,900
		4,900
	Total:	87,800

AssessPro Patriot Properties, Inc.

26

BENJAMIN & NATHAN

IMAGE



HDIP Local Incentive Only Application Exhibit 1: Local Incentive Valuation

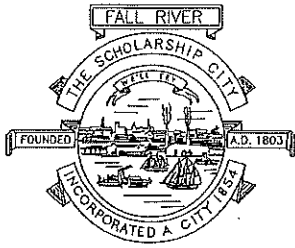
FY	Municipal Tax Rate Per Thousan	Incremental Assessed Value	Projected Annual RE Property Tax Bill for	TIF/STA Yearly Exemption %	Exempted Annual RE Property Taxes	Exempted Annual Personal Property	Total Yearly Value of Local Tax Incentives
2021	\$14.58	\$1,271,440.00	\$18,537.60	80%	\$14,830.08	\$0.00	\$14,830.08
2022	\$14.58	\$1,271,440.00	\$18,537.60	80%	\$14,830.08	\$0.00	\$14,830.08
2023	\$14.58	\$1,271,440.00	\$18,537.60	80%	\$14,830.08	\$0.00	\$14,830.08
2024	\$14.58	\$1,271,440.00	\$18,537.60	80%	\$14,830.08	\$0.00	\$14,830.08
2025	\$14.58	\$1,271,440.00	\$18,537.60	80%	\$14,830.08	\$0.00	\$14,830.08
2026	\$14.58	\$1,271,440.00	\$18,537.60	20%	\$3,707.52	\$0.00	\$3,707.52
2027	\$14.58	\$1,271,440.00	\$18,537.60	20%	\$3,707.52	\$0.00	\$3,707.52
2028	\$14.58	\$1,271,440.00	\$18,537.60	20%	\$3,707.52	\$0.00	\$3,707.52
2029	\$14.58	\$1,271,440.00	\$18,537.60	20%	\$3,707.52	\$0.00	\$3,707.52
2030	\$14.58	\$1,271,440.00	\$18,537.60	20%	\$3,707.52	\$0.00	\$3,707.52
				TOTALS	\$74,150.38	\$0.00	\$74,150.38

Note: In Massachusetts, Proposition 2½ operates at the level of a municipality's total tax levy. Due to Proposition 2½, it is impossible to make reliable projections for individual parcels, whose taxes may

*The base value of 61% for this project is \$416,080.

**Please note the above Incremental assessed value reflects an of average of 61 % of the estimated mixed use total assessed value of \$2,754,000.00 less the 61% base value for the residential use portion of this property

Mixed use property location: 162-166 Pleasant St



**City of Fall River
Massachusetts
Office of the Mayor**

RECEIVED

2019 APR -8 P 12:38

JASIEL F. CORREIA II
Mayor

CITY CLERK _____
FALL RIVER, MA

April 6, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

Honorable Council Members:

The Tax Increment Financing (TIF) Board met on Thursday, April 4, 2019 and voted to approve a Tax Increment Exemption (TIE) Agreement for Hanover Properties, LLC at 439 Pine Street (attached).

The TIE for 439 Pine Street is part of the Central Housing Development Incentive Program (HDIP) Zone and provides for the creation of 22 market rate apartments. An incremental tax assessment of \$3,016,400 will result in a real estate tax exemption, over 10 years, totaling approximately \$175,916.

Your approval of this TIE Agreement is respectfully requested.

Best Regards,

Jasiel F. Correia II
Mayor

City of Fall River, *In City Council*

3

RESOLUTION

APPROVING HOUSING DEVELOPMENT INCENTIVE LOCAL TAX INCENTIVE CERTIFIED PROJECT OF

Hanover Properties LLC

WHEREAS, Hanover Properties LLC has submitted a Housing Development Incentive Program (HDIP) Application to the City of Fall River and is seeking Certified Project Status under the Massachusetts Housing Development Incentive Program created by Chapter 40V of the Massachusetts General Laws and promulgated thereunder at 760 CMR 66.00 (HD TIE), and

WHEREAS, the City of Fall River has been designated a gateway municipality by the Commonwealth of Massachusetts and Hanover Properties LLC plans to invest an estimated \$6,000,000 to create 22 market rate residential units at 439 Pine Street, Fall River, Massachusetts, and

WHEREAS, Hanover Properties LLC is seeking a Local Tax Incentive as part of the Certified Project approval an HDIP-Investment Tax Credit and meets the minimum requirements of 760 CMR 66.00 and the project described in the Housing Development Incentive Program Application, and

WHEREAS, the proposed Local Tax Incentive Certified Project is located at 439 Pine Street, Fall River, Massachusetts, which is within the boundaries of the gateway municipality of Fall River, and

WHEREAS, approval of the Hanover Properties LLC Housing Development Incentive Program Application in accordance with the above referenced laws, rules and regulations of the Commonwealth of Massachusetts is hereby accepted by the City Council, now therefore

BE IT RESOLVED that the City Council of Fall River approves the Hanover Properties LLC Housing Development Incentive Program Application and forwards said application for final project certification to the Massachusetts Department of Housing and Community Development for its approval and endorsement.

March 21, 2019

Mayor Jasiel Correia
Office of the Mayor
City of Fall River
One Government Center, Room 619
Fall River, Massachusetts 02722

RE: Letter of intent to apply for Massachusetts Housing Development Incentive Program (HDIP) Incentives

Dear Mr. Mayor,

As you know, Hanover Properties LLC ("Hanover") has been exploring the redevelopment of the former Lincoln School Building located at 439 Pine Street in the City of Fall River, the ("Project") into 22 market rate residential apartments. We have been working diligently with the City's Building department to advance the Project forward and as a result, we received Zoning Board approval for the projected \$6+ million development budget. Critical to the Project's financing and long-term success is Hanover's ability to secure State Historic Tax Credits, the 10% HDIP Investment Tax Credit and a property Tax Increment Exemption ("TIE").

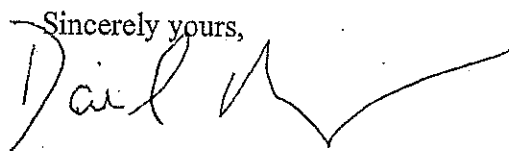
The City of Fall River's commitment to increasing residential growth, expanding housing alternatives, stabilizing neighborhoods and promoting economic development is underscored in the Massachusetts Department of Housing and Community Development's ("DHCD") approval of the City of Fall River's HD Zone, HD Plan application and the creation of the City's Housing Development HD Zone 3 Central. The HDIP is a critical tool to make market-rate residential redevelopment projects more economically feasible for property owners and developers in Gateway Cities like Fall River. The need to increase residential growth, expand diversity of housing stock, promote economic development, promote neighborhood stabilization and rehabilitation of historic buildings are all highlighted as measurable objectives highlighted in the City's approved HDIP application. We further believe our proposed Project epitomizes the objectives of the City's application to participate in the HDIP.

As required, pursuant to the HDIP guidelines, we respectfully request that you accept this letter of intent to apply for an HDIP tax credit award from the DHCD and a TIE agreement with the City of Fall River. We wish to work with the City and the DHCD to seek the necessary municipal and state approvals timely as we begin to prepare to acquire the property and begin construction in the Fall of 2019.

We are in the process of preparing the HDIP Preliminary Application for the City and DHCD to review and ultimately approve in order for Hanover to secure the necessary financing for the Project. We appreciate the cooperation and support the City has afforded our development team to date and look forward to working closely with you and your team as we undertake the HDIP application process.

Please do not hesitate to contact me should you have any questions and we once again thank you for all of your assistance.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "David Hebert", with a long, sweeping horizontal stroke extending to the right.

David Hebert
President

cc: Rebecca Frawley-Wachtel – MA DHCD

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HOUSING DEVELOPMENT INCENTIVE PROGRAM

TAX INCREMENT EXEMPTION (TIE) AGREEMENT

between

City of Fall River

and

Hanover Properties LLC

This AGREEMENT is made this ____ day of April, 2019 by and between the City of Fall River, ("Municipality") and Hanover Properties LLC, a MA Limited Liability Company with an address at 188 Tremont Street, Fall River, MA 02720.

Section 1 – Agreement

The Municipality and the Sponsor, for good and valuable consideration and in consideration of the covenants and agreements herein contained, hereby make this agreement regarding a tax increment exemption pursuant to the Housing Development (HD) Incentive Program, M.G.L. c. 40V and the regulations promulgated thereunder at 760 CMR 66.00 (HD TIE), with respect to the Property as herein defined.

Section 2 – Definitions

Each reference in this Agreement to the following terms shall be deemed to have the following meanings:

Act:	M.G.L. c. 40V as may be amended from time to time.
Completion:	Certificates of occupancy have been issued for the entire Project.
DHCD:	Department of Housing and Community Development
Event of Default:	An "Event of Default" as defined in Section 5 below.
Final Certification:	Determination by DHCD that the Sponsor has completed the new construction or substantial rehabilitation of the Property, consistent with the New Construction or Rehabilitation Plans, including the creation of MRRUs, as set forth in the Act and the Regulations.
Fiscal Year:	An annual period of July 1 through June 30.
HD Project:	A Certified Housing Development Project as defined in the Act and the Regulations.
HD Zone:	The Housing Development Zone adopted by <u>City of Fall River</u> on <u>September 11, 2018</u> and approved by DHCD as evidenced by a Certificate of Approval dated

3

Nov 20, 20 18 and recorded with _____.

Lead Municipality: Fall River

MRRU: Market Rate Residential Unit(s) as defined at Section 3.B.1.

Property: Lincoln School as shown in Exhibit 1, "Map of Property" and further described in Exhibit 2, "Legal Description of Property".

Regulations: 760 CMR 66.00.

New Construction or
Rehabilitation Plans: The material submitted for Conditional Certification pursuant to 760 CMR 66.05(3) (a) and approved by DHCD.

Sponsor: Hanover Properties LLC, a MA Limited Liability Company, with an address at 188 Tremont Street, Fall River, MA 02720, its successors and assigns.

Section 3 – Sponsor's Covenants

A. New Construction or Substantial Rehabilitation of the Property. Sponsor will undertake the new construction or substantial rehabilitation of the Property in accordance with the work and schedule set forth in the New Construction or Rehabilitation Plans.

B. Market Rate Residential Units.

1) There shall be a total of 22 residential rental units created in the Project of which 22 shall be MRRUs comprised of 12 one-bedroom units, 9 two-bedroom units and 1 three-bedroom unit. The monthly rent for such units shall be priced- consistently with prevailing rents or sale prices in the Municipality as determined based on criteria established by the department., as set forth in Exhibit 3, "Market Rate Residential Units – Pricing Plan".

2) Sponsor shall use good faith efforts to maintain the units as MRRUs for a minimum of 10 years.

C. Marketing. Sponsor shall cause the MRRU to be marketed in a manner that is consistent with the strategies, implementation plan and affirmative fair housing efforts set out in the New Construction or Rehabilitation Plans.

D. HD Project Certification. Sponsor shall take all actions reasonably necessary to obtain Final Certification of the Property as an HD Project including but not limited to submitting applications to DHCD for Conditional Certification and Final Certification consistent with the requirements of the Act and the Regulations.

Section 4 – Tax Increment Exemption

Municipality agrees to grant Sponsor an exemption to the real property taxes due on the Property pursuant to G.L. c.59 according to the following terms.

A. Base Value. 236,000

3

B. MRRU Percentage. 100 per cent. The MRRU Percentage shall be confirmed as required in paragraph F, below.

C. Exemption Percentage. Commencing on the Effective Date which shall be Fiscal Year 1: See Exhibit 1

D. The Increment. As defined at 760 CMR 66.06(1)(b)(1).

E. Calculation. For each Fiscal Year during the term of this Agreement, the HD TIE shall be determined by applying the Exemption Percentage to the property tax on the Increment.

F. Confirmation or Amendment of Calculation. Upon Completion, and prior to applying for Final Certification of the Project, the Sponsor and Municipality shall file a "Tax Increment Exemption – Confirmation of Calculation" in the form attached as Exhibit 4 ("TIE Confirmation"). To the extent that the dates or figures in the TIE Confirmation differ from those set forth in this Agreement, the contents of the TIE Confirmation shall control and shall be deemed to have amended this Agreement.

Section 5 – Default

A. Event of Default. An "Event of Default" shall arise under this Agreement upon the occurrence of any one or more of the following events:

1) Breach of Covenant Prior to Final Certification. Subject to the limitations set forth in the Regulations at section 66.05(4)(b), Sponsor defaults in the observance or performance of any material covenant, condition or agreement to be observed or performed by Sponsor pursuant to the terms of this Agreement, and the continuance of such default for thirty (30) days after written notice thereof from the Municipality; provided, however, that if the curing of such default cannot be accomplished with due diligence within said period of thirty (30) days, then Sponsor shall have such additional reasonable period of time, not to exceed thirty (30) days, to cure such default provided the Sponsor shall have commenced to cure such default within the initial thirty (30) day period, such cure shall have been diligently prosecuted by the Sponsor thereafter to completion.

2) Breach of Covenant Subsequent to Final Certification. Sponsor's conduct is materially at variance with the representations made in its New Construction or Rehabilitation Plans; such variance is found to frustrate the public purposes that Final Certification was intended to advance, and the continuance of such default for thirty (30) days after written notice thereof from the Municipality; provided, however, that if the curing of such default cannot be accomplished with due diligence within said period of thirty (30) days, then Sponsor shall have such additional reasonable period of time, not to exceed thirty (30) days, to cure such default provided the Sponsor shall have commenced to cure such default within the initial thirty (30) day period, such cure shall have been diligently prosecuted by the Sponsor thereafter to completion.

3) Misrepresentation. Any representation made herein or in any report, certificate, financial statement or other instrument furnished in connection with this Agreement shall prove to be false in any material respect.

B. Rights on Default.

1) Prior to Final Certification. Upon the occurrence of an Event of Default prior to Final

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Certification, then this Agreement shall become null and void.

2) Subsequent to Final Certification. Upon the occurrence of an Event of Default subsequent to Final Certification, then:

a. Revocation of Certification. Pursuant to the terms of the Act, the Municipality, may, at its sole discretion, request that DHCD revoke the Final Certification of the Project, such revocation to take effect on the first day of the fiscal year in which DHCD determines that a material variance commenced.

b. Termination of Agreement. Upon revocation of certification, this Agreement shall become null and void as of the effective date of such revocation.

c. Recoupment of Economic Benefit. Upon revocation of certification, the Municipality may bring a cause of action against Sponsor for the value of any economic benefit received by Sponsor prior to or subsequent to such revocation.

3) Other Remedies. The Municipality's rights upon the occurrence of an Event of Default are in addition to those granted to DHCD and the Massachusetts Commissioner of Revenue under the terms of the Act.

Section 6 – Miscellaneous

A. Effective Date. The effective date of the HD TIE shall be July 1st of the first Fiscal Year following DHCD's Final Certification of the HD Project pursuant to the requirements of the Act and the Regulations, which date is anticipated to be FY2021. The Effective Date shall be confirmed as required in paragraph F, below.

B. Term of Agreement. This Agreement shall expire upon the Municipality's acceptance of the annual report, as required below, for the final Fiscal Year for which the Municipality is granting the TIE.

C. Reporting. Sponsor shall submit reports to the Municipality not later than thirty (30) days after June 30 of each Fiscal Year for the term of this Agreement. Each report shall contain the following information:

- 1) Until Completion, the status of construction in relation to the schedule contained in the New Construction or Rehabilitation Plan;
- 2) Until Completion, the status of marketing in relation to the New Construction or Rehabilitation Plans; and
- 3) For each MRRU, the number of bedrooms in the unit, whether it was leased as of the end of the most recent fiscal year and the monthly rent charged.

D. Assignment. The Sponsor shall not assign any interest in this Agreement, and shall not transfer any interest in the same, without the prior written consent of the Municipality, which approval shall not be unreasonably withheld. The foregoing notwithstanding, the rights and obligations of this Agreement shall inure to the benefit of any entity succeeding to the interests of the Sponsor by merger.

3

E. Notices. Any notice, request, instruction or other document to be given hereunder to either party by the other shall be in writing and delivered personally or sent by recognized overnight courier, receipt confirmed or sent by certified or registered mail, postage prepaid, as follows, and shall be conclusively deemed to have been received and be effective on the day on which personally delivered or, if sent by certified or registered mail, three (3) days after the day on which mailed or, if sent by overnight courier, on the day after delivered to such courier.

1) Municipality: City of Fall River

2) Sponsor: Hanover Properties, LLC

3) Copy to DHCD: All such notices shall be copied to DHCD at:

HDIP Program Coordinator
Department of Housing & Community Development
100 Cambridge Street, Suite 300
Boston, MA 02124

4) Change of Address. Either party may change the address to which notices are to be sent to it by giving written notice of such change of address to the other party in the manner herein provided for giving notice.

F. Modifications. No modification or waiver of any provision of this Agreement, nor consent to any departure by the Sponsor therefrom shall in any event be effective unless the same shall be in writing, and then such waiver or consent shall be effective only in the specific instance and for the purpose for which given. No failure or delay on the part of Municipality in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall a single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power or privilege.

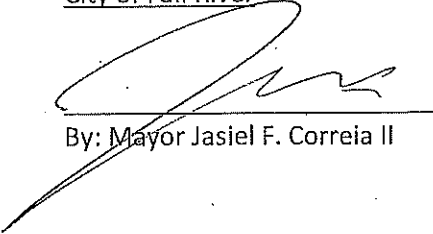
IN WITNESS WHEREOF, the Sponsor has caused this Agreement to be duly executed in its name and behalf and its seal affixed by its duly authorized representative, and the Municipality has caused this Agreement to be executed in its name and behalf and its seal duly affixed by its TITLE OF CHIEF EXECUTIVE OFFICER AND LEGISLATIVE BODY as of the day and year first above written.

[SIGNATURES ON NEXT PAGE]

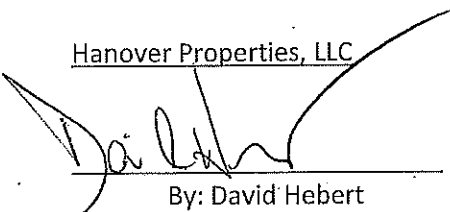
3

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
[Name of Municipality & Property Reference]

City of Fall River


By: Mayor Jasiel F. Correia II

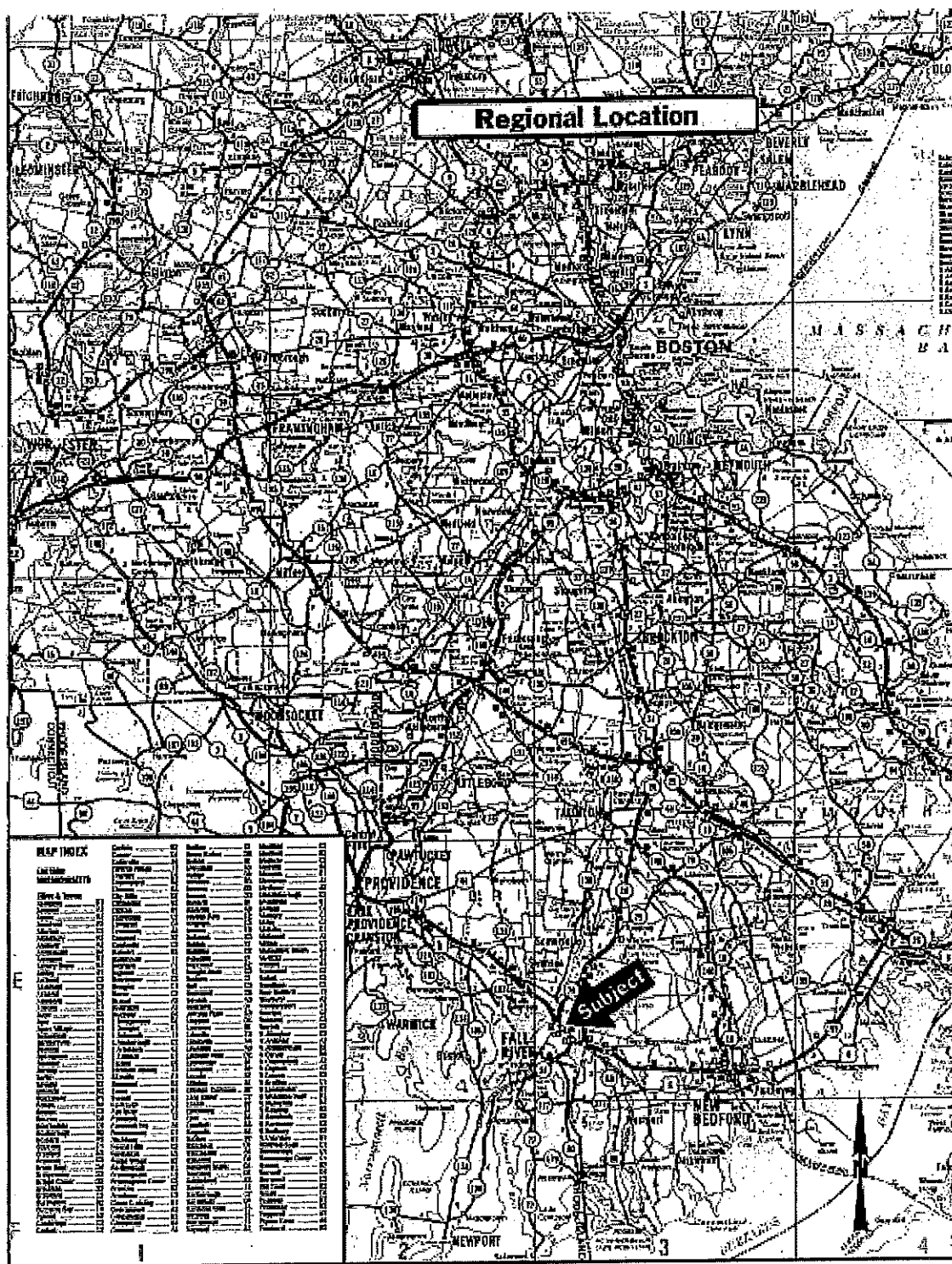
Hanover Properties, LLC

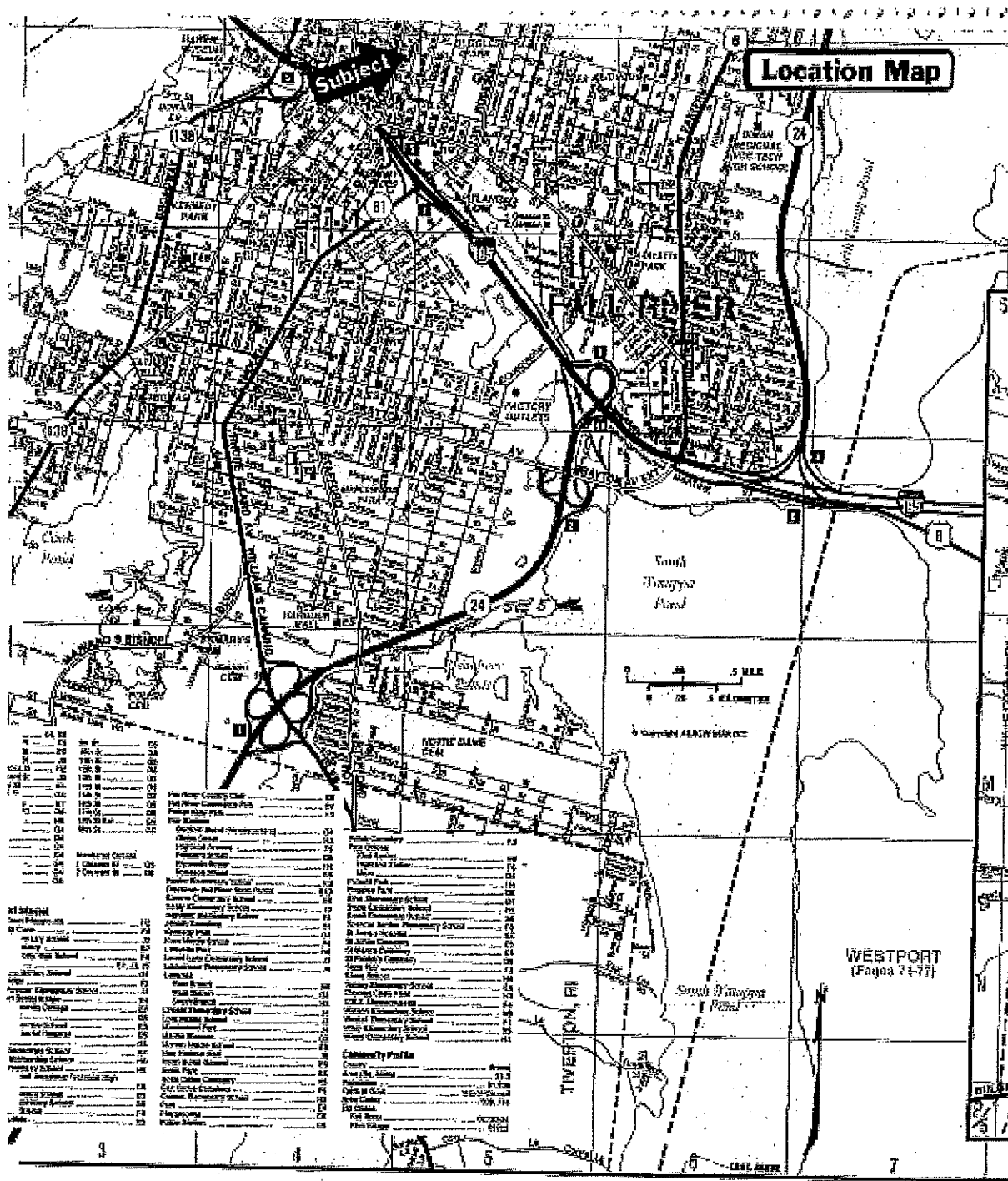

By: David Hebert

Fall River City Council

By: Cliff Ponte, City Council President

MAP OF PROPERTY.





HDIP – Form of Tax Increment Exemption Agreement – RENTAL
[Name of Municipality & Property Reference]



EXHIBIT 2

DESCRIPTION OF PROPERTY

The City of Fall River is advantageously located on the northeastern seaboard in the Boston-New York corridor. It is well served by high speed surface transportation, and it is a port city. The subject property is located just north of the civic, office, banking and government center along North Main Street, South Main Street, Pleasant Street and Bedford Street. Industrial, commercial and residential construction and growth in the past 10 years has occurred primarily in the outlying areas. Nearby downtown Fall River is the site of the major banking quarters in the city, the major office buildings, and the public utility offices which are accessible via Rock, Pine and Franklin Streets.

The project site is a 3-story building built around 1906, having primarily brick and stone exterior and tar and gravel roof. It is situated on a parcel of land containing 29,832 s.f. of land at 439 Pine Street, in Fall River, MA. Hanover Properties LLC is the developer of the project. Currently the property is a vacant school site that will be redeveloped into 22 market rate residential apartments. The project anticipated to cost approximately \$6 M in development budget. Critical to the Project's financing and long-term success is Hanover's ability to secure State Historic Tax Credits and the 10% HDIP Investment Tax Credit. In addition, the developer is working with the City of Fall River to provide a Tax Increment Exception ("TIE") under the HDIP. These State and Local incentives are necessary for completion of the project's capital stack.

The City of Fall River's commitment to increasing residential growth, expanding housing alternatives, stabilizing neighborhoods and promoting economic development is underscored in the Massachusetts Department of Housing and Community Development's ("DHCD") approval of the City of Fall River's HD Zone, HD Plan application and the creation of the City's Housing Development HD Zone 3 Central. The HDIP is a critical tool to make market-rate residential redevelopment projects more economically feasible for property owners and developers in Gateway Cities like Fall River. The need to increase residential growth, expand diversity of housing stock, promote economic development, promote neighborhood stabilization and rehabilitation of historic buildings are all highlighted as measurable objectives highlighted in the City's approved HDIP application. The former Lincoln School Building located at 439 Pine Street is located just beyond the City of Fall River's Housing Development HD Zone 3 Central boundary, the City of Fall River has amended HD Zone 3 to include the subject property. We further believe the proposed Project epitomizes the objectives of the City's application to participate in the HDIP.

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EXHIBIT 3

MARKET RATE RESIDENTIAL UNITS – PRICING PLAN

Pricing Area: 12 units of one-bedroom at \$900, 9 units of two-bedroom at \$1,200 and 1 unit of three-bedroom at \$1,500

Proposed Initial
Monthly Rent: one-bedroom at \$900
 two-bedroom at \$1200
 three-bedroom at \$1500

3

EXHIBIT 4

TAX INCREMENT EXEMPTION – CONFIRMATION OF CALCULATION

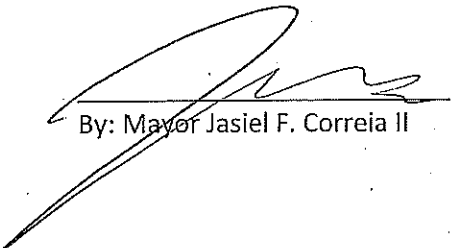
In connection with the Tax Increment Exemption Agreement dated _____, 20____ by and between the City of Fall River, and Hanover Properties, LLC, a MA Limited Liability Company with an address at 188 Tremont Street, MA 02720, with respect to the property at 439 Pine Street, Fall River, MA (the "Agreement"), the parties hereby confirm the following elements of the Agreement. Unless otherwise stated, capitalized terms have the meaning set forth in the Agreement.

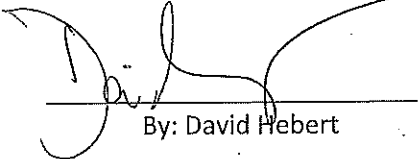
1. The effective date of the Agreement is: FY 2021
2. The MRRU is: 22
3. The assessed value of the of the residential portion of the Property upon Completion is: _____

To the extent that the dates or figures in this "Tax Increment Exemption – Confirmation of Calculation" differ from those set forth in the Agreement, the contents of this document shall control and shall be deemed to have amended the Agreement.

City of Fall River

Hanover Properties, LLC


By: Mayor Jasiel F. Correia II


By: David Hebert

Fall River City Council.

By: Cliff Ponte, City Council President

Dated: _____

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Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User/ Acct
1112	2,809,500	700	0.000	442,200	3,252,400		
							GIS Ref
							GIS Ref
Total Card	2,809,500	700	0.000	442,200	3,252,400	Entered Lot Size	
Total Parcel	2,809,500	700	0.000	442,200	3,252,400	Total Land	
Source: Market Adj Cost		Total Value per SQ unit	/Card	125.83	/Parcel	125.83	Insp: Date
						Land Unit Type	01/10/18

PREVIOUS ASSESSMENT										Parcel ID N-05-0027	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2019	112	FV	145,700	700	29,832	89,600	236,000	236,000	YER	12/20/2018	
2018	934	FV	634,400	8300	29,832	157,100	799,800	799,800	Year End Roll	12/5/2017	
2017	934	FV	634,400	8300	29,832	157,100	799,800	799,800	Year End Roll	12/8/2016	
2016	934	FV	634,400	8300	29,832	157,100	799,800	799,800	YEAR END	11/1/2016	
2015	934	FV	634,400	8300	29,832	157,100	799,800	799,800	Year End Roll	1/5/2015	
2014	934	FV	634,400	8300	29,832	157,100	799,800	799,800	year end	12/6/2013	
2013	934	EX	634,400	8300	29,832	160,400	803,100	803,100	Year End Roll	12/14/2012	
2013	934	FV	634,400	8300	29,832	160,400	803,100	803,100		2/13/2013	

PRINT

Date04/01/1914:53:01

LAST REV

Date04/01/1913:20:07

bmello

PAT ACCT.

Grantor	Legal Ref.	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FALL RIVER CITY	9200-38		3/16/2017	INVOLVED GOV	10,000	No	No			
	65-225	QC	6/11/1870	INVOLVED GOV	1	No	No			

[illegible]

Date	Result
2/27/2018	SAL ES VERIFIED

[illegible]

Sign: _____

[illegible]

Total:	442,200
Spl Credit	
Total:	442,200

bmello

EXTERIOR INFORMATION

Type: 33 - APT > 8		
Sky Ht: 3 - 3		
(Liv) Units: 22		Total: 22
Foundation: 1 - CONCRETE		
Frame: 2 - STEEL FRAME		
Prime Wall: 07 - BRICK		
Sec Wall: 09 - STONE		50%
Roof Struct: 4 - FLAT		
Roof Cover: 04 - TAR+GRAVEL		
Color:		
View / Desir:		
GENERAL INFORMATION		
Grader: B - GOOD		
Year Blt: 1906	Eff Yr Blt: 2019	
Alt LUC:	Alt %:	
Jurisdic:	Fact:	
Const. Mod:		
Lump Sum Ad:		
INTERIOR INFORMATION		
Avg Ht/Ft: STD		
Prim Int Wall: 1 - DRYWALL		
Sec Int Wall:		%
Partition: A - ABV AVG		
Prim Floors: 03 - HARDWOOD		
Sec Floors: 06 - CERAMIC T		25%
Bsmnt Flr: 12 - CONCRETE		
Bsmnt Gar:		
Electric: 2 - GOOD		
Insulation: 2 - TYPICAL		
Int vs Ext: S		
Heat Fuel: 2 - GAS		
Heat Type: 1 - FORCED H/A		
# Heat Sys: 22		
% Heated: 100	% AC: 100	
Solar HW: NO	Central Vanc: NO	
% Com Wal	% Sprinkled: 100	

BATH FEATURES

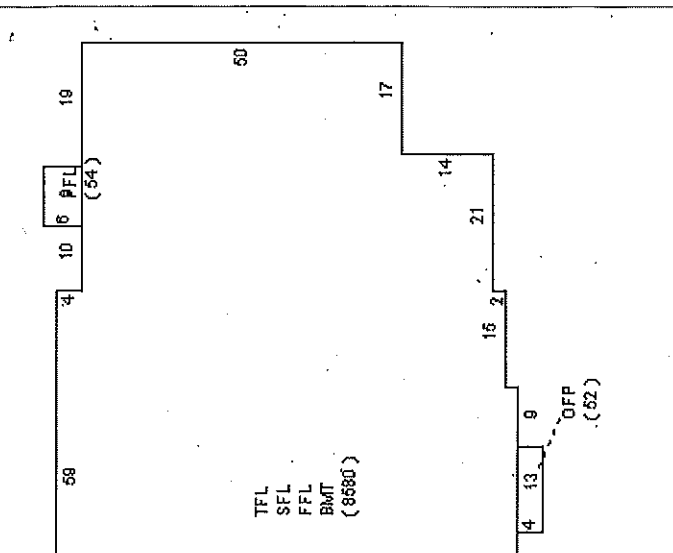
Full/Bath:22	Rating:	VERY GOOD
A Bath: 1	Rating:	VERY GOOD
3/4 Bath:	Rating:	
A 3QBth	Rating:	
1/2 Bath: 12	Rating:	VERY GOOD
A HBth:	Rating:	
OtherFix:	Rating:	
OTHER FEATURES		
Kits: 22	Rating:	VERY GOOD
A Kits:	Rating:	
FpH:	Rating:	
WSFlve:	Rating:	
CONDO INFORMATION		
Location:		
Total Units:		
Floor:		
% Own:		
Name:		
DEPRECIATION		
Phys Cond:	VG - Very Good	0.5%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0.5%	
CALC SUMMARY		
Basic \$ / SQ:	67.00	Rate:
Size Adj:	0.89999998	
Const Adj:	1.14391422	
Adj \$ / SQ:	68.978	
Other Features:	299289	
Grade Factor:	1.30	
Neighborhood Inf:	1.00000000	
LUC Factor:	1.00	
Adj Total:	2823649	
Depreciation:	14118	

COMMENTS

[illegible]

SKETCH

EXTERIOR INFORMATION	BATH FEATURES	COMMENTS	SKETCH



SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip
BMT	100	UNS	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WTA\$/SQ.		AvRate:	Ind.Val	
Juris: Factor:			Before Depr:	89.67
Special Features: 0			Val/Su Net:	81.48
Final Total: 2809500			Val/Su Sz Ad:	108.69

CALC SUMMARY

Basic \$ / SQ:	67.00
Size Adj.:	0.89999988
Const Adj.:	1.14391422
Adj \$ / SQ:	68.978
Other Features:	299289
Grade Factor:	1.30
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	2823649
Depreciation:	14118
Depreciated Total:	2809531

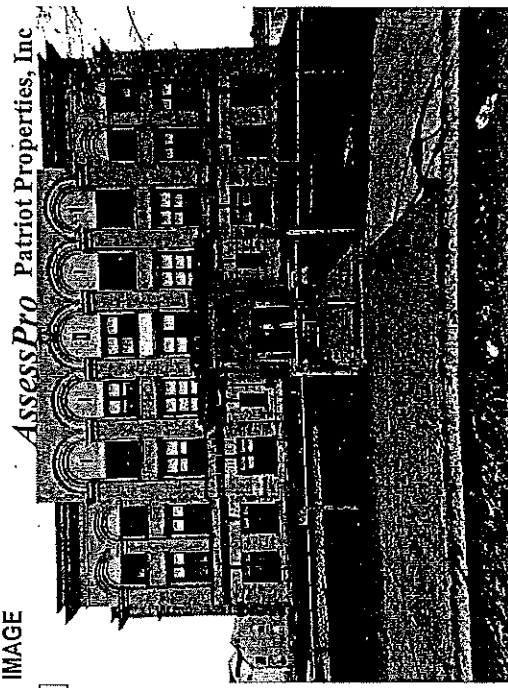
Bsmnt Flr: 12 - CONCRETE

Bsmnt Gar:	Electric: 2	- GOOD
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	2	- GAS
Heat Type:	1	- FORCED H/A
# Heat Sys:	22	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled: 100

SPEC FEATURES/YARD ITEMS

[illegible]

IMAGE



AccessPro Patriot Properties, Inc.

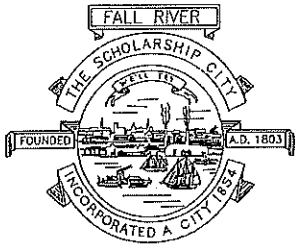
HDIP Local Incentive Only Application Exhibit 1: Local Incentive Valuation

FY	Municipal Tax Rate Per	Incremental Assessed Value	Projected Annual RE Property Tax Bill for	TIF/STA Yearly Exemption %	Exempted Annual RE Property Taxes	Exempted Annual	Total Yearly Value of Local Tax Incentives
2021	\$14.58	\$3,016,400.00	\$43,979.11	80%	\$35,183.29	\$0.00	\$35,183.29
2022	\$14.58	\$3,016,400.00	\$43,979.11	80%	\$35,183.29	\$0.00	\$35,183.29
2023	\$14.58	\$3,016,400.00	\$43,979.11	80%	\$35,183.29	\$0.00	\$35,183.29
2024	\$14.58	\$3,016,400.00	\$43,979.11	80%	\$35,183.29	\$0.00	\$35,183.29
2025	\$14.58	\$3,016,400.00	\$43,979.11	80%	\$35,183.29	\$0.00	\$35,183.29
2026	\$14.58	\$3,016,400.00	\$43,979.11	20%	\$8,795.82	\$0.00	\$8,795.82
2027	\$14.58	\$3,016,400.00	\$43,979.11	20%	\$8,795.82	\$0.00	\$8,795.82
2028	\$14.58	\$3,016,400.00	\$43,979.11	20%	\$8,795.82	\$0.00	\$8,795.82
2029	\$14.58	\$3,016,400.00	\$43,979.11	20%	\$8,795.82	\$0.00	\$8,795.82
2030	\$14.58	\$3,016,400.00	\$43,979.11	20%	\$8,795.82	\$0.00	\$8,795.82
				TOTALS	\$175,916.45	\$0.00	\$175,916.45

Note: In Massachusetts, Proposition 2½ operates at the level of a municipality's total tax levy. Due to Proposition 2½, it is impossible to make reliable projections for individual parcels, whose taxes

* The base value for this project is \$236,000.

Property location: 439 Pine St



City of Fall River
Massachusetts
Office of the Mayor

4

RECEIVED

2019 APR -8 P 2:43

CITY CLERK
FALL RIVER, MA

JASIEL F. CORREIA II
Mayor

April 8, 2019

Honorable Members of the City Council
One Government Center
Fall River, MA 02720

RE: Organizational Chart

Honorable Council:

In an effort to be more transparent, I am requesting the Council amend the Division 3 Municipal Organizational Structure ordinance to include the functions and organizational responsibility as set forth by the Department of Revenue Division of Local Services Uniform Accounting System Manual. See the attached organizational chart. Within each function of government, the individual department head will report to the City Administrator under this structure.

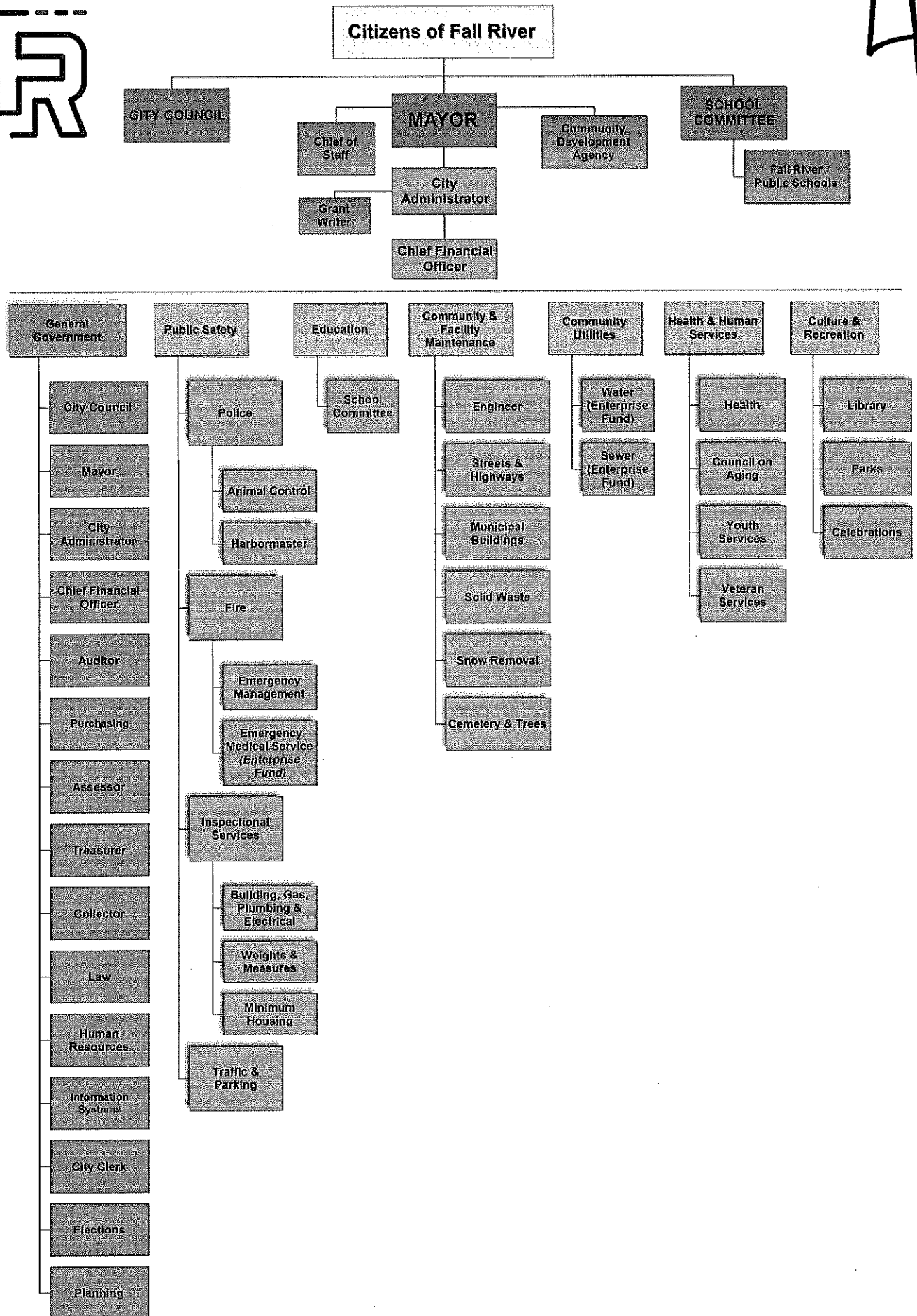
Please let me know if you have any questions.

Best Regards,

Jasiel F. Correia, II
Mayor



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K. under the supervision of the Purchasing Agent.

L.
M.

Chapter 2. Administration

ARTICLE III. Office of the Mayor

DIVISION 3. Municipal Organizational Structure

§ 2-205. Generally. *City of Fall River, MA Tuesday, January 29, 2019*

Notwithstanding any ordinance to the contrary, the general municipal organizational structure for the City of Fall River shall consist of the Mayor's office, City Council, School Committee, School Department, Community Development Agency, as well as the following Executive Branch Divisions and Departments, which shall be under the direction and control of the Mayor's office:

- A. Division of General Government
- B. Division of Public Safety
- C. Division of Education
- D. Division of Community Maintenance and Facilities
- E. Division of Health & Human Services
- F. Division of Culture & Recreation
- G. Division of Community Utilities

§ 2-206. Division of General Government

- A. Established. There shall be a Division of General Government.
- B. Departments. Within the Division of General Government there shall be the Office of the City Clerk, the Office of Elections, Auditor, Assessor, Treasurer, Collector, Purchasing, Law, Human Resources, Management Information Systems, and Planning.
- C. Within the Division of General Government there shall be the Office of the City Clerk under the supervision of the City Clerk.
- D. Within the Division of General Government there shall be the Office of Elections under the supervision of the Chairperson of the Board of Elections.
- E. Within the Division of General Government the Law Department shall be under the supervision of the D. Corporation Counsel.
- F. Within the Division of General Government the Human Resources Department shall be under the supervision of the Director of Human Resources.
- G. Within the General Government the Management of Information Systems Department shall be under the supervision of the Director of Information Management Services.
- H. Within the Division of General Government the Auditor's Department shall be under the supervision of the Auditor.
- I. Within the Division of General Government the Treasurer's Department shall be under the supervision of the Treasurer.
- J. Within the Division of General Government the Assessor's Department shall be under the supervision of the Administrator of Assessors.
- F. Within the Division of General Government the Collector's Department shall be under the supervision of the City Collector.
- H. Within the Division of General Government the Purchasing Department shall be under the supervision of the Purchasing Agent.
- I. Within the Division of General Government the Department of Planning shall be under the supervision of the City Planner.

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§ 2-207. Division of Public Safety

- A. Established. There shall be a Division of Public Safety.
- B. Departments. The Departments within the Division of Public Safety shall be the Fire Department (including an Emergency Management Unit and Emergency Medical Services), Police Department (including Animal Control and Harbormaster), Traffic Department, Inspectional Services which includes Sealer of Weights & Measures and Minimum Housing.
- C. .
- D. Within the Division of Public Safety there shall be a Fire Department under the supervision of the Fire Chief.
- E. Within the Division of Public Safety there shall be a Police Department, Animal Control and Harbormaster under the supervision of the Chief of Police.
- F. Within the Division of Public Safety there shall be a Traffic Department under the supervision of the Traffic Clerk.
- G. Within the Division of Public Safety there shall be Inspectional Services, Sealer of Weights & Measures and Minimum Housing under the supervision of the Commissioner of Buildings.
- H.

§ 2-208 Division of Education

- A. Established. There shall be a Division of Education.

§ 2-209. Division of Community Maintenance and Facilities.

- A. Established. There shall be a Division of Community Maintenance and Facilities.
- B. Departments. The Departments within the Division of Community Maintenance and Facilities shall be Streets and Highways, Solid Waste, Snow Removal, Facilities Maintenance, Municipal Buildings, Engineering, Cemeteries and Trees.
- C. Within the Division of Community Maintenance and Facilities the Departments of Streets and Highways, Solid Waste and Snow Removal Departments shall be under the supervision of the Director of Community Maintenance
- D. Within the Division of Community Maintenance and Facilities the Department of Engineering shall be under the supervision of the City Engineer.
- E. Within the Division of Community Maintenance and Facilities the Facilities and Municipal Buildings Departments shall be under the supervision of the Director of Buildings.
- F. Within the Division of Community Maintenance and Facilities the Cemetery and Tree Departments shall be under the supervision of the Commissioner of Cemeteries.

§ 2-210. Division of Health & Human Services

- A. Established. There shall be a Division of Health & Human Services.
- B. Departments. Within the Division of Health & Human Services the Departments shall be the Health Department, Council on Aging, Youth Services, Veteran's Department and Food & Milk Inspectors.
- C. Within the Division of Health & Human Services the Departments of Health, Council on Aging, Youth Services, and Food & Milk Inspectors shall be under the supervision of the Director of Health and Human Services.
- D. Within the Division of Health & Human Services the Veteran's Department shall be under the supervision of the Veterans' Agent.

§ 2-211. Division of Culture and Recreation

- A. Established. There shall be a Division of Culture and Recreation.
- B. Departments. Within the Division of Culture and Recreation there shall be the Departments of Library, Parks, and Celebrations.
- C. Within the Division of Culture and Recreation the Library Department shall be under the supervision of the Director of Library Services.
- D. Within the Division of Culture and Recreation the Parks Department and Celebrations shall be under the supervision of the Commissioner of Parks and Recreation.

§ 2-212.Division of Community Utilities.

- A. Established. There shall be a Division of Community Utilities.
- B. Departments. Within the Division of Community Utilities the Departments shall be the Water

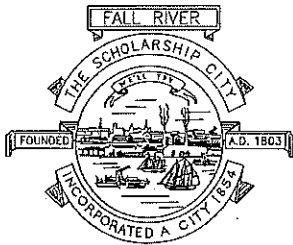
Department and Sewer Department.

C. The Water and Sewer Departments shall be under the supervision of the Director of Community Utilities.

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D._____
E._____
F._____
G._____
H.C._____



City of Fall River
Massachusetts
Office of the Mayor

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RECEIVED

2019 MAR 15 A 9:34

JASIEL F. CORREIA II
Mayor

CITY CLERK _____
FALL RIVER, MA

March 13, 2019

Honorable City Council
One Government Center
Fall River, Massachusetts 02722

RE: Commercial Waterway Fee

Honorable Councilors:

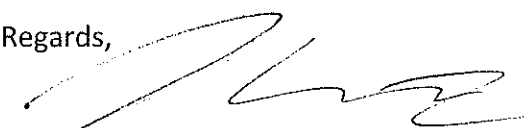
As we continue to enhance our services to the boating community, we are also assessing the demand upon our marine resources. The combined efforts of our Harbormaster and the marine divisions of our Fire and Police Departments are provided at significant expense to the City. In many instances these services are provided to commercial vessels that make no financial contribution to the municipal budget.

Included herein is a proposed ordinance establishing a Waterway Fee for commercial vessels. This type of fee is commonplace in Massachusetts waterfront communities. While the funds raised will be modest, they will help offset the costs of the following services that benefit commercial vessels:

- Every emergency call from this area to the U.S. Coast Guard is referred to the City of Fall River to respond and provide emergency services as the closest USCG station (Newport) response time is 45 minutes minimum.
- Maintenance of the harbor such as installing no-wake zone markers, removing large debris from the waterways, assuring recreational vessels do not anchor in the channel.
- Maintenance of the Harbormaster, Fire and Police Department boats that are used on emergency calls, security patrols and work projects on the waterway.
- Training and equipment for Containment Response Services in the event of toxic spills.

Your review and approval of this Waterway Fee is respectfully requested.

Regards,


Jasiel F. Correia II
Mayor

Amend Chapter 82 Waterways Article IV by inserting the following:

§ 82-64 Definitions

CARGO VESSEL

A Cargo Ship is any kind of a ship or any other vessel that transports heavy, capital equipment and materials from one port to another.

STATIONARY BARGE

A Stationary Barge is one that is normally beached, diked (used as a breakwater), or permanently attached to a fixed structure when performing normal duties. Such barges may be capable of being moved periodically for repairs, inspection or reassignment while not carrying cargo.

COMMERCIAL VESSEL

Any vessel (i.e. boat, ship, barge) engaged in commercial trade or that carries goods or passengers for hire, or is not normally used primarily for pleasure and recreational activities.

§82-77 Commercial Waterway Fee

A. Commercial boat owners using the waters of Fall River, MA will be subject to a waterway's user fee. The waterways user fee is a fee used to help offset the cost of operating services provided by the City of Fall River MA. Services include, but are not limited to, dredging, maintenance projects, fire, emergency, police security, boater education, environmental protection, enforcement and harbor management services. Additional services may be provided as the need arises.

B. All commercial vessels, commercial fishing boats, including non-stationary barges, using the waters of Fall River, MA for more than 14 days per year cumulatively (calendar year) are subject to the waterway's user fee in Fall River, MA. Exceptions to the waterway's users fee are vessels used for law enforcement by government agencies. This waterway user fee is a yearly fee and is due by June 30 of each calendar year, or immediately after the fourteen-day benchmark is met if after June 30 of the current calendar year.

C. All cargo ships will be required to pay a Waterway Fee each time they dock. Cargo Vessels create a constant discharge of graywater into the river.

D. Facilities providing services such as mooring space, docking, slips or summer in-and-out services shall notify all of their customers of this required fee to the City of Fall River, MA when signing a contract or agreements that allows them to utilize the Fall River waterway as described herein.

E. The Office of the Harbormaster will, upon payment, provide a sticker which is to be affixed to the Starboard side stern area of the vessel. Violators will be subject to a fine as described in § 82-73 Violations and penalties. Fines may be recovered by indictment, or on complaint before the District Court, or by noncriminal disposition in accordance with § 21D of Chapter 40 of the General Laws.

F. Exclusions- . Exceptions to the waterways user fee are boats that are on trailers put in and taken out for each occasion of use.

Amend § A110-17 Fee Schedule by inserting the following:

§82-77, Commercial Waterway Fee

Commercial Vessel under 30' - \$500.00 annually

Commercial Vessel 30' and up - \$1000.00 annually.

Cargo Vessel of any size - \$500 per docking



City of Fall River
Massachusetts
Office of the Mayor

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RECEIVED

2019 MAR 22 A 10:44

CITY CLERK _____
FALL RIVER, MA

JASIEL F. CORREIA II
Mayor

March 19, 2019

The Honorable City Council
One Government Center
Fall River, MA 02722

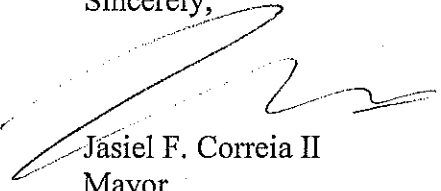
Dear Councilors:

Please find attached an offer from the Greater Fall River Land Conservancy to donate conservation land to the City. I have also attached a map for reference.

It is recommended that the offer be accepted. This will continue our efforts in land conservation and watershed protection. The parcel is lot W-28-0001 east of Bell Rock Road. The offer is a donation so there is no purchase cost.

Please contact Terrance Sullivan if you have any questions. Your approval of the attached order is respectfully requested.

Sincerely,



Jasiel F. Correia II
Mayor

Attachments

City of Fall River, *In City Council*

6

ORDERED, that the Mayor is hereby authorized to accept as a donation and acquire the property identified as Bell Rock Road, Assessor Parcel number W-28-0001 in Fall River, Massachusetts subject to any changes and final approval by the Corporation Counsel. The acquisition and ownership of said lot will provide a location for continued conservation protection for the Community Utilities Department.

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Greater Fall River Land Conservancy

P.O. Box 9155
Fall River, MA 02720

January 7, 2019

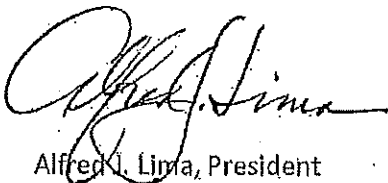
Bob Pearson, President
Watuppa Water Board
One Government Center
Fall River, MA 02721

Dear Mr. Pearson:

Greater Fall River Land Conservancy (GFRLC), a private, non-profit 501(c)3 land trust founded in 1995, was established for the purpose of holding and caring for open space in order to protect the city's water supply and other important conservation values in the Fall River area. Since the creation of the Southeastern Massachusetts Bloreserve, the Bloreserve Partners generally - and the Fall River Water Department in particular - have demonstrated a commitment to and proficiency in permanently protecting and caring for Fall River's natural resources in a manner consistent with our own stated mission. The GFRLC couldn't be more pleased. This is a circumstance that could not have been anticipated twenty-four years ago at our founding. For that reason, the GFRLC intends to dissolve in 2019 and wishes to offer as a donation to the City of Fall River its fee-owned conservation land located off East Line Trail adjacent to the Watuppa Reservation.

If the city wishes to accept this land please notify us at your earliest convenience so we may initiate the necessary documents to make the conveyance.

Thank you,



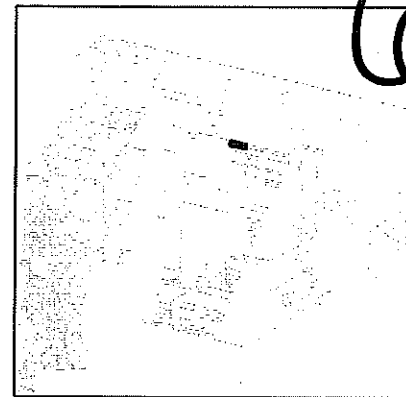
Alfred J. Lima, President

Cc: Members of the Board of the Greater Fall River Land Conservancy

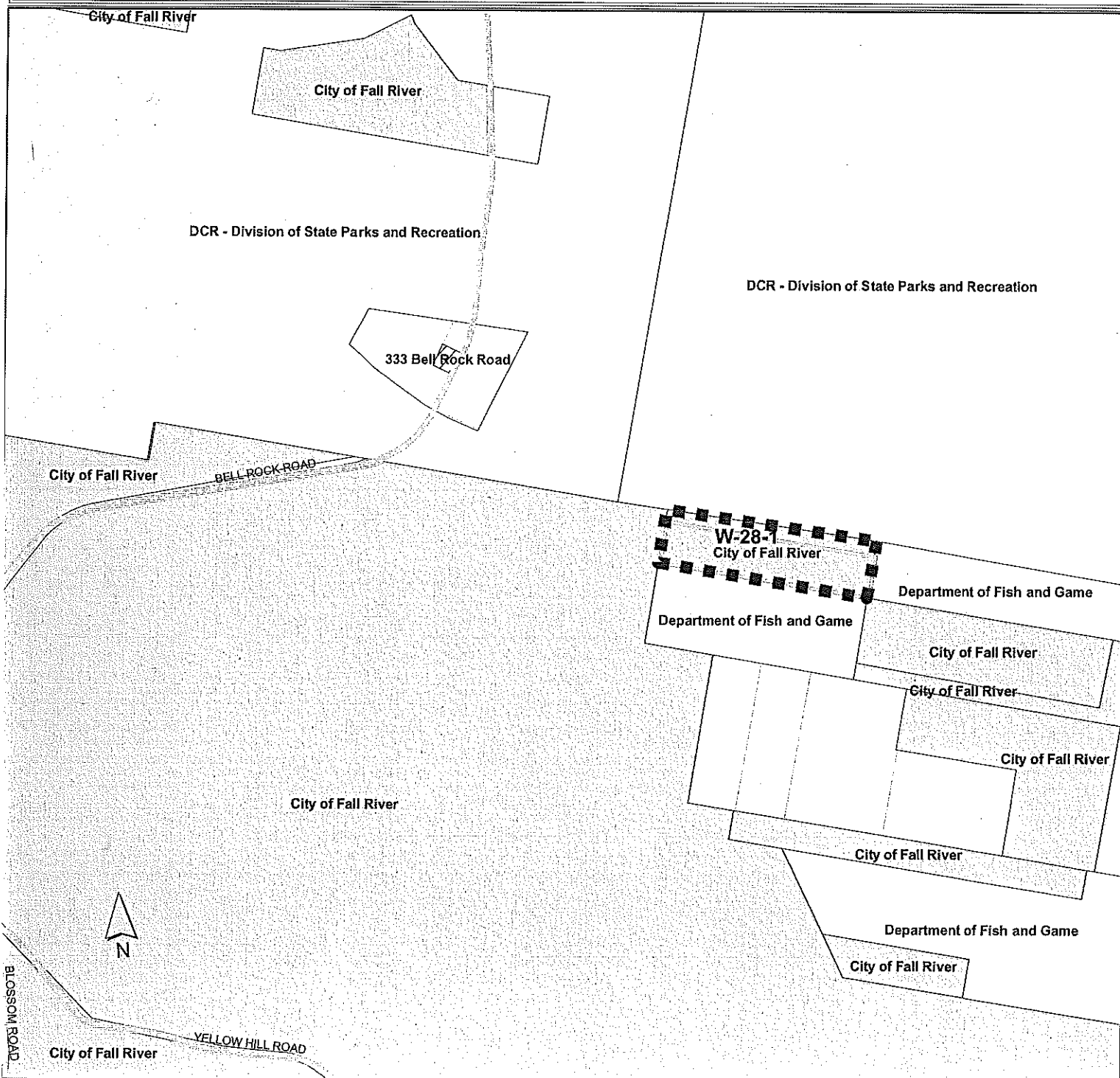
Parcel : W-28-1

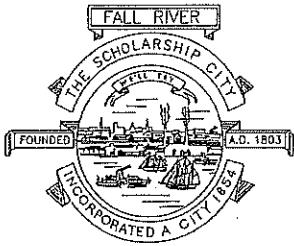
Owner : Greater Fall River Land Conservancy

Property Location : Bell Rock Road



Locus Map





City of Fall River
Massachusetts
Office of the Mayor

RECEIVED

2019 APR -1 A 9:10

JASIEL F. CORREIA II
Mayor

CITY CLERK _____
FALL RIVER, MA

April 1, 2019

The Honorable City Council
One Government Center
Fall River, MA 02722

RE: FY20 Budget Submission
Water and Sewer Divisions

Dear Council Members:

Please find enclosed the proposed FY20 budgets for the Water and Sewer Divisions. This submittal meets the requirements of Ordinance Section 2-183 that requires that Enterprise Fund proposed budgets be submitted to the City Council by April 1.

Sincerely,

Jasiel F. Correia II
Mayor

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FY 2020 PROPOSED COMMUNITY UTILITIES BUDGET			FY18	FY19	FY20
WATER DIVISION			Actual	Budget	Proposed Budget
4/1/2019					
EVENUE					
64500000	414200	TAX LIENS REDEEMED	-113,586.26	\$119,703.00	\$119,703.00
64500000	417300	INTEREST & PENALTY TAX LIEN	-32,652.23	\$40,000.00	\$40,000.00
64500000	417310	INT & PEN ON UTILITY WATER	-65,066.39	\$63,000.00	\$65,000.00
64500000	4176000	INT & PEN ON UTILITY LIENS	-6,891.88	\$5,600.00	\$5,600.00
64500000	417761	WATER DEMANDS	-49,513.57	\$47,000.00	\$47,000.00
		WATER FINAL DEMAND	-20.00	\$80.00	\$20.00
64500000	418000	WATER OVER/SHORT	0.00	\$0.00	\$0.00
64500000	421000	WATER USAGE CHARGES	-9,061,077.46	\$9,900,002	\$10,217,664
64500000	422000	OTHER WATER CHARGES	-218,767.91	\$198,000.00	\$218,000.00
64500000	427000	BASE METER FEE	-1,241,131.31	\$1,257,146.00	\$1,257,146.00
64500000	427100	LUMBER REVENUE	-820.00	\$1,500.00	\$900.00
64500000	427200	TOWER RENTAL	-132,360.46	\$150,000.00	\$180,000.00
64500000	427300	BULK SALES	-46,398.90	\$47,000.00	\$47,000.00
64500000	427400	APPLICATIONS AND TESTING	-6,475.00	\$7,600.00	\$6,500.00
64500000	428000	UTILITY LIENS REDEEMED	-11,159.84	\$0.00	\$0.00
64500000	428016	UTILITY LIENS REDEEMED 2016	-840.02	\$0.00	\$0.00
64500000	428017	UTILITY LIENS REDEEMED 2017	-32,741.43	\$0.00	\$0.00
64500000	428018	UTILITY LIENS REDEEMED 2018	-557,468.00	\$0.00	\$0.00
64500000	428019	UTILITY LIENS REDEEMED 2019		\$612,909.00	\$0.00
64500000	428020	UTILITY LIENS REDEEMED 2020			\$612,909.00
64500000	439900	OTHER REVENUE	-57,615.06	\$110,534.00	\$110,534.00
64500000	499900	OTHER FINANCING SOU (retained earnings)		\$0.00	\$440,000.00
TOTAL WATER REVENUE			-\$11,634,586	\$12,560,074	\$13,367,976

4507241 WATER ADMINISTRATION SALARIES			FY18	FY19	FY20
			Actual	Budget	Proposed Budget
64507241	511000	SALARIES & WAGES - PERMANENT	410,432.29	\$450,073	\$441,114
64507241	511115	LONGEVITY	9,000.00	\$9,100	\$8,700
64507241	511300	SUMMER HOURS	5,079.93	\$5,484	\$5,758
64507241	513000	OVERTIME	1,964.35	\$3,000	\$500
64507241	514500	HOLIDAY PAY	1,692.67	\$0	\$0
64507241	516900	RETIREMENT BUYOUTS	\$0.00	\$15,000	\$15,000
64507241	517100	WORKMEN'S COMPENSATION	\$0.00	\$0	\$0
64507241	517900	MEDICARE MATCH	4,196.01	\$4,300	\$4,300
64507241	519300	UNIFORM ALLOWANCE	2,400.00	\$2,400	\$1,800
64507241	519400	OTHER STIPENDS	2,000.00	\$2,000	\$1,000
64507241	519700	AUTOMOBILE ALLOWANCE	4,680.00	\$4,680	\$3,120
64507241	519900	OTHER PERSONNEL COSTS	\$0.00	\$0	\$0
TOTAL WATER ADMINISTRATION SALARIES			\$441,445	\$496,037	\$481,292

4507242 WATER ADMINISTRATION EXPENSES			FY18	FY19	FY20
			Actual	Budget	Proposed Budget
64507242	525000	OFF EQUIP/FURN MAINTENACE	134.39	\$500.00	\$500.00
64507242	525600	R & M METERS	5,206.83	\$10,000.00	\$10,000.00
64507242	528100	OTHER RENTALS & LEASES	1,612.53	\$1,720.00	\$25,560.00
64507242	530100	MEDICAL AND DENTAL	195.00	\$200.00	\$200.00
64507242	530600	ADVERTISING	8,901.59	\$7,000.00	\$7,000.00
64507242	531200	OTHER PROFESSIONAL SERVICES	3,043.32	\$2,500.00	\$2,500.00
64507242	534100	TELEPHONE	7,956.76	\$16,000.00	\$16,000.00
64507242	534300	POSTAGE	12,061.16	\$28,000.00	\$28,000.00
64507242	534400	OTHER COMMUNICATIONS	0.00	\$100.00	\$100.00
64507242	538400	COMPUTER SERVICES	969.98	\$1,000.00	\$1,000.00
64507242	538500	OTHER PURCHASED SERVICES	2,450.56	\$2,500.00	\$2,500.00
64507242	542500	OTHER OFFICE SUPPLIES	998.99	\$500.00	\$500.00
64507242	547300	OTHER GROUNDS KEEPING SUPPLIES	184.44	\$100.00	\$100.00
64507242	551100	EDUCATION SUPPLIES	695.00	\$1,500.00	\$1,000.00
64507242	553800	METER PARTS	19,644.95	\$10,000.00	\$10,000.00
64507242	565801	PYR Expenditures	172.10		
64507242	570100	WATER/SEWER CSO CHARGE	18,507.42	\$20,000.00	\$20,000.00
TOTAL WATER ADMINISTRATION EXPENSES			\$82,735.02	\$101,620.00	\$124,960.00

4507244 WATER ADMINISTRATION CAPITAL			FY18 Actual	FY19 Budget	FY20 Proposed Budget
64507244	584900	OTHER IMPROVEMENTS	50,862.26	\$245,000.00	\$245,000.00
4507245 WATER ADMINISTRATIVE AND INDIRECT COSTS			FY18 Actual	FY19 Budget	FY20 Proposed Budget
64507245	596100	TRANSFERS TO GENERAL FUND	\$1,431,787	\$1,230,838	\$1,250,000
64507245	596800	TRANSFER GF - HEALTH	\$851,052	\$800,171	\$805,000
64507245	596900	TRANSFER GF PENSIONS	\$713,423	\$688,156	\$690,000
TOTAL WATER ADMINISTRATIVE AND INDIRECT COSTS			\$2,996,262	\$2,719,165	\$2,745,000
4507251 WATER MAINT & DISTRIB SALARIES			FY18 Actual	FY19 Budget	FY20 Proposed Budget
64507251	511000	SALARIES & WAGES - PERMANENT	748,299.46	\$858,804	\$885,533
64507251	511115	LONGEVITY	4,329.87	\$4,700	\$3,500
64507251	513000	OVERTIME	93,443.37	\$65,000	\$85,000
64507251	514300	SHIFT PREMIUM	90.00	\$0	\$0
64507251	514500	HOLIDAY PAY	2,842.12	\$0	\$0
64507251	514600	SERVICE OUT OF RANK	1,261.34	\$0	\$4,644
64507251	516900	RETIREMENT BUYOUTS	11,471.45	\$0	\$0
64507251	517100	WORKMEN'S COMPENSATION	57,053.77	\$50,994	\$60,276
64507251	517300	UNEMPLOYMENT PAYMENTS		\$0	\$0
64507251	517900	MEDICARE MATCH	12,444.42	\$12,400	\$14,000
64507251	519300	UNIFORM ALLOWANCE	10,800.00	\$12,000	\$12,000
64507251	519400	OTHER STIPENDS	30,541.11	\$35,300	\$41,400
64507251	519700	AUTOMOBILE ALLOWANCE	650.00	\$0	\$0
64507251	519900	OTHER PERSONNEL COSTS		\$12,000	\$12,000
TOTAL WATER MAINT & DISTRIB SALARIES			\$973,226.91	\$1,051,198	\$1,118,353
4507252 WATER MAINT & DISTRIB EXPENSES			FY18 Actual	FY19 Budget	FY20 Proposed Budget
64507252	521100	ELECTRICITY	10,972.30	\$10,000.00	\$10,000.00
64507252	521500	HEATING FUEL	18,852.83	\$20,000.00	\$20,000.00
64507252	524100	BUILDINGS & GROUNDS MAINTENANC	4,633.67	\$4,000.00	\$4,000.00
64507252	524600	R & M VEHICLES	33,535.03	\$40,000.00	\$30,000.00
64507252	525000	R & M OFFICE EQUIPMENT	3,017.23	\$3,500.00	\$3,500.00
64507252	525800	OTHER REPAIRS & MAINTENANCE	1,713.69	\$2,000.00	\$2,000.00
64507252	525900	WATER PIPE REPLACE, REPAIR, RE	20,810.00	\$20,000.00	\$10,000.00
64507252	527400	CONSTRUCTION EQUIPMENT RENTAL	4,811.06	\$2,500.00	\$2,500.00
64507252	527800	COMMUNICATION LINES & EQUIP RE	0.00	\$100.00	\$100.00
64507252	529400	OTHER PROPERTY RELATED SERVICE	1,469.96	\$1,500.00	\$1,500.00
64507252	530100	WORKERS COMP. MEDICAL BILLS	30,461.24	\$30,000.00	\$40,000.00
64507252	538500	OTHER PURCHASED SERVICES	15,440.91	\$20,000.00	\$20,000.00
64507252	541100	GASOLINE	50,084.45	\$40,000.00	\$50,000.00
64507252	542100	PAPER	1,249.83	\$950.00	\$950.00
64507252	542800	R & M CONSTRUCTION EQUIPMENT	24,582.20	\$25,000.00	\$20,000.00
64507252	543900	BUILDING & MAINTENANCE SUPPLIE	2,028.07	\$2,000.00	\$2,000.00
64507252	545100	CLEANING SUPPLIES	2,102.43	\$2,000.00	\$2,000.00
64507252	546100	TOOLS	8,216.91	\$8,000.00	\$8,000.00
64507252	548100	MOTOR OIL AND LUBRICANTS	13,980.84	\$2,500.00	\$2,500.00
64507252	548500	PARTS AND ACCESSORIES	51,718.55	\$40,000.00	\$30,000.00
64507252	550100	MEDICAL SUPPLIES	172.52	\$200.00	\$200.00
64507252	551100	EDUCATIONAL SUPPLIES	7,780.96	\$7,000.00	\$5,000.00
64507252	553100	CONCRETE/CEMENT	52,189.50	\$60,000.00	\$55,000.00
64507252	553200	CORPS/STOPS/TUBING	9,975.72	\$10,000.00	\$10,000.00
64507252	553400	LUMBER	163.64	\$500.00	\$500.00
64507252	553600	SAND AND GRAVEL	0.00	\$1,500.00	\$1,500.00
64507252	553900	PIPE AND FITTINGS	52,875.01	\$45,000.00	\$35,000.00
64507252	554000	HYDRANTS/HYDRANT PARTS	45,600.14	\$42,000.00	\$35,000.00
64507252	554100	STOP BOXES	9,597.04	\$10,000.00	\$10,000.00
64507252	554400	ELECTRICAL SUPPLIES	500.00	\$500.00	\$500.00
64507252	558600	OTHER SUPPLIES	5,865.52	\$5,500.00	\$5,500.00
64507252	574400	MOTOR VEHICLE INSURANCE	30,383.00	\$32,000.00	\$29,000.00
64507252	578100	CLAIMS & DAMAGES		\$1,000.00	\$0.00
TOTAL WATER MAINT & DISTRIB EXPENSES			\$514,784.25	\$489,250.00	\$446,250.00

7

1507261 WATER TREATMENT PLANT SALARIES			FY18 Actual	FY19 Budget	FY20 Proposed Budget
64507261	511000	SALARIES & WAGES - PERMANENT	647,048.31	\$736,354	\$848,033
64507261	511115	LONGEVITY	4,392.33	\$4,600.00	\$3,600
64507261	511300	SUMMER HOURS	2,545.64	\$2,546.00	\$2,709
64507261	513000	OVERTIME	104,525.71	\$99,000.00	\$99,000.00
64507261	514500	HOLIDAY PAY	8,670.00	\$0.00	\$0
64507261	514300	SHIFT PREMIUM	1,110.28	\$11,336.00	\$8,736
64507261	516900	RETIREMENT BUYOUTS	17,845.44	\$0.00	\$0
64507261	517100	WORKMEN COMPENSATION	22,528.53	\$18,494.00	\$18,495
64507261	517300	UNEMPLOYMENT COMPENSATION	15,303.99	\$0.00	\$0
64507261	517900	MEDICARE MATCH	11,683.18	\$12,400.00	\$12,400
64507261	519300	UNIFORM ALLOWANCE	9,000.00	\$9,600.00	\$10,800
64507261	519400	OTHER STIPENDS	12,828.77	\$8,100.00	\$15,000
64507261	519700	AUTOMOBILE ALLOWANCE	1,690.00	\$1,560.00	\$1,560
64507261	519900	OTHER PERSONNEL COSTS	0.00	\$28,000.00	\$0
TOTAL WATER TREATMENT PLANT SALARIES			\$859,172.18	\$931,990	\$1,020,333

4507262 WATER TREATMENT PLANT EXPENSES			FY18 Actual	FY19 Budget	FY20 Proposed Budget
64507262	521100	ELECTRICITY	480,284.48	\$725,000.00	\$737,342.00
		ELECTRICITY	243,134.84		
64507262	521500	HEATING FUEL	51,910.90	\$35,000.00	\$35,000.00
64507262	524100	BUILDING & GROUNDS MAINT	16,849.02	\$25,000.00	\$20,000.00
64507262	524200	RESERVATION HQ O&M	19,776.03	\$30,000.00	\$25,000.00
64507262	524400	WATER PUMPING STATION MNT	4,619.68	\$10,000.00	\$5,000.00
64507262	524800	R & M CONSTRUCTION EQUIPMENT	0.00	\$100.00	\$100.00
64507262	525000	OFF EQUIP/FURN MAINTENANCE	0.00	\$100.00	\$100.00
64507262	525100	COMPUTER EQUIPMENT MAINTENANCE	7,735.58	\$13,000.00	\$13,000.00
64507262	527400	CONSTRUCTION EQUIPMENT RENTAL	0.00	\$100.00	\$100.00
64507262	529400	OTHER PROPERTY RELATED SERVICE	0.00	\$100.00	\$100.00
64507262	530100	WORKERS COMP. MEDICAL BILLS	0.00	\$500.00	\$500.00
64507262	531200	OTHER PROFESSIONAL SERVICES	10,518.31	\$40,000.00	\$30,000.00
64507262	531300	LAB TESTING SERVICES	19,913.85	\$28,000.00	\$26,000.00
64507262	538500	OTHER PURCHASED SERVICES	0.00	\$2,000.00	\$1,000.00
64507262	545100	CLEANING SUPPLIES	0.00	\$500.00	\$500.00
64507262	546100	TOOLS	0.00	\$500.00	\$500.00
64507262	551100	EDUCATIONAL SUPPLIES	10,559.75	\$8,000.00	\$5,000.00
64507262	553100	CONCRETE/CEMENT	0.00	\$100.00	\$100.00
64507262	553400	LUMBER	0.00	\$100.00	\$100.00
64507262	554200	CHEMICALS	413,222.41	\$420,000.00	\$500,000.00
64507262	558600	OTHER SUPPLIES	0.00	\$100.00	\$100.00
64507262	560000	INTERGOVERNMENTAL	66,509.70	\$65,000.00	\$65,000.00
TOTAL WATER TREATMENT PLANT EXPENSES			\$1,345,034.55	\$1,403,200.00	\$1,464,542.00

4509905 WATER DEBT SERVICE			FY18 Actual	FY19 Budget	FY20 Proposed Budget
64509905	591000	MAT PRIN ON LONG TERM DEBT	3,357,277.18	\$3,632,789	\$4,147,015
64509905	591500	INTEREST ON LONG TERM DEBT	1,260,172.00	\$1,299,942	\$1,294,641
64509905	592500	INTEREST ON NOTES	40,420.68	\$118,000	\$188,000
64509905	594000	DEBT ADMINISTRATIVE COSTS	69,384.78	\$51,858	\$58,120
64509905	594100	DEBT ORIGATION COSTS	1,200.00	\$20,025	\$34,469
TOTAL WATER DEBT SERVICE			\$4,728,454.64	\$5,122,614	\$5,722,245

	FY18 Actual	FY19 Budget	FY20 Proposed Budget
GRAND TOTAL -EXPENSES	\$11,991,977.06	\$12,560,074	\$13,367,976
GRAND TOTAL -REVENUE	-\$11,634,585.72	\$12,560,074	\$13,367,976

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The City of FALL RIVER - COMMUNITY UTILITIES FY 2020 Proposed Budget SEWER DIVISION: 4/1/19		FY2018 Actuals	FY2019 Budget	FY2020 Proposed Budget
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64400000 SEWER FUND REVENUE			FY18 Actuals	FY19 Budget	FY20 Proposed
64400000	414200	TAX LIENS REDEEMED	\$198,204.43	\$209,000	\$209,000
64400000	414500	TAX LIENS FORECLOSED	\$100.00	\$0	\$0
64400000	417150	SEPTAGE INTEREST REVENUE	\$1,390.31	\$700	\$600
64400000	417300	INTEREST & PENALTY TAX LIEN	\$70,650.07	\$85,000	\$70,000
64400000	417420	INT & PENALTY SEWER	\$107,922.64	\$110,000	\$120,000
64400000	417600	INT & PEN ON UTILITY LIENS	\$12,978.58	\$4,300	\$9,000
64400000	417760	SEWER DEMANDS	\$50,853.33	\$50,000	\$55,000
64400000	417765	SEWER FINAL DEMAND	\$30.00	\$10	\$30
64400000	421000	SEWER USAGE CHARGES	\$13,661,353.12	\$14,152,402	\$14,415,458
64400000	421500	STORMWATER FEE/CHARGE	\$5,883,757.42	\$5,923,059	\$5,923,059
64400000	422100	SEPTAGE REVENUE	\$243,917.00	\$237,000	\$250,000
64400000	428080	UTILITY LIENS REDEEMED	\$3,478.52	\$0	\$0
64400000	428016	UTILITY LIENS REDEEMED 2016	\$193.99	\$0	\$0
64400000	428017	UTILITY LIENS REDEEMED 2017	\$65,979.57	\$0	\$0
64400000	428018	UTILITY LIENS REDEEMED 2018	\$1,188,991.11	\$0	\$0
64400000	428019	UTILITY LIENS REDEEMED 2019	\$0	\$1,103,506	\$0
64400000	428020	UTILITY LIENS REDEEMED 2020	\$0		\$1,202,694
64400000	439900	OTHER REVENUE	\$487,228.20	\$371,000	\$371,000
64400000	442900	PERMIT FEE-SEWER	\$127,479.00	\$89,000	\$89,000
64400000	499300	OFS FREE CASH SURPLUS REVENUE	\$0.00	\$224,590	\$1,225,000
64400000	499900	OTHER FINANCING SOURCES	\$0.00	\$0	\$0
TOTAL SEWER FUND REVENUE			\$22,104,507.29	\$22,559,567	\$23,939,841

6000 SEWER FUND EXPENSES					
64400005 SEWER TREATMENT PLANT OTHER			FY18 Actuals	FY19 Budget	FY20 Proposed
64400005	596100	TRANSFERS TO GENERAL FUND	\$1,422,620	\$1,427,014	\$1,485,000
64400005	596800	TRANSFER GF - HEALTH	\$96,471	\$92,398	\$95,000
64400005	596900	TRANSFER GF PENSIONS	\$105,772	\$124,076	\$90,000
TOTAL SEWER TREATMENT PLANT OTHER			\$1,624,863	\$1,643,488	\$1,670,000

64407191 SEWER PLANT & PROG SALARIES			FY18 Actuals	FY19 Budget	FY20 Proposed
64407191	511000	SALARIES & WAGES - PERMANENT	\$353,755.28	\$401,587	\$407,426
64407191	511115	LONGEVITY	\$4,100.00	\$4,900	\$5,000
64407191	511300	SUMMER HOURS	\$1,891.04	\$0	\$0
64407191	513000	OVERTIME	\$0.00	\$500	\$500
64407191	514500	HOLIDAY PAY	\$1,581.23	\$0	\$0
64407191	516900	RETIREMENT BUYOUTS	\$0.00	\$0	\$45,000
64407191	517900	MEDICARE MATCH	\$4,833.26	\$6,100	\$6,900
64407191	519300	UNIFORM ALLOWANCE	\$1,800.00	\$1,800	\$1,800
64407191	519400	OTHER STIPENDS	\$3,000.00	\$3,000	\$6,500
64407191	519700	AUTOMOBILE ALLOWANCE	\$0.00	\$0	\$0
64407191	519900	OTHER PERSONNEL COSTS	\$0.00	\$84,500	\$90,500
TOTAL SEWER PLANT & PROG SALARIES			\$370,960.81	\$502,387	\$563,626

7

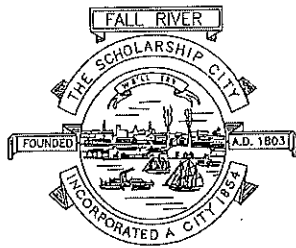
4407192 SEWER TREATMENT PLANT EXPENSES			FY18 Actuals	FY19 Budget	FY20 Proposed
64407192	525000	OFF EQUIP/FURN MAINTENANCE	\$1,621.93	\$1,000	\$1,000
64407192	530100	MEDICAL AND DENTAL	\$0.00	\$130	\$130
64407192	530600	ADVERTISING	\$1,928.76	\$2,000	\$2,000
64407192	531000	ENGINEERING/ARCHITECTURE SERVI	\$19,839.70	\$40,000	\$40,000
64407192	534100	TELEPHONE	\$8,611.64	\$16,000	\$19,000
64407192	538400	COMPUTER SERVICES	\$398.67	\$500	\$500
64407192	551100	EDUCATIONAL SUPPLIES	\$2,570.21	\$5,000	\$3,000
64407192	553800	METER PARTS/P.W. & UTILITIES S	\$64,320.07	\$80,000	\$80,000
64407192	558600	OTHER SUPPLIES	\$244.39	\$400	\$400
64407192	570100	WATER/SEWER CSO CHARGE	\$82,097.43	\$90,000	\$92,000
64407192	571000	IN STATE TRAVEL	\$395.85	\$500	\$500
64407192	573100	DUES & MEMBERSHIPS	\$499.00	\$500	\$500
64407192	578100	CLAIMS & DAMAGES	\$8,073.25	\$5,000	\$500
OTAL SEWER TREATMENT PLANT EXPENSES			\$190,600.90	\$241,030	\$239,530

4407202 SEWER TREATMENT PLANT EXPENSES			FY18 Actuals	FY19 Budget	FY20 Proposed
64407202	521100	ELECTRICITY	\$813,372.49	\$1,750,000	\$1,750,000
64407202	521101	ELECTRIC NMC UXBRIDGE SOLAR	\$884,904.02	\$0	\$0
64407202	521500	NATURAL GAS FOR HEAT	\$74,051.16	\$85,000	\$78,445
64407202	528100	OTHER RENTALS & LEASES	\$4,457.96	\$5,546	\$29,400
64407202	531200	OTHER PROFESSIONAL SERVICES	\$6,023,297.93	\$6,267,185	\$6,517,036
64407202	534300	POSTAGE	\$31,538.18	\$28,000	\$28,000
64407202	538500	OTHER PURCHASED SERVICES	\$2,209,087.84	\$2,324,243	\$2,400,000
64407202	554200	CHEMICALS	\$338,914.28	\$443,920	\$472,902
64407202	573400	CONFERENCES	\$750.00	\$1,000	\$1,000
64407202	574400	MOTOR VEHICLE INSURANCE	\$20,070.00	\$22,000	\$24,000
OTAL SEWER TREATMENT PLANT EXPENSES			\$10,400,443.86	\$10,926,894	\$11,300,783

4407204 SEWER TREATMENT PLANT CAPITAL			FY18 Actuals	FY19 Budget	FY20 Proposed
64407204	584900	OTHER IMPROVEMENTS	\$33,904.72	\$80,000	\$80,000
OTAL SEWER TREATMENT PLANT CAPITAL			\$33,904.72	\$80,000	\$80,000

4409905 STORM WATER DEBT SERVICE			FY18 Actuals	FY19 Budget	FY20 Proposed
64409905	591000	MAT PRIN ON LONG TERM DEBT	\$5,452,320.43	\$5,780,523	\$6,570,138
64409905	591500	INTEREST ON LONG TERM DEBT	\$2,798,337.54	\$2,737,839	\$2,798,526
64409905	592500	INTEREST ON NOTES	\$35,800.00	\$458,000	\$454,000
64409905	594000	DEBT ADMINISTRATIVE COSTS	\$179,010.61	\$165,731	\$178,274
64409905	594100	DEBT ORIGATION FEES	\$2,100.00	\$23,675	\$84,964
OTAL STORM WATER DEBT SERVICE			\$8,467,568.58	\$9,165,768	\$10,085,902

	FY18 Actuals	FY19 Budget	FY20 Proposed
OTAL REVENUES	\$22,104,507.29	\$22,559,567	\$23,939,841
OTAL EXPENSES	\$21,088,341.87	\$22,559,567	\$23,939,841



JASIEL F. CORREIA II
Mayor

City of Fall River
Massachusetts
Office of the Mayor

8
RECEIVED

2019 APR -4 P 2:29

CITY CLERK _____
FALL RIVER, MA

April 3, 2019

Honorable Members of the City Council
One Government Center
Fall River, MA 02722

RE: Election Commission

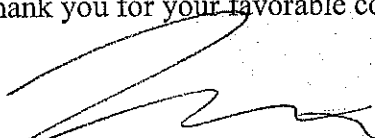
Mr. President and Members of the Honorable Council:

I hereby request the confirmation of the City Council for the following appointment:

Manuel Leite
128 Dunbar Street
Fall River, MA 02723

as a member of the Election Commission, with a term commencing 04/03/2019 and expiring 04/01/2023.

Thank you for your favorable consideration in this regard.


Jasiel F. Correia II
Mayor

Manuel Leite
128 Dunbar Street
Fall River, MA 02723
(401) 480-3640
mleite@sailsinc.org

EDUCATION

University of Rhode Island, Kingston, RI
Masters of Library Science, 1999

University of Massachusetts-Dartmouth, North Dartmouth, MA
Bachelors of Arts, Philosophy, 1997

PROFILE

Fourteen years in public library administration, twenty years in academic and public libraries. Extensive knowledge of administrative principles and practices. Awareness of supervision and personnel administration. Dynamic interpersonal, communication, and leadership skills. Knowledge of current library practices and procedures. Ability to supervise, plan and prioritize.

Community Connection

Budget Development

Facilities Management

Program Coordinator

Cultivate Donors

Grant Writing

EMPLOYMENT

Library Director, Boyden Library
Foxboro, MA 2015 – Present

- Plan administers program of services
- Submit recommendations on policies/services to Board of Trustees and implements policy decisions
- Analyze, selects and executes recommendations of personnel
- Analyze and coordinates departmental budget estimates
- Administer personnel regulations, interviews and appoints job applicants
- Plan and conducts staff meetings and participates in community and professional meetings

Library Director, East Bridgewater Public Library
East Bridgewater, MA 2007 – 2015

- Provides vision and strategic direction in alignment with the Library's mission
- Initiates monthly staff meetings, annual personnel reviews, and staff manual
- Develops and manages budget, increasing funding by 9.2 % in FY2016
- Plans, Publicizes, & Executes Adult Programming
- Representation at Town and State Meetings & Functions

- Collection development and management of collection
- Generated long-range plans for Library with annual action plans
- Public Relations Liaison between Community Schools, Groups and Organizations
- Successfully obtained and administered \$75,000 grant towards a Library Feasibility Study
 - Created and completed extensive Library Building Program document
 - Participated in Architect & Owner Project Manager search/selection
 - Member of the East Bridgewater Public Library Building Needs Committee

Board of Directors, SAILS Inc Network

Lakeville, MA 2008-2010; 2014 - Present

- Network President 2009-2010; 2016-2017
- Network Vice President 2008-2009; 2015-2016
- Chair, Personnel Committee 2015-Present
- Long Range Planning Committee Member 2011-Present

Assistant Director/Head of Reference; Tiverton Library Services

Tiverton, RI 2004 – 2007

- Select Materials & Develop Collections
- Manage Reference Services
- Administer & Evaluate Employees
- Assist with the Planning Process & Implementation of the Long Range, Technology, & Disaster Preparedness Plan
- Plan, Publicize, & Execute Adult Programming
- Create & Maintain Library's Website
- Provide Direct Service to the Public
- Represent the Library at Town and State Meetings & Functions
- Public Relations Liaison between Community, Schools and Local Organizations
- Create monthly Statistical Reports to the Library Director

Library Director, East Lake Community Library

Palm Harbor, FL, 2001 – 2002

- Personnel Management
- Maintain, Present, & Defend Annual Budget to Municipal Officers
- Plan and Execute Programs for Children, Teens, and Adults
- Cataloging, Acquisitions, Interlibrary Loan
- Selection and Operation of Electronic Circulation/Reference Systems
- Formed Teen Library Council

Reference Librarian, Pasco County Library System

Pasco County, FL 1999 – 2001

- Provide Reference Assistance using Electronic & Traditional Resources
- Present and Instruct Library Courses
- Maintenance & Development of the Reference Collection

Reference Desk, Student Internship, University of Rhode Island

Kingston, RI 1997 – 1999

- Provide Reference Assistance to Students, Faculty, and Scholars
- Conduct Bibliographic Instruction

- Knowledge of Serials, Government Documents, Archives, Electronic Databases, and Reference Materials.

**Library Page, Student Internship, University of Massachusetts-Dartmouth
North Dartmouth, MA 1995-1997**

- Maintain the availability of library materials by shelving books
 - Helped students and faculty locate needed materials
 - Developed a working knowledge about the organization and care of library materials
-

PUBLIC RELATIONS & OUTREACH

Host and Producer, *Boyden Beat*

Foxborough Cable Access

January 2017 - Present

Host and Producer, *Turning Pages*

East Bridgewater Community Television

April 2015 – October 2015

Host, *Focus on Tiverton @ Your Library*

Monthly Cable Show

Cox Cable Local Access, Channel 18

Fall 2006-Summer 2007

Professional Affiliations:

Massachusetts Library Association	2007 - Present
New England Library Association	2004 – Present
American Library Association	1998 – Present
Rhode Island State Grange	2007 - Present
Rhode Island Library Association	1997 – 2004
Florida Library Association	1999 – 2003

Rhode Island State Grange Scholarship Committee

2010 – Present

Liberal Club of Fall River

2014 – Present

East Bridgewater Business Association

2014 – 2015

- Board of Directors 2015

Chair, Personnel Committee, Massachusetts Library Association

2015-2018

Board of Trustees, Fall River Public Library
2016 - 2018

Fall River Election Commission (Republican Seat)
2016-2018

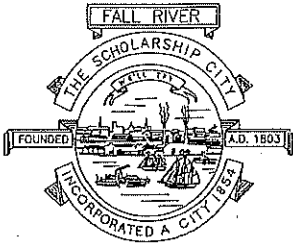
Fall River Conservation Commission
2017-2019

Continuing Education & Workshops:

- Digital Photography
- Web Development Design & Marketing
- New Technologies in Libraries
- Microsoft Word Extra
- Cool Web Tools
- Be a Support Staff Leader
- Marketing Your Library
- Mining Weblogs for Information
- What's Good to Read?
- Coming Soon to a Library Near You
- eBay for Libraries
- The Birth of a Construction Project
- Comprehensive Land Use Plan
- Technology Applications for Cities & Towns
- Creating Municipal Websites that Work
- Pod People: Reaching Out to Your Users with Podcasts
- Leadership and Emotional Intelligence
- Social Software: What You Need to Know
- Electronic Bulletin Boards : Tips & Tricks
- Attention All Friends! DVD Rental Programs @ Your Library

Speaking Engagements

- Electronic Bulletin Boards, New England Library Association Annual Conference, 2016
- Resume Writing 101, Massachusetts Library Association Annual Conference, 2017



City of Fall River
Massachusetts
Office of the Mayor

9a

RECEIVED

2019 APR -4 P 2:29

CITY CLERK
FALL RIVER, MA

JASIEL F. CORREIA II
Mayor

March 28, 2019

Honorable Members of the City Council
One Government Center
Fall River, MA 02722

RE: Library Trustees

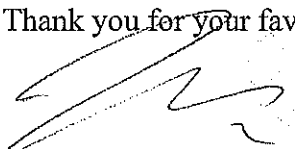
Mr. President and Members of the Honorable Council:

I hereby request the confirmation of the City Council for the following reappointment:

Kathryn Clarkin
479 Harvard Street
Fall River, MA 02720

As a member of the Library Trustees, with a term commencing 03/31/2019 and expiring 03/31/2020.

Thank you for your favorable consideration in this regard.


Jasiel F. Correia II
Mayor

9a

Resume For:

Kathryn Clarkin

479 Harvard Street
Fall River, MA 02720
508 6721306

Education

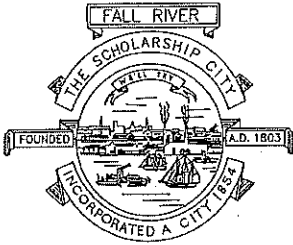
CSULA—1967 Degree in Psychology
Lesley University- Masters in Art

Work Experience

Teacher Bridgewater- Raynham Regional- 32 years
Reading tutor-Henry Lord Community School—presently

Volunteer Experience

Fall River Public Library Trustee-appointed in 2008 to present time
Charlton Hospital -3 years



**City of Fall River
Massachusetts
Office of the Mayor**

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RECEIVED

2019 APR -4 P 2:29

CITY CLERK _____
FALL RIVER, MA

JASIEL F. CORREIA II
Mayor

March 28, 2019

Honorable Members of the City Council
One Government Center
Fall River, MA 02722

RE: Library Trustees

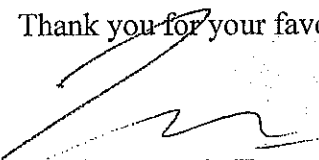
Mr. President and Members of the Honorable Council:

I hereby request the confirmation of the City Council for the following reappointment:

James M. Gibney
34 Merritt Street
Fall River, MA 02720

As a member of the Library Trustees, with a term commencing 03/28/2019 and expiring 03/28/2020.

Thank you for your favorable consideration in this regard.


Jasiel F. Correia II
Mayor

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Resumé

James M. Gibney

34 Merritt Street
Fall River, MA 02720
(508) 675-2694

Educational Background:

Bachelor of Science Degree in Business Administration
Bryant College, Smithfield, RI - June 1968
Master's Degree in Public Administration - University of Rhode Island
1972

Graduate Studies:

Fitchburg State College – Research for Better Teaching –
Course in observing and analyzing teaching 2000-2001
UMass./Dartmouth - courses in Education 1993-94
Bridgewater State College, Bridgewater, MA 1969, 1973, 1980,
Courses in Secondary Education, Supervision and Administration
UMass./Amherst 1972-73 - courses in Humanistic Education
Bank Street College of Education, New York, NY 1973-76,
1980-81- courses in Elementary Education, Supervision and
Administration

Employment Background:

7/1/00 - Present **Principal of Westport Middle School, Westport, MA**

Fall River Public Schools:

7/1/93-6/30/00 **Superintendent of Schools, Fall River, MA**
1989-6/30/93 **Assistant Superintendent of Schools, Fall River, MA**
1982-1989 **Director of Personnel and Assistant to the Superintendent**
1981-1982 **Director of Public Relations and Assistant to Superintendent**
1980-1981 **Special Assistant to the Superintendent**
1973-1980 **Principal, Doran Annex Elementary School, Fall River, MA**

James M. Gibney

Fall River Public Schools: Cont'd.

1970-1973 **Teacher, Fall River Middle School (Talbot)**

1968-1970 **Teacher, English as a Second Language Program, Fall River, MA**

Other Employment:

1988-1990 **Adjunct Faculty - Lesley College**
Human Resources Management

1973-1982 **Continuing Education Faculty - Bristol Community College**
American Civilization, Urban and State Government, Politics, and
Economics

Educational Committees and Memberships:

- Board of Directors, Citizens Scholarship Foundation, 1965-69
- Family Living Curriculum Development Committee, Fall River Public Schools 1969
- Executive Board, Fall River Educators Association 1968-72
- Chairman, American Education Week, 1968, 1969, 1971
- Social Studies Coordinator, Fall River Middle School 1970-73
- President, Tansey School P.T.A., 1976-78
- Chairman, Social Studies Book Committee, Fall River Public Schools 1972-81
- Policy Board Member, Project ERR, Mass. Dept. of Education, 1971-Present
- Middle School Report Card Revision Committee, F.R. Public Schools 1972
- Language Arts Curriculum Revision Committee, F.R. Public Schools 1972
- Chairman, Advisory Council to Dean of Continuing Education, Bristol Community College, 1975-80
- Co-Chair, Principal's Handbook Committee, Fall River Public Schools 1977-80
- Mayor's Blue Ribbon Ad-hoc Committee on Fall River Public Schools Dropout Rate, 1983-1985
- Fall River Public Schools Building Analysis Committee, Fall River Regional Task Force, Inc. 1983-2000
- National School Public Relations Association, 1980-Present

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James M. Gibney

Educational Committees and Memberships: Cont'd.

- American Association of School Administrators (AASA) 1981-Present
- Massachusetts Association of School Superintendents (MASS), 1981-2000
- Old Colony Superintendents' Association, 1981 to 2000 - President 1992-93
- Chairman, Fall River Public Schools, Summer Administrative Inservice/Staff Development Workshops - 1981-2000
- Resource to the Henry Lord Middle School Building Construction Committee 1990-1993
- Resource to the Doran School Building Construction Committee 1995-2000
- Stonehill Superintendent Center Board of Directors 1990-1998
- Total Quality Management Seminar Series - 1993
- Bryant College - Alumni Weekend Chairman - 1993
- Mass. Department of Education, Compass School Review Committee 2004-2005
- Mass. Department of Education, Underperforming Review Team – Middle School level 2004-2005
- Mass. Secondary School Administrators Association – Middle School level Advisory Committee 2004-2005
- Mass. Elementary School Principals Association – 2004-2005
- Co-Chair, Massachusetts Secondary School Association – Middle School Committee 2005.

Community Positions Held:

- Vice-Chairman, Fall River Port Authority, 1968-1971
- Vice-President, Fall River Line Pier, Inc., 1968-1971
- Vice-President, Fall River Teachers Association, 1971-1972
- Chairman, Mayor's Anti-Litter Committee, 1978-1981
- Vice-Chairman, Fall River Public Works Board, 1980-1981
- Board of Directors, Treasurer, Project SER/Jobs for Progress, 1980-1985
- Co-Chairman, Chamber of Commerce Education Committee, 1984-2000
- Moby Dick Council, Boy Scouts of America, Executive Board Member, 1984-1994 and Vice-President 1989-1993
- Fall River Chamber of Commerce, Board of Directors, 1989-2000
Chairman, Board of Directors – 1998
- Fall River Celebrates America Board of Directors 1990-Present
Chairman, Fall River Celebrates America - 1998
- Salvation Army Advisory Board, 1991-2000

96

- Advisory Board Vice-Chairman, 1991-1993
- Advisory Board Chairman, 1994-1996

James M. Gibney

Community Positions Held: Cont'd.

- Thomas Chew Boys' and Girls' Club, Board of Directors, 1991-Present
- Fall River JOBS-Economic Development, Board of Directors, 1993-2000
- Fall River Human Relations Task Force, 1993-Present
- Greater Fall River Partnership (Government/Business) 1993-2000
- United Way Board of Directors, 1994-Present
Campaign Chairman 1997
- Steppingstone Inc., Board of Directors, 1995-1997
- Family Health Center (S.T.A.R.R.) Board of Overseers, 1995-Present
- Heritage State Park, Advisory Board, 1995-Present

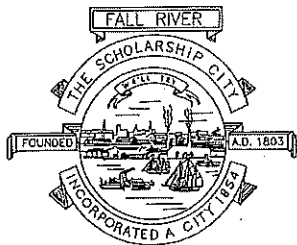
Honors and Awards:

- Fall River Catholic Youth Organization "*Youth of the Year*" 1965
- Bryant College - Dean's List, 1966
- John P. Burke Memorial Caddy Scholarship, 1966-1967
- Congressman Robert Tiernan (D-RI) Government Intern, 1967
- Bryant College Good Citizenship Award, 1968
- Bryant College Student Representative, United Nations Model Assembly 1968
- Marian Award (Bishop of Fall River) 1970
- Bristol Community Scepter and Scroll Recipient, for service to the college, 1977
- March of Dimes Appreciation Award, Read-A-Thon Campaign, 1985
- Fall River Public Schools Recognition Program Award Recipient, 1986
- March of Dimes, Southeastern Mass. Chapter, *Tribute and Roast*, March 31, 1987
- Southeast Regional Reading Council, Appreciation Award, May 1988
- Bryant College *Distinguished Alumni Award*, June 1989
- Southeast Regional Science Fair, Recognition Award for continued support, 1992
- Citizen Scholarship Foundation, Recognition and Appreciation Award 1993
- *J. Lincoln Durand Award*, Mass. Union of Public Housing Tenants, 1994

James M. Gibney

Honors and Awards: Cont'd.

- United Way Campaign, *Thomas F. Cooney Award* for outstanding volunteerism – 1995
- United Way *Community Hero - 1996 Olympics Torchbearer*
- UMass./Boston - *Yankee PEN Administrator of the Year 1997*
- Fall River Chamber of Commerce, *John S. Brayton Community Service Award 1999*
- Fall River Elks, *Citizen of the Year - 1999*
- Rotary Club, *Paul Harris Fellow Award - 1999*
- The Standard Times, Fall River "Man of the Year Award - 1999"
- Mass. Department of Education, **Exemplary Principal Designee 2002**



**City of Fall River
Massachusetts
Office of the Mayor**

9c
RECEIVED

2019 APR -4 P 2:29

JASIEL F. CORREIA II
Mayor

CITY CLERK _____
FALL RIVER, MA

March 28, 2019

Honorable Members of the City Council
One Government Center
Fall River, MA 02722

RE: Council on Aging

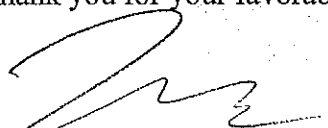
Mr. President and Members of the Honorable Council:

I hereby request the confirmation of the City Council for the following reappointment:

Barbara Jean
111 Borden Street #518
Fall River, MA 02721

As a member of the Council on Aging, with a term commencing 04/30/2019 and expiring 04/30/2022.

Thank you for your favorable consideration in this regard.


Jasiel F. Correia II
Mayor

9c

Barbara E. Jean
111 Borden St A518
Fall River, Ma 02721

Tel: 508-672-1777

Cell: 508-491-6219

~~Home~~ ~~508-672-1777~~ 27 @Com.Net

D.O.B 9-3-43 73 yrs old
Retired - 7 yrs ago

1961 graduate - BMC Durfee High School

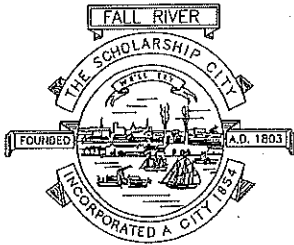
Previous Employment:

Retired from St Anne's Hospital
(pt. registration dept) after 20 years
of service.

Worked for 30 years in the office
of the Elbe File & Bind Co. (now
Union Bookbinding)

Volunteered for CFC-Sullivan Center

Have been fingerprinted and passed
the Core Check.



City of Fall River
Massachusetts
Office of the Mayor

9d
RECEIVED

2019 APR -4 P 2:39

CITY CLERK
FALL RIVER, MA

JASIEL F. CORREIA II
Mayor

March 28, 2019

Honorable Members of the City Council
One Government Center
Fall River, MA 02722

RE: Council on Aging

Mr. President and Members of the Honorable Council:

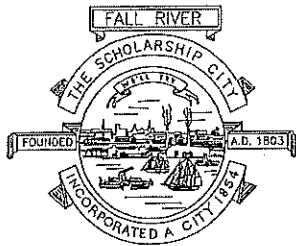
I hereby request the confirmation of the City Council for the following reappointment:

Joy Reis
111 Whittier Street
Fall River, MA 02724

As a member of the Council on Aging, with a term commencing 04/30/2019 and expiring 04/30/2022.

Thank you for your favorable consideration in this regard.

Jasiel F. Correia II
Mayor



City of Fall River
Massachusetts
Office of the Mayor

RECEIVED

2019 APR -5 A 10: 06

JASIEL F. CORREIA II
Mayor

CITY CLERK _____
FALL RIVER, MA

March 28, 2019

Honorable Members of the City Council
One Government Center
Fall River, MA 02722

RE: Election Commission

Mr. President and Members of the Honorable Council:

I hereby request the confirmation of the City Council for the following reappointment:

Kelly Souza-Young
11 Davis Street
Fall River, MA 02720

as a member of the Election Commission, with a term commencing 04/01/2019 and expiring 04/01/2023.

Thank you for your favorable consideration in this regard.


Jasiel F. Correia II
Mayor

ge

Kelly A. Souza-Young

11 Davis Street, Fall River, MA 02720- 508-617-3783 – kellysouza47@comcast.net

March 18, 2019

The Honorable Mayor Jasiel F. Correia II
City of Fall River
One Government Center
Fall River MA 02722

Dear Mayor Correia:

Thank you for allowing me to serve as Commissioner on the Board of Election Commissioners. It has been a privilege and honor to serve the Fall River Community in this capacity. In the short time that I have served on the Board of Elections I have processed and certified the State Primary, the State Election, and the Recall Election successfully and without issue.

Therefore, I am requesting to be reappointed to the Board of Election Commissioners. I would like to continue to serve the City in my capacity as a Commissioner and to continue to oversee the day to day operations of the Election office.

Sincerely,



Kelly A. Souza-Young, Chairperson
Board of Election Commissioners

9e

Kelly A. Souza-Young

11 Davis Street, Fall River, MA 02720- 508-617-3783 – kellysouza47@comcast.net

Objective To be reappointed as an Election Commissioner.

Experience **Board of Election Commissioner**
City of Fall River
Board of Elections, Fall River MA
2018-Present

- Duties similar to the Head Clerk position
- Prepare Budget for Department
- Prepare and Process Elections
- Prepare Election Calendar for Municipal Elections
- Prepare Annual Census
- Supervise team in the Election Office

Head Clerk
City of Fall River
Board of Elections, Fall River MA
2016-2018

- Duties similar to the Principle Clerk position
- Office Payroll
- Requisitions and Bill Schedules in Munis
- Compiling and Proofreading Election results
- Assign poll workers and maintain payroll
- Verifying names on Nomination papers

Principle Clerk
City of Fall River
Board of Elections, Fall River MA
2014-2016

- Inputs Census and Voter information in VRIS
- Customer Service
- Process Absentee Ballots
- Verify Death Lists and remove voters from rolls
- Inventory control of office supplies

9e

Office Manager

Bay State Crucible Company, Taunton, MA

2007 – 2014

- Bookkeeping in QuickBooks
- Quarterly and year-end inventory in Excel
- Customer Service

Accounting Clerk/Administrative Assistant Associated

Career Network, Fall River, MA

2006 – 2007

- Temporary assignments using QuickBooks and Excel

Administrative Assistant/Billing Clerk

Allied Waste Services, Fall River, MA

2005 – 2006

- Accounts receivable
- Customer Service
- Verified reports for residential and commercial customer base

Financial Aid Administrator/Assistant School Manager

Rob Roy Academy, Fall River, MA

2002 – 2004

- Assisted School Manager with day-to-day operations
- Processed financial aid for prospective students
- Communication with Department of Education regarding Title IV funds

Education

A.S., Business Administration

Bristol Community College, Fall River, MA

1998

- Received the Massachusetts Performance Award
- Tutored first-year accounting students
- Maintained a 3.5 G.P.A.

References

References are available on request



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Jasiel F. Correia II
Mayor

10
RECEIVED

2019 **Laura Ferreira**
Parking Clerk

CITY CLERK
FALL RIVER, MA

April 5, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, March 27, 2019 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 **Handicapped Parking**

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Bradford Avenue	North	Starting at a point 95 feet east of Bay Street, for a distance of 20 feet easterly

Very truly yours,

Laura Ferreira
Parking Clerk



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

RECEIVED

2019 MAR 19 P 2:22

CITY CLERK
FALL RIVER, MA

Jasiel F. Correia II
Mayor

LAURA FERREIRA
Parking Clerk

March 18, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, February 27, 2019 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 **Handicapped Parking**

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Canal Street	West	Starting at a point 114 feet south of Ferry Street, for a distance of 20 feet southerly

Very truly yours,

Laura Ferreira
Parking Clerk



CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division
RECEIVED

Jasiel F. Correia II
Mayor

2019 MAR 19 P 2:23

LAURA FERREIRA
Parking Clerk

CITY CLERK _____
FALL RIVER, MA

March 18, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, February 27, 2019 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 Handicapped Parking

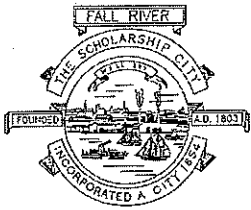
By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Choate Street	West	Starting at a point 142 feet north of Alden Street, for a distance of 20 feet northerly

Very truly yours,

Laura Ferreira
Parking Clerk



CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division
RECEIVED

10

Jasiel F. Correia II
Mayor

2019 MAR 19 P 2:23

LAURA FERREIRA
Parking Clerk

CITY CLERK _____
FALL RIVER, MA

March 18, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, February 27, 2019 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 Handicapped Parking

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Division Street	North	Starting at a point 37 feet east of Grant Street, for a distance of 20 feet easterly

Very truly yours,

Laura Ferreira
Parking Clerk



CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division

RECEIVED

10

Jasiel F. Correia II
Mayor

2019 MAR 19 P 12:02 LA FERREIRA
Parking Clerk

CITY CLERK _____
FALL RIVER, MA

March 18, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, February 27, 2019 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 Handicapped Parking

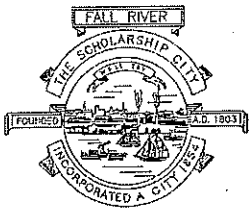
By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Durfee Street	East	Starting at a point 311 feet north of Cedar Street, for a distance of 20 feet northerly

Very truly yours,

Laura Ferreira
Parking Clerk



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

RECEIVED

Jasiel F. Correia II
Mayor

2019 APR -5 **LAURA FERREIRA**
A 11:50 *Parking Clerk*

CITY CLERK
FALL RIVER, MA

April 2, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, March 27, 2019 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

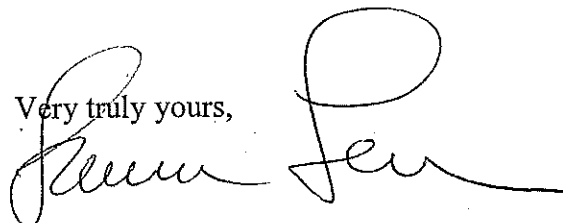
That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 **Handicapped Parking**

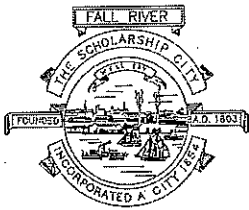
By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
East Main Street	West	Starting at a point 90 feet north of Peckham Street, for a distance of 20 feet northerly

Very truly yours,


Laura Ferreira
Parking Clerk



CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division

RECEIVED

Jasiel F. Correia II
Mayor

2019 MAR 19 P 2:23

LAURA FERREIRA
Parking Clerk

CITY CLERK _____
FALL RIVER, MA

March 18, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, February 27, 2019 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

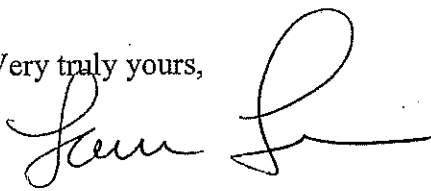
Article: 70
Section: 387 Handicapped Parking

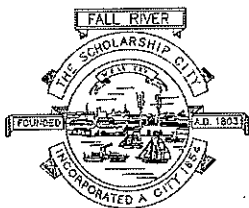
By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
East Main Street	East	Starting at a point 20 feet north of Mystic Street, for a distance of 20 feet northerly

Very truly yours,


Laura Ferreira
Parking Clerk



CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division
RECEIVED

10

Jasiel F. Correia II
Mayor

2019 MAR 19 P 2: 23

LAURA FERREIRA
Parking Clerk

CITY CLERK _____
FALL RIVER, MA

March 18, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, February 27, 2019 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 Handicapped Parking

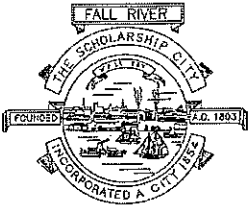
By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Flint Street	West	Starting at a point 102 feet south of Canonicus Street, for a distance of 20 feet southerly

Very truly yours,

Laura Ferreira
Parking Clerk



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

RECEIVED

2019 MAR 19 P 2:23

CITY CLERK _____
FALL RIVER, MA

Jasiel F. Correia II
Mayor

LAURA FERREIRA
Parking Clerk

March 18, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, February 27, 2019 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 **Handicapped Parking**

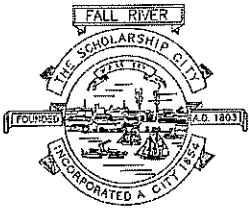
By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Fourth Street	West	Starting at a point 90 feet south of Spring Street, for a distance of 20 feet southerly

Very truly yours,

Laura Ferreira
Parking Clerk



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

RECEIVED

Jasiel F. Correia II
Mayor

LAURA FERREIRA

2019 APR -5 A 11: 49 *Parking Clerk*

CITY CLERK
FALL RIVER, MA

April 4, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, March 27, 2019 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

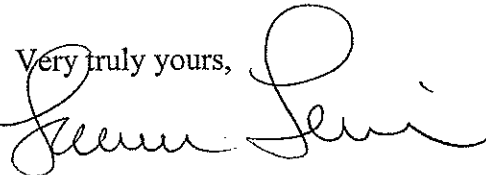
That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 **Handicapped Parking**

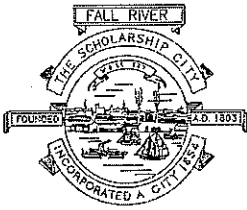
By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Globe Street	North	Starting at a point 266 feet west of Chase Street, for a distance of 20 feet westerly

Very truly yours,


Laura Ferreira
Parking Clerk



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

RECEIVED

2019 MAR 19 P 2:23

CITY CLERK _____
FALL RIVER, MA

Jasiel F. Correia II
Mayor

LAURA FERREIRA
Parking Clerk

March 18, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, February 27, 2019 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 **Handicapped Parking**

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Jencks Street	West	Starting at a point 202 feet north of Pleasant Street, for a distance of 20 feet northerly

Very truly yours,

Laura Ferreira
Parking Clerk



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

10

Jasiel F. Correia II
Mayor

RECEIVED

LAURA FERREIRA
Parking Clerk

2019 MAR 19 P 2:23

CITY CLERK _____
FALL RIVER, MA

March 18, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, February 27, 2019 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387

Handicapped Parking

By inserting in proper alphabetical order the following:

INSERT

Name of Street

Side

Location

Morton Street

West

Starting at a point 20 feet south of Brightman Street,
for a distance of 20 feet southerly

Very truly yours,

Laura Ferreira
Parking Clerk



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

RECEIVED

2019 APR -5 11:50
LAURA FERREIRA
Parking Clerk

CITY CLERK
FALL RIVER, MA

Jasiel F. Correia II
Mayor

April 2, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, March 27, 2019 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 Handicapped Parking

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Nelson Street	East	Starting at a point 93 feet south of Brayton Avenue, for a distance of 20 feet southerly

Very truly yours,

Laura Ferreira
Parking Clerk



CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division

10

Jasiel F. Correia II
Mayor

LAURA FERREIRA
Parking Clerk

March 28, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

RECEIVED
2019 APR - 1 P 12:44
CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, March 27, 2019 the following request was heard and approved by the Traffic Commission.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 Handicapped Parking

By striking out in proper alphabetical order the following.

STRIKE OUT

Name of Street	Side	Location
Oliver Street	North	Starting at a point 402 feet west of Broadway, for a distance of 20 feet westerly.

Very truly yours,

Laura Ferreira
Parking Clerk



CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division
RECEIVED

10

Jasiel F. Correia II
Mayor

2019 APR -5 A 11:49
LAURA FERREIRA
Parking Clerk

CITY CLERK
FALL RIVER, MA

April 2, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, March 27, 2019 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 Handicapped Parking

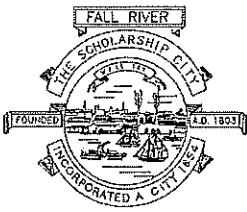
By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Plymouth Avenue	East	Starting at a point 134 feet north of Dover Street, for a distance of 20 feet northerly

Very truly yours,

Laura Ferreira
Parking Clerk



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division
RECEIVED

10

Jasiel F. Correia II
Mayor

2019 MAR 19 P 2:22

LAURA FERREIRA
Parking Clerk

CITY CLERK _____
FALL RIVER, MA

March 18, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, February 27, 2019 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 **Handicapped Parking**

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Robeson Street	West	Starting at a point 96 feet north of Walnut Street, for a distance of 20 feet northerly

Very truly yours,

Laura Ferreira
Parking Clerk



CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division

RECEIVED

Jasiel F. Correia II
Mayor

2019 APR -5 A 11:50

LAURA FERREIRA
Parking Clerk

CITY CLERK
FALL RIVER, MA

April 2, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, March 27, 2019 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

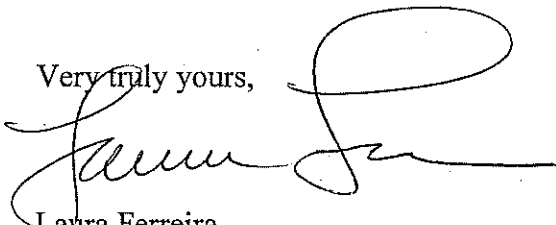
Article: 70
Section: 387 Handicapped Parking

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Second Street	West	Starting at a point 589 feet south of Cottage Street, for a distance of 20 feet southerly

Very truly yours,


Laura Ferreira
Parking Clerk



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

RECEIVED

2019 APR -5 A 11:50

CITY CLERK
FALL RIVER, MA

Jasiel F. Correia II
Mayor

LAURA FERREIRA
Parking Clerk

April 2, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, March 27, 2019 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 **Handicapped Parking**

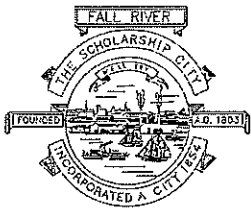
By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Slade Street	South	Starting at a point 20 feet east of Wilbur Street, for a distance of 20 feet easterly

Very truly yours,

Laura Ferreira
Parking Clerk



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division **RECEIVED**

10

Jasiel F. Correia II
Mayor

2019 APR -5 **LAURA FERREIRA**
Parking Clerk

CITY CLERK
FALL RIVER, MA

April 2, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, March 27, 2019 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 **Handicapped Parking**

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
South Main Street	West	Starting at a point 373 feet north of Mt. Hope Avenue, for a distance of 20 feet northerly

Very truly yours,

Laura Ferreira
Parking Clerk



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

10

Jasiel F. Correia II
Mayor

RECEIVED

LAURA FERREIRA
Parking Clerk

2019 MAR 19 P 2:22

CITY CLERK _____
FALL RIVER, MA

March 18, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, February 27, 2019 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 **Handicapped Parking**

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Third Street	East	Starting at a point 497 feet north of Morgan Street, for a distance of 20 feet northerly

Very truly yours,

Laura Ferreira
Parking Clerk

**City of Fall River
Massachusetts**

Traffic & Parking Division

RECEIVED

2019 APR -5 A 11:49

Laura Ferreira

CITY CLERK *Parking Clerk*
FALL RIVER, MA

Jasiel F. Correia II
Mayor

April 3, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, March 27, 2019, the following request was made and approved by the Traffic Board Commission.

That Chapter 70, Section 241, of the Revised Ordinances be amended in the following section:

Article: 70
Section: 387

HANDICAP PARKING

By striking out in proper alphabetical order the following:

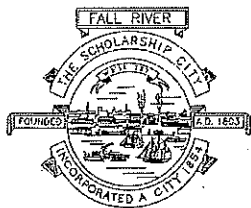
Ballard Street:

North Side

**Starting at a point 175 feet west of
Oregon Street, for a distance of 20 feet
Westerly.**

Very truly yours,


Laura Ferreira
Director of Traffic & Parking



CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division

RECEIVED

Jasiel F. Correia II
Mayor

2019 APR 5 4 11 PM
LAURA FERREIRA
Parking Clerk

CITY CLERK
FALL RIVER, MA

April 2, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, March 27, 2019 the following request was heard and approved by the Traffic Commission.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 Handicapped Parking

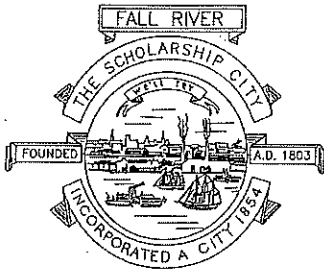
By striking out in proper alphabetical order the following.

STRIKE OUT

Name of Street	Side	Location
Bowen Street	West	Starting at a point 126 feet north of Morse Place, for a distance of 20 feet northerly.

Very truly yours,

Laura Ferreira
Parking Clerk



**City of Fall River
Massachusetts**

Department of Administrative Services
HUMAN RESOURCES • INFORMATION SYSTEMS • LAW • PURCHASING

Purchasing Division

RECEIVED

2019 MAR 26 A 11:38

CITY CLERK
FALL RIVER, MA

JASIEL F. CORREIA II
Mayor

RHONDA AVILLA PINNELL
PURCHASING AGENT

March 26, 2019

Members of the City Council
One Government Center
Fall River MA 02722

Dear Council President Ponte and Councilors,

In accordance with the City Ordinance Division 2, Purchasing Department Sec. 2-972 of the revised ordinances of the City of Fall River, this reads in part as follows:

Surplus property determined by the Purchasing Agent to be no longer useful for any municipal purpose shall be sold or disposed of under such terms and conditions as the City Council shall by order determine.

I am submitting to you From the Fall River Board of Elections Department, 368 broken down voting booths,

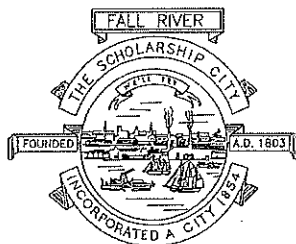
The booths have a scrap value estimated around \$500.00

I would like to recommend at this time, that consideration be given to the disposition of the surplus booths for scrap. pursuant to the processes and procedures governing the disposition of surplus items as specified by Massachusetts General Law Chapter 30B, section 15.

Respectfully submitted,

Rhonda Avilla Pinnell
Purchasing Agent

12



CITY OF FALL RIVER, MASSACHUSETTS

BOARD OF ELECTION COMMISSIONERS

ONE GOVERNMENT CENTER

TEL. 508-324-2630

COMMISSIONERS

KELLY A. SOUZA-YOUNG, CHAIRPERSON

DAVID J. DENNIS, ESQ.

DARYL GONYON

CITY CLERK
FALL RIVER, MA

2019 MAR 22 P 5:11

RECEIVED

March 22, 2019

Alison M. Bouchard, City Clerk
One Government Center
Fall River MA 02722

Dear Alison M. Bouchard,

The Board of Election Commissioners certify that the question and the names on the attached list are the Official Results of the City Recall Election which was held on March 12, 2019.

The deadline for filing a recount was Friday, March 22, 2019 at 5pm. No recount papers were filed.

Sincerely,

Kelly A. Souza-Young, Chairperson
Board of Election Commissioners

12

The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Elections Division

Return of Votes - LOCAL ELECTION March 12, 2019

FALL RIVER

Total Number of Persons Who Voted in the
LOCAL ELECTION 13937

***** ATTENTION CLERK : SIGN AND RETURN AT ONCE *****

I certify that all ballots cast for candidates
in the LOCAL ELECTION held on March 12, 2019
have been counted and recorded in accordance with the law,
and that the following return of votes is correct

Clerk: Kelly D. Sousa-Lfr

***** METHOD OF RECORDING VOTES *****

Record the number of votes for each listed candidate and for each write-in or sticker candidate. The space between the last candidate's name and the designation 'All Others' is to be used to record the names, addresses (if known) and votes of any write-ins. Also, record the number of votes for No Preference and Blanks. The total vote for each office is the sum of votes for listed candidates, write-ins and blanks. The total vote should be equal to the number of people who voted in the LOCAL ELECTION
Do not send results of ward or town committee candidates to this office.

***** IMPORTANT : DO NOT SEPARATE SHEETS *****

12

Town Name: 0095 FALL RIVER

Question

RECALL ELECTION - MAYOR JASIEL F. CORREIA II

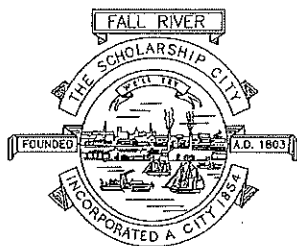
Yes 7889 No 4940 Blank 1108 Total 13937

12

Office Name: MAYOR
District Name: 0595 FALL RIVER
Town Name: 095 FALL RIVER

	Candidates	Votes	Party:
1	JASIEL F. CORREIA, II	4830	DEMOCRAT
2	JOSEPH (JOE) D. CAMARA	1998	DEMOCRAT
3	PAUL COOGAN	4612	DEMOCRAT
4	KYLE A. RILEY	1482	DEMOCRAT
5	ERICA A. SCOTT-PACHECO	755	DEMOCRAT
*	WILLIAM A. FLANAGAN	6	DEMOCRAT

All Others 22
Blanks 232
Total Votes Cast 13937



CITY OF FALL RIVER, MASSACHUSETTS

BOARD OF ELECTION COMMISSIONERS

ONE GOVERNMENT CENTER

TEL. 508-324-2630

RECEIVED

2019 MAR 26 A 11:38

CITY CLERK _____
FALL RIVER, MA

COMMISSIONERS

KELLY A. SOUZA-YOUNG, CHAIRPERSON

DAVID J. DENNIS, ESQ.

DARYL GONYON

March 26, 2019

Honorable City Council
One Government Center
Fall River MA

Dear City Councillors:

The Board of Election Commissioners is requesting your approval to hold the City Preliminary Election on September 17, 2019 with the City Election being held on November 5, 2019. The elections are for Mayor, City Council, and School Committee and any questions appearing on the ballot.

The Board of Election Commissioners is also requesting the following locations be designated as polling precincts for these two city elections. The polls will open at 7:00 AM and close at 8:00 PM.

Sincerely,

Kelly A. Souza-Young, Chairperson
Board of Election Commissioners

ORDERED, that in accordance with the provisions of Chapter 54, Section 103P of the General Laws, the Preliminary Municipal Election to be held in the City of Fall River shall be held on Tuesday, September 17, 2019, and the Municipal Election shall be on Tuesday, November 5, 2019.

ORDERED, that the following places be and the same are hereby designated as polling places for the Preliminary Municipal Election to be held on Tuesday, September 17, 2019 and the Municipal Election to be held on Tuesday, November 5, 2019. The polls to be opened from 7:00 A.M. to 8:00 P.M., and all polling places shall be used.

List of Wards, Precincts and Polling Places

Ward	Prnct	Polling Place Name	Polling Place Address
1	A	ALFRED LETOURNEAU SCHOOL	323 ANTHONY ST
	B	EDWARD F. DOOLAN APTS	CORNER OF LAUREL & MITCHELL DR
	C	ALFRED LETOURNEAU SCHOOL	323 ANTHONY ST
2	A	BLESSED TRINITY CHURCH	1340 PLYMOUTH AVE (ENTRANCE ON WINTHROP ST)
	B	BLESSED TRINITY CHURCH	1340 PLYMOUTH AVE (ENTRANCE ON WINTHROP ST)
	C	CANDEIAS-NIAGARA FIRE STA	CORNER PLYMOUTH AVE & WARREN ST
3	A	MITCHELL APARTMENTS	2100 SOUTH MAIN ST
	B	CARLTON M VIVEIROS SCHOOL	200 LEWIS ST
	C	MATTHEW J KUSS MIDDLE SCH	ENTRANCE ON SHAW ST
4	A	FRANK B. OLIVEIRA APTS	170 WILLIAM ST
	B	JAMES A. O'BRIEN APTS	MORGAN & SECOND STS
	C	THE ATRIUM AT GOV'T CTR	ENTRANCE ON SULLIVAN DR
5	A	CANDEIAS-NIAGARA FIRE STA	CORNER PLYMOUTH AVE & WARREN ST
	B	CHOR BISHOP EID APTS	33 QUEQUECHAN ST
	B1	CHOR BISHOP EID APTS	33 QUEQUECHAN ST
	C	MARY L. FONSECA SCHOOL	160 WALL ST
6	A	FRANCIS J. BARRESI HTS	1863 PLEASANT ST
	B	GEORGE H. COTTELL HTS	1685 PLEASANT ST
	C	RENEY/EASTWOOD FIRE STA	400 EASTERN AVE
	C1	RENEY/EASTWOOD FIRE STA	400 EASTERN AVE
7	A	UNION UNITED METH CHURCH	600 HIGHLAND AVE
	B	THE ATRIUM AT GOV'T CTR	ENTRANCE ON SULLIVAN DR
	C	RAYMOND D. HOLMES APTS	ENTRANCE ON FULTON ST
8	A	MARY L. FONSECA SCHOOL	160 WALL ST
	B	CARDINAL MEDEIROS TOWERS	1197 ROBESON ST (ENTRANCE ON STANLEY ST)
	C	SPENCER BORDEN SCHOOL	ENTRANCE ON CHESTNUT ST
9	A	JAMES TANSEY SCHOOL	711 RAY ST
	B	CALVARY TEMPLE ASSEM OF G	4321 NORTH MAIN ST
	C	CALVARY TEMPLE ASSEM OF G	4321 NORTH MAIN ST

Total Number of Polling Places: 29
No. Pages of Printed: 1

***** End of Report *****

CITY OF FALL RIVER

2019 – POLITICAL CALENDAR

(150 SIGNATURES REQUIRED FOR CITY COUNCIL, SCHOOL COMMITTEE)
(300 SIGNATURES REQUIRED FOR MAYOR)

<u>DATE</u>	<u>EVENT</u>
April 30	“NOMINATION PAPERS” are available from the Office of the Board of Election Commissioners for the offices of Mayor, City Council and School Committee. Each candidate must file with this office, before obtaining nomination papers, a signed statement containing the person’s name and address and the office for which the person intends to be a candidate. Anyone other than a candidate must also present the signed candidates’ authorization before securing papers in the candidates’ behalf. Each candidate can be issued only thirty eight (38) pages for Mayor and nineteen (19) pages for City Council, School Committee.
July 10	Last day and hour for OBTAINING Nomination Papers.
July 12 5:00 PM	Last day and hour for SUBMITTING Nomination Papers for Certification with the Election Commissioners.
August 2 5:00 PM	Last day and hour for FILING Certified Nomination Papers with the City Clerk.
August 5 5:00 PM	Last day and hour for FILING withdrawals and/or objections of Nomination Papers with the Election Commissioners.
August 28 8:00 PM	Last day and hour for Registration of Voters for the Preliminary City Election at Government Center, Room 636.
September 9 5:00 PM	Last day and hour for ALL Candidates and Political Committees to FILE campaign finance reports.
September 10	Post Warrant for City Preliminary.
September 16 NOON	Last day and hour for FILING Absentee Ballot applications for the City Preliminary Election with the Election Office.
September 17	CITY PRELIMINARY ELECTION – POLLS OPEN FROM 7AM TO 8 PM
September 23 5:00 PM	Last day and hour to FILE Recount Petitions, withdrawals of/or objections to nominations made at the Preliminary Election and for filing written acceptances by write-ins or sticker candidates who won a Preliminary with the Election Commissioners.

2019 Political Calendar

OCTOBER 16 8:00 PM	Last day and hour for Registration of Voters for the City Election at Government Center, Room 636.
October 28 5:00 PM	Last day and hour for ALL Candidates and Political Committees to FILE campaign finance reports.
October 29	Post Warrant for City Election.
November 4 NOON	Last day and hour for FILING Absentee ballot applications for the City Election with the Election Office.
November 5	CITY ELECTION – POLLS OPEN FROM 7AM TO 8 PM
November 15 5:00 PM	Last day and hour to FILE Recount Petitions.
January 20, 2020 5:00 PM	Last day and hour for ALL Candidates and Political Committees to FILE Campaign Finance reports.

CITY OF FALL RIVER

14

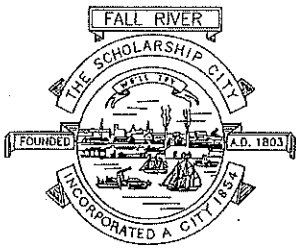
To the City Council

Councillors:

The Committee on Public Works and Transportation, at a meeting held on April 1, 2019, voted unanimously to accept the accompanying communication and approve the appropriation order.



Assistant Clerk of Committees



City of Fall River
Massachusetts
Office of the Mayor

14

RECEIVED

2019 JAN 30 P 12:42

CITY CLERK
FALL RIVER, MA

JASIEL F. CORREIA II
Mayor

January 29, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

Dear Honorable Council Members:

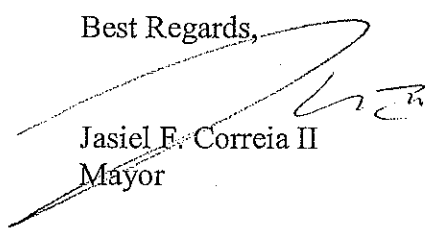
The Community Preservation Committee (CPC) has identified an emergency community project for the fiscal year 2019 and has made recommendation for funding in accordance with the Community Preservation Act (CPA) MGL Chapter 44B Sections 4 to 7.

The CPA funding request for this emergency project is \$375,050 as outlined in the proposed Appropriation Order.

Your approval of the associated Appropriation Order is respectfully requested.

Should you have any questions or concerns in this regard, please do not hesitate to contact me.

Best Regards,


Jasiel F. Correia II
Mayor

CITY OF FALL RIVER
IN CITY COUNCIL

FEB - 5 2019

*Referred to the Committee
on Finance*

CITY OF FALL RIVER
IN CITY COUNCIL

MAR - 5 2019

*Referred to the
Committee on Public
Works and Transportation*

*2-19-19
PW+T 741N*

APPROPRIATION ORDER

ORDERED, that the following FY 19 supplemental appropriations be provided through the Community Preservation Act (CPA), reserves under the MGL Chapter 44B Sections 4 to 7 in the aggregate, amounting to \$375,050 to be appropriated as follows:

Voted: That \$375,050 be appropriated from the CPA Fund's Undesignated fund balance

For CPA Administrative Expenditures	\$0
For CPA Open Space/Outdoor Recreation PROJECTS	\$0
For CPA Historic Resources Preservation PROJECTS	\$375,050
For CPA Community Housing	<u>\$0</u>
TOTAL	<u>\$375,050</u>

Note: Please note this is the second supplemental CPA appropriation for FY19. The City Council had earlier appropriated \$1,255,867 for various CPA projects on August 15, 2018. The City Council also appropriated \$78,480 for emergency funding on September 25, 2018. The CPA fund balance is reported at \$1,364,087 on June 30, 2018 and is more than sufficient to cover this supplemental appropriations.

CITY OF FALL RIVER
IN CITY COUNCIL

FEB - 5 2019

*Referred to the Committee
on Finance*

CITY OF FALL RIVER
IN CITY COUNCIL

MAR - 5 2019

*Referred to the
Committee on Public
Works & Transportation*



14

**City of Fall River
Massachusetts
Community Preservation Committee**

JASIEL F. CORREIA II
Mayor

JAMES SOUZA
Chairman

ANTONE DIAS
Vice-Chairman

January 29, 2019

City of Fall River
Cathy Anne Viveiros, City Administrator
One Gov't Center
Fall River, MA 02722

Dear City Administrator:

The Community Preservation Committee voted for emergency funding on the following project at their meeting last night, Monday, January 28, 2019

- Fall River Public Library - \$375,050.00 for new roof, repair all damages to walls and ceilings that resulted from the leaks. (proposal attached)

This funding will come out of Historic Preservation.

A letter needs to come from the Mayor approving this funding so the Auditor can prepare an Appropriation Order for this project.

We need this as soon as possible so it can be placed on the next City Council agenda scheduled for Tuesday, February 5, 2019.

Respectfully,

James Souza, Chair
Fall River Community Preservation Committee

Cc: Mayor
Jen Argo, City Auditor

CITY OF FALL RIVER
APPLICATION FOR CPA FUNDING

Date: January 14, 2019

Project Title: Fall River Main Library Roof Replacement - *Emergency*

Name of Applicant/Contact Person: Chris Gallagher

Name of Organization: City of Fall River

Mailing Address: 1 Government Center Rm 321, Fall River, MA 02722

Telephone: (508)324-2227

Email: cgallagher@fallriverma.org

CPA Funding Requested: \$ 375,050.00 Total Project Cost: \$ 375,050.00

CPA Category (YOU MUST CHECK OFF A MINIMUM OF ONE CATEGORY, but may identify more than one category, if applicable to your project)

- | | | | |
|-------------------------|-------------------------------------|----------------------|--------------------------|
| • Open Space | <input type="checkbox"/> | • Outdoor Recreation | <input type="checkbox"/> |
| • Historic Preservation | <input checked="" type="checkbox"/> | • Community Housing | <input type="checkbox"/> |

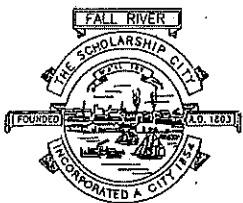
PROJECT DESCRIPTION:

- All of the following MUST be answered in the space provided. If space is not adequate, please attach additional information to the back of the application.
- APPLICATIONS WILL BE DENIED IF ALL RELEVANT REQUESTED INFORMATION IS NOT PROVIDED. If a section is not applicable to your project, please put "n/a".
- Include supporting materials and exhibits as necessary.
- Please refer to the Fall River Community Preservation Funding Guidelines posted on the city web site before and while completing this application.
- If space provided is not adequate, please attach additional information to application.

1. Describe the project.

The roof at the Fall River Main Library is beyond its useful life and requires replacement. The ongoing leaking issues are a result of repairs that are beyond the typical patching fix. It is imperative that immediate attention to the roof be addressed due to the fact that the library houses numerous historical artifacts and publications that are at risk of damage or total loss. It is to the point where the plaster is constantly falling from the ceilings in certain areas exposing the staff and public to safety hazards/risks.

Increased funding request is to repair all damages to walls and ceilings that resulted from the leaks.



Community Preservation Committee City of Fall River

14

2019 Application Submission Form

Proposals for CPA funding must be submitted by downloading or using the attached application form. All relevant information requested on the application form must be included with the proposal. **Please send one copy of the application electronically to sdennis@fallriverma.org. Ten hard copies of the application and all supporting documentation must be submitted to:**

Community Preservation Committee
One Government Center
Fifth Floor, Room 321
Fall River, MA 02722

Applications must be submitted by September 1st at 12 noon for proposals to be considered for eligibility, and final applications for funding must be received no later than January 15th at 12 noon.

For further information about the application process, please refer to the **Community Preservation Funding Guidelines for Project Submission**, and visit the CPC page on the City of Fall River website at www.fallriverma.org, or email us at sdennis@fallriverma.org.

14

CITY OF FALL RIVER
APPLICATION FOR CPA FUNDING

Date: January 8, 2019

Project Title: Fall River Main Library Roof Replacement (Emergency)

Name of Applicant/Contact Person: Chris Gallagher

Name of Organization: City of Fall River

Mailing Address: 1 Government Center Rm 321, Fall River, MA 02722

Telephone: (508)324-2227

Email: cgallagher@fallriverma.org

CPA Funding Requested: \$ 345,050.00 Total Project Cost: \$ 345,050.00

CPA Category (YOU MUST CHECK OFF A MINIMUM OF ONE CATEGORY, but may identify more than one category, if applicable to your project)

• Open Space

☐

• Outdoor Recreation

☐

• Historic Preservation

☒

• Community Housing

☐

PROJECT DESCRIPTION:

- **All of the following MUST be answered in the space provided.** If space is not adequate, please attach additional information to the back of the application.
- APPLICATIONS WILL BE DENIED IF ALL RELEVANT REQUESTED INFORMATION IS NOT PROVIDED. If a section is not applicable to your project, please put "n/a".
- Include supporting materials and exhibits as necessary.
- Please refer to the Fall River Community Preservation Funding Guidelines posted on the city web site before and while completing this application.
- If space provided is not adequate, please attach additional information to application.

1. Describe the project.

The roof at the Fall River Main Library is beyond its useful life and requires replacement. The ongoing leaking issues are a result of repairs that are beyond the typical patching fix. It is imperative that immediate attention to the roof be addressed due to the fact that the library houses numerous historical artifacts and publications that are at risk of damage/total loss. It is to the point where plaster is constantly falling from the ceilings in certain areas exposing the staff and public to safety hazards/risk.

2. Goals:

a. What are the goals of the proposed project?

To replace the roof which will allow for the interior to be repaired. Once the roof is all set and the threat of ongoing damage is eliminated the process to restore the aesthetics will begin.

b. Who will benefit and why?

The building opened in 1899 and continues to maintain its historical beauty and appeal. This is an element that is worth upholding for the library plays a significant role in Fall River's classical past. The building's operational function provides knowledge, substance and services to the community which paves the City's future.

3. Criteria:

How does the project fulfill the General and Specific Criteria of the Community Preservation Committee Guidelines? (Refer to the specifications in the Guidelines)

Replacing of the roof will protect and preserve this historical structure and the many fine artifacts and memories of the past. Since the building's opening in 1899 the library's purpose has not changed nor has it's character. This project will allow the retention of the nostalgia to continue and remain at the forefront of the community in tandem with the necessity to address the needs of today's society.

4. Community Needs:

a. How does the community benefit from this project?

The community will continue to have a beautiful, historical, architectural structure at their disposal to enjoy and memorialize. This project protects and preserves a significant component of Fall River's timeline to the past which, in turn, will pave it's future. The true character that this building exudes is classic of the true roots of the Fall River community.

b. Explain how this project addresses needs identified in existing City plans. (Such as in the City of Fall River Master Plan)

The City is aware of the importance of the need to preserve it's historic resources. An Organizational Study conducted by the Edward J. Collins, Jr. Center for Public Management in July 2017 addresses the significant funding required to preserve the many historical buildings that reflect the culture and heritage from which the City of Fall River was built. Time and lack of attention in the area of historic preservation has affected the Fall River community. Awareness is at the forefront and the opportunity is now to safeguard Fall River's historical foundation.

5. Community/City Endorsement:

a. What is the nature and level of support? Include letters of support from any City boards or community groups that have endorsed the project.

The nature and level of support is very high at this time. The Library Board of Trustees is fully supportive of the efforts to fulfill this project.

6. Project Budget:

Budget Summary

Total Project Cost	CPA Funds Requested	Additional Funding from Other Sources
\$ 345,000.00	\$ 345,000.00	\$ 0.00

Budget Categories - Breakdown

	CPA FUNDS	OTHER FUNDS	TOTAL
Personnel	n/a	n/a	
Equipment	n/a	n/a	
Supplies	n/a	n/a	
Contractual	n/a	n/a	
Construction	n/a	n/a	
Other	n/a	n/a	
TOTAL	n/a	n/a	SEE RDA's Budget attached

Equipment is generally defined as an item with a useful life expectancy of more than one year.

Supplies are defined as an item with a useful life of less than one year.

Construction means all types of work done on a particular property or building including erecting, altering or remodeling.

The cost share is very important in giving the application a competitive advantage.

Additional Funding Information

Identify the amount of additional funding for this project. Sources include private, federal, state or local government, or any other sources.

Organization	Item	Amount	Type (cash, in-kind, etc.)
n/a	n/a	n/a	

7. Funding:

- Attach commitment letters from any organization providing additional funding contribution listed in the table above.
- Describe any other attempts (including unsuccessful) to secure funding for this project. Rejection letters must also be included in your application packet.

Funding requests were made to two (2) Library Boards which were rejected.

8. Timeline:

Provide a schedule for project implementation, including a timeline for starting and ending major tasks and project completion.

November 2018 Solicit Designer Services
 December 2018 Retain an architect
 January 2019 Phase 1 Construction Document & Contract Phase for a contractor
 January 2019 Phase 2 Solicitation of a Contractor
 February 2019 Phase 3 Replacing of Roof to begin
 April/May 2019 Completion of Project

9. Implementation: Who is responsible for overseeing this project?

Name:	Chris Gallagher
Daytime Phone:	(508)3242227
Evening Phone:	(508)922-6715
Email:	cgallagher@fallriverma.org

10. Maintenance:

a. If ongoing maintenance is required, who will be responsible for it?

Facilities Maintenance

b. How will it be funded?

Operational budget and grants

Maintenance Budget (if applicable)

Year one	Year two	Year three	Year four	Year five
\$	\$	\$	\$	\$

ADDITIONAL INFORMATION:

11. **Project Documentation:** Attach any applicable engineering plans, architectural drawings, site plans, any other renderings, relevant studies or material.

12. **Other Information:** Please provide any additional information that might benefit the CPC in consideration of this project.

It is recommended that the applicant include a 10% contingency cost for possible cost overruns. Any funds granted and not used must be returned to the Community Preservation Committee.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE INDIVIDUAL OR GOVERNING BODY OF THE APPLICANT.			
Authorized Representative			
First Name Chris		Last Name Gallagher	
Title Director of Facilities Maintenance		Telephone Number 5083242227	
Email: cgallagher@fallriverma.org		Fax Number 5083252659	
Signature of Authorized Representative		Date Signed 01/08/2019	

Community Preservation Committee of Fall River, MA

PROJECT CHECKLIST- Disclaimer: This form (checklist) is intended to be a guide only, and not a substitute for due diligence on the part of the applicant. Other provisions and requirements apply.

❖ **TAXES**

- Paid
- Owed/Amount

❖ **LIENS**

- Yes
- No

❖ **CODE ENFORCEMENT (Are you updated?)**

- Fire
- Electric
- Plumbing
- Gas
- Structural
- Handicap
- Building

❖ **SUPPORT/PERMISSION (Do you have support and/or letters of approval from...?)**

- Owner of building (provide name, address, telephone, email)
- City Department or City Board (provide name, address, telephone, email)
- Organization (provide name, address, telephone, email)

❖ **ARCHITECT/LANDSCAPE ARCHITECT/ENGINEER (For Historical Preservation projects)**

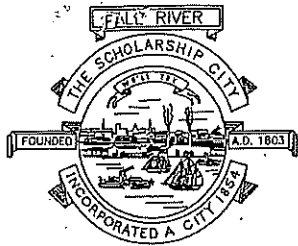
- Letter Required (In accordance with the Secretary of Interior that it meets the standards)
- Design (You understand you may need architectural designs for your project.)

❖ **CONTINGENCY (Add it at least 10% contingency on your project.)**❖ **DEED RESTRICTION**

- I understand there will be a restriction placed on this project.
**Please note – Some projects will not require deed restrictions.

❖ **BIDDING PROCESS (Public or Private Projects)**

- I understand that this project should get at least 3 bids.



JASIEL F. CORRELA II
Mayor

City of Fall River
Massachusetts
Department of Community Services
PLANNING • HEALTH & HUMAN SERVICES • LIBRARY
INSPECTIONAL SERVICES

fallriverlibrary.org

LIANE VERVILLE
Library Administrator
lverville@sailsinc.org

December 19, 2018

Community Preservation Committee
Room 321
One Government Center
Fall River, MA 02722

Dear: Community Preservation Committee

On behalf of the Fall River Public Library I fully support and respectfully ask that the Fall River Community Preservation Committee (CPC) consider granting money for the immediate replacement of the Fall River Public Library's roof. Our historic building has structurally sound granite walls with architectural details that are amazing, but this beautiful historic landmark is being damaged by multiple and persistent roof leaks that have caused peeling paint, falling sheetrock, water stains and other hazards.

The library originally opened to the public in 1899. Beginning in 2001, the library underwent a complete restoration. The original building has retained its beauty and historic appeal, but with facilities designed for the 21st century library user. The renovated building opened in 2003 and continues to amaze visitors with its vaulted ceilings, marble accents, and graceful design. Unfortunately, many of our recent visitors have commented on the visible water damage.

The Library seeks to be an integral part of the community by providing all residents with a wide variety of popular and reference materials, resources, technology, and services that facilitate their daily lives and extend their personal and intellectual development. We are still a source for books, but we now offer access to electronic information as well. Currently, due to water leaks, the library has had to rope off part of the reference department, limiting access to our historical newspaper collection, and more than half of the first floor computer lab, limiting access to public computers.

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It is imperative to the preservation of this building that a new roof be installed as soon as possible. The continuance of the roof leaking has caused much damage throughout the library (paint peeling, sheetrock falling, water stains, and potential mold growth). Each rainstorm seems to bring a new problem. It is a shame to see such a beautiful, irreplaceable building neglected and possibly falling into decay because necessary repairs were not done in time to save it. The library is the gem of the city and we would like to see its beauty retained for future generations.

Sincerely,

Liane Verville
Library Administrator

December 19, 2018

Chris Gallagher
Department of Community Maintenance
One Government Center
Fall River, MA 02722

Dear Mr. Gallagher:

As Chairperson of the Board of Trustees at the Fall River Public Library, I am writing to you on behalf of my fellow trustees to ask for your support in urging that the library roof repairs be given first priority.

Our historic library needs your help--and sooner rather than later.

The library is falling apart. It is one of the most beautiful buildings in the city. The leaks in the roof have been patched, but that does not seem to help the situation long-term. The problem has become too big for temporary patching to work. With each new storm, the water comes in and leaks through ceilings and walls, leaving large and unsightly messes. The reference room has a large, open hole in the ceiling, and water falls through to the floor below, creating an unsafe environment for both staff and visitors. It portrays the library as being a dilapidated and neglected place. Not only do users of the reference room and bookstore complain--one person even had a piece of plaster fall on her--but I am concerned that someone could be seriously injured in a slip-and-fall accident or if a larger section of plaster falls on someone.

Before this becomes worse, and it does with each rain storm, I urge you to do everything in your power to get this roof replaced. The library is a public building that is heavily used by people of all ages and walks of life, but especially by children. If grant funding is available, the library should be moved to the top of the list. The need for repairs is immediate and urgent.

I will look forward to hearing from you. Please know that your action will be appreciated.

Sincerely yours,

Ronald Caplain
Chairperson Library Board of Trustees

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CITY OF FALL RIVER
Department of Buildings & Grounds
Office (508)324-2226 Fax (508)324-2659 Email: cgallagher@fallriverma.org

Work Order Request Form

This Work Order Request Form is intended to assist City of Fall River staff with requesting a service call. All information must be completed, approved by the Department Head and faxed to the number identified above. For emergencies, contact Chris Gallagher at (508)922-6715

DATE: **November 16, 2018**

TIME: **9:30 a.m.**

DEPARTMENT : **Library** TELEPHONE #: **508-324-2700 ext. 112**

REQUESTED BY: **Liane Verville, Library Administrator**

PRINT NAME

AUTHORIZED BY: _____

PRINT NAME

SIGNATURE

BUILDINGS (check Building/ Site)

- | | | |
|---|--|--|
| <input type="checkbox"/> Government Center | <input type="checkbox"/> Main Library | <input type="checkbox"/> Pleasant Street Library |
| <input type="checkbox"/> South End Library | <input type="checkbox"/> Pine St. Veterans' Center | <input type="checkbox"/> Incinerator |
| <input type="checkbox"/> Bank Street Armory | <input type="checkbox"/> Water Works | <input type="checkbox"/> Park/Garage |

FIRE STATIONS

- | | | |
|---|--|---|
| <input type="checkbox"/> North End Station | <input type="checkbox"/> North End Garage | <input type="checkbox"/> Candais Fire Station |
| <input type="checkbox"/> Stanley Fire Station | <input type="checkbox"/> Globe Station./Chew Field | <input type="checkbox"/> Eastern Ave. Station |
| <input type="checkbox"/> Head Quarters | <input type="checkbox"/> Central Fire Station | |

POLICE STATIONS

- | | | |
|---|---|---|
| <input type="checkbox"/> New Police Station | <input type="checkbox"/> Old Police Station | <input type="checkbox"/> Animal Control(No Main St. Fire Station) |
|---|---|---|

COMFORT STATION/Parks

- | | | |
|--|--|---|
| <input type="checkbox"/> Bicentennial Park | <input type="checkbox"/> Lafayette Park | <input type="checkbox"/> Maplewood Park |
| <input type="checkbox"/> Britland Park | <input type="checkbox"/> Abbott Park | <input type="checkbox"/> Fr. Travassos Park |
| <input type="checkbox"/> North Park | <input type="checkbox"/> Kennedy Park/Office | |

CEMETERIES

- | | |
|------------------------------------|---------------------------------------|
| <input type="checkbox"/> Oak Grove | <input type="checkbox"/> North Burial |
|------------------------------------|---------------------------------------|

OTHER(please specify location):

☐ _____

Description/Issue: **Main Library-Reference room ceiling is leaking and I think there is more water damage in that room than there was prior.**

Department of Buildings & Grounds Internal Use ONLY:

Charge to:	Date completed:
Materials used:	Completed by:
Action taken: <i>Brian to check pipe for condensation / wrapping</i>	



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Work Order

Liane Verville <lverville@sailsinc.org>

Fri 11/16/2018 9:40 AM

To: Gallagher, Chris <cgallagher@fallriverma.org>; Moutinho, Tammy <tmoutinho@fallriverma.org>; Kathryn Kulpa <KKulpa@sailsinc.org>; Mary Sahady <msahady@fallriverma.org>;

5 attachments (8 MB)

WORK ORDER REQUEST leak nov 16.docx; ref nov 16 near fireplace.jpg; Ref new Davis painting.jpg; ref ceiling nov 16, 2018 upclose.jpg; ref nov 16 painting of water.jpg;

Hello Chris,

I know you have many work orders for this but here is another one for the Reference Room. The ceiling is leaking pretty good right now and there appears to be more water damage throughout that room. See photos.

Sincerely,

--
Liane Verville
Library Administrator
Fall River Public Library
508-324-2700 ext. 112

Find us on Facebook!

<http://www.facebook.com/FallRiverLibrary>

"The most important asset of any library goes home at night--the library staff."

--Timothy Healy



RAYMOND Design Associates, Inc.
60 Ledgewood Place Rockland, Ma. 02370

MAIN LIBRARY ROOF REPLACEMENT

June 12, 2018

FALL RIVER CAPITAL PLAN ESTIMATING

PROJECT - PUBLIC FACILITIES

		Main Library Roof
CONSTRUCTION COSTS		\$251,570
SITWORK		\$0
SUB TOTAL		Aug 2018 Construction \$251,570
CONTINGENCY	5%	\$12,579
GENERAL CONDITIONS (Cost of Presence on Site)		INCL
BONDS	1.25%	\$3,302
INSURANCE	1.25%	\$3,302
PERMIT (Bldg Dept Website)	25 CENTS / SF	\$2,820
ESCALATION	4.5% PA From Aug 18	\$12,184 AUG 2019
OHP 15% MAX		\$14,288
TOTAL OF ALL CONSTRUCTION		\$300,044
DESIGN / MANAGEMENT COST SERVICES ALLOWANCE OF 15% MAX		\$45,007
TOTAL PROJECT COST		\$345,050

SCOPE:

1. Roof of the Main Library is beyond its useful life and requires replacement
2. Access by Crane is estimated as part of the project.
3. Site logistics for storage and disposal are estimated as part of the project.
4. All flashings and vertical terminations are assumed to contain asbestos.
5. Replacement of all roof drains.
6. Roof is estimated with a 20 yr warranty

MAIN LIBRARY ROOF

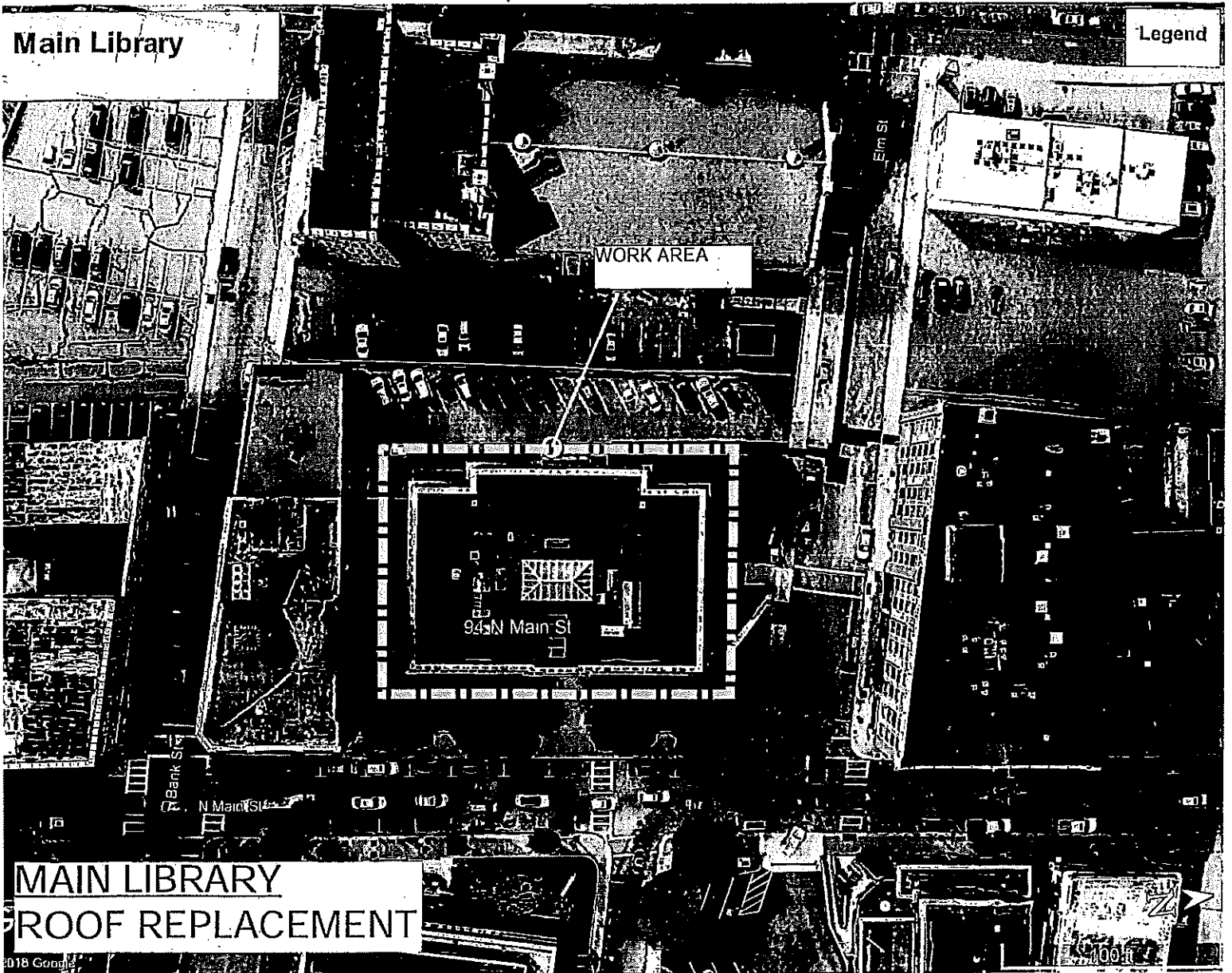
DIRECT TRADE COSTS \$251,570

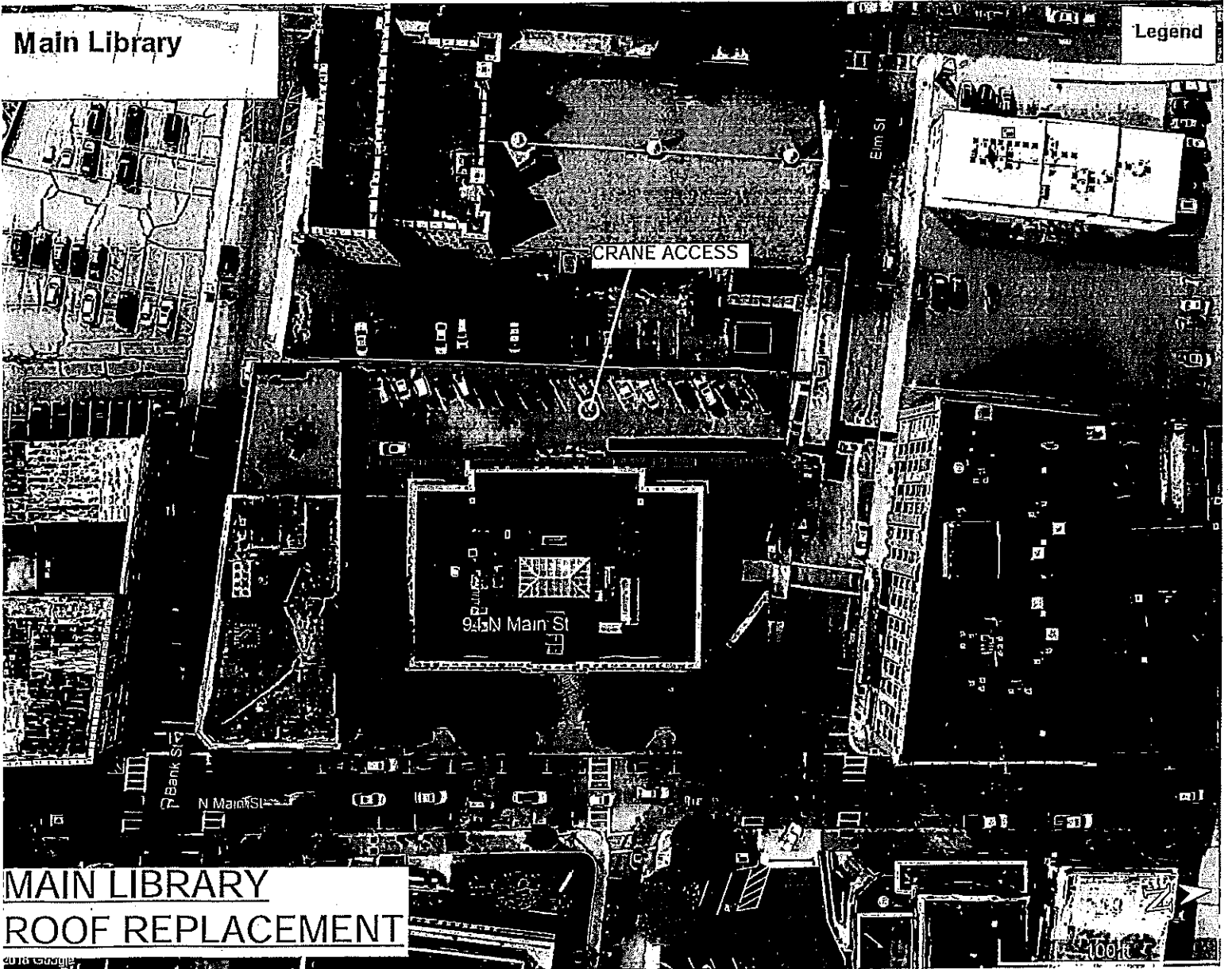
MAIN LIBRARY ROOF

CSI CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	ESTIMATED	COST SUB	TOTAL	TOTAL	COST
FLOOR AREAS									
	LOWEST FLOOR	1							
	2ND FLOOR	0							
	3RD FLOOR	0							
	4TH FLOOR	0							
	5TH FLOOR	0							
	ROOF	11,280							
H10 General Conditions									
H1010	HOISTING								
	90 TON Crane	20	HR	250.00		5,000			
	Transport / Permits	20	HR	100.00		2,000		7,000	
	SUBTOTAL								
H1011	SITE MANAGEMENT								
	Storage Fencing	3	DY	500.00		1,500			
	Dumpsters / Disposal	4	EA	600.00		2,400		3,900	
	SUBTOTAL								
H1012	SITE SUPERVISION								
	Superintendent	3	DY	1,000.00		3,000			
	Ground Labor	3	DY	750.00		2,250		5,250	
	SUBTOTAL								
TOTAL GENERAL CONDITIONS									\$16,150

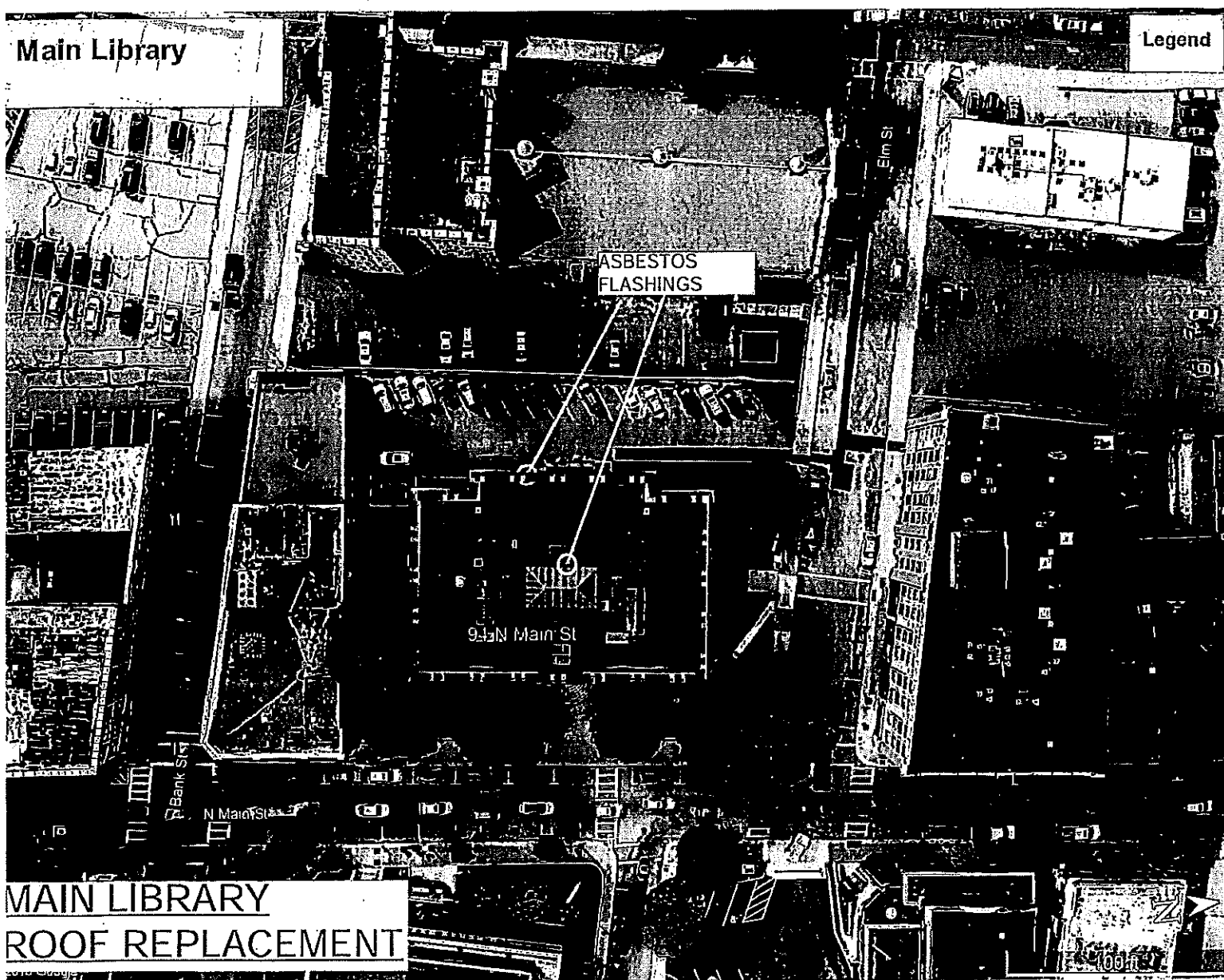
MAIN LIBRARY ROOF

CSI CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	ESTIMATED COST	SUB TOTAL	TOTAL COST
B30 ROOFING							
B3010	ROOF COVERINGS						
	EDPM 60 ml Adhered	11,280	SF	14.00	157,920		
	Taper Insulation	2,000	SF	3.00	6,000		
	SUBTOTAL					163,920	
B3020	ROOF OPENINGS / FLASHINGS						
	Vertical Parapets / Skylite	1,800	SF	25.00	45,000		
	Openings / Penetrations	15	EA	500.00	7,500		
	SUBTOTAL					52,500	
	TOTAL ROOFING						\$216,420
D20 PLUMBING							
D20	PLUMBING						
	Plumbing Drains	4	EA	1,000.00	4,000		
	SUBTOTAL					4,000	
	TOTAL PLUMBING						\$4,000
F20 SELECTIVE BUILDING DEMOLITION							
F2020	HAZMAT ABATEMENT						
	Asbestos Flashings	2,500	SF	6.00	15,000		
	SUBTOTAL					15,000	
	TOTAL SELECTIVE BLDG DEMO						\$15,000





MAIN LIBRARY
ROOF REPLACEMENT



14

Fall River Public Library

104 North Main Street

Fall River, MA 02720

508-324-2700

Fax. 508-324-2707

Fallriverlibrary.org

TO: Chris Galligher

FROM: Liane Verville

FAX: 508-324-2204

PAGES:

PHONE [Recipient phone number]

DATE: 4/20/2018

RE: roof

CC: [Names]

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments: [Your comments here]

Chris, looks like the roof was done in 1986 and then repaired in 1997.

APOLLO ROOFING & SHEET METAL, INC.

P.O. BOX 27093
PROVIDENCE, RHODE ISLAND 02907
401-781-2868

14

November 25, 1986

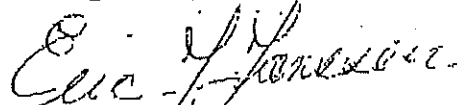
Design and Conservation
Attention: Mrs. Carol Nelson
24 North Water Street
New Bedford, MA 02740

Dear Mrs. Nelson:

RE: FALLRIVER LIBRARY
NORTH MAIN STREET
FALLRIVER, MA

Pursuant to our conversation we have investigated the leak as per your request at the library. We discovered several small penetrations in the membrane behind the north west chimney. We have temporarily repaired these punch holes in an attempt to stop the leaking. We question the origin of these penetrations and whether or not any work has gone on in that area since our completion of the new roof. If our temporary repair is successful, we will return and permanently repair these areas.

Respectfully submitted,



Eric J. Janssen
President

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ANNE B. BRENGLER, CAROL ANN NELSON, A.I.A., CHRISTOPHER T. WISE, A.I.A.

ARCHITECTS AND INTERIOR DESIGNERS

November 28, 1986

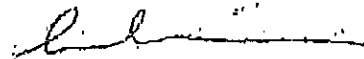
William Hargraves, Director
Office of Historic Preservation
City Hall
Fall River, MA, 02722

RE: Fall River Public Library

Dear Bill,

I am enclosing a copy of a letter I received from Eric Janssen of Apollo Roofing in regard to a roof leak at the Library last week. Although Eric's company has issued a guarantee from Goodyear Rubber Company for the roof at the library, it appears that the present problem might have been caused by other contractors or persons working on the roof. Eric reported that his men found two small penetrations in the new membrane and an area where counter flashings were bent. Please be aware that the membrane can be damaged by sharp tools or high heel shoes etc. and that the guarantee will be void if the roof is damaged by such events. Traffic on this roof should be kept to a minimum and all persons using the roof must wear soft shoes. As there may be other contractors working on the roof in the future, to install elevators, HVAC equipment etc., any future specifications should require stringent protection of the roof membrane. In the meantime, library personell and others using the roof should be made aware of the damage they could cause to the roof membrane. I am sending a copy of this letter to the Library for their information.

Sincerely,



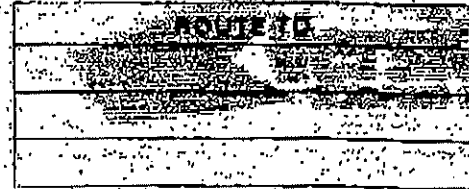
Carol Ann Nelson, AIA

cc: Fall River Public Library
Apollo Roofing

DESIGN & CONSERVATION

24 NORTH WATER STREET, NEW BEDFORD, MA 02740

(617) 997-5977



CARE & MAINTENANCE INFORMATION

Your building is now covered by one of the finest single ply roofing materials and warranties in the market today.

The following items of maintenance information are recommended by the Goodyear Tire & Rubber Company for its Versigard Roofing System. Although there is no maintenance required for the Versigard membrane, splice or flashing used in this system, the listing below should be followed in order to insure the longevity of your roof.

- 1) Clogged drains should be avoided to insure equal load across your structure.
- 2) Petroleum products if left to stand on the membrane will have an adverse effect and may degrade the surface of the membrane. Keep all petroleum products off the membrane (solvents, greases, oils or any other liquid containing petroleum products should be kept off the membrane).
- 3) Kitchen waste should not be exhausted onto the roof surface. They could reduce the life of your roof.
- 4) If your roof is to come in contact with any type of contaminant, please contact Goodyear; we have the means of analyzing any materials and will advise its effect on the membrane and its components.
- 5) Foot traffic should be kept to a minimum. Any areas which require normal maintenance within a 30 day period should have walkways to and from, as well as in, the work area. Protect your roof!
- 6) Roofing cements under no circumstances shall be used in conjunction with the Versigard system.
- 7) Temporary repairs can be made with Goodyear G-300LS, permanent repairs are to be made by an authorized Goodyear Master Roofer. Any temporary repairs should be notified to Goodyear in writing.
- 8) Areas such as counterflashings, curbs and pipes should be kept sealed watertight at all times.
- 9) If a leak occurs, don't assume that it is the membrane. Too often most leaks are curb, skylights, hatches, metal work or plumbing problem. Survey the problem first.
- 10) If any new installation is required on your roof, contact Goodyear for a recommendation as to how the unit is to be tied in to your existing roof. New work shall be done by an approved Master Roofer in compliance to the Versigard specification and warranty.

Remember with proper care and maintenance the Goodyear Versigard Roofing System will give you years of trouble-free service.

ROOFING SYSTEM GUARANTEE

The Goodyear Tire & Rubber Company warrants that Versigard Roofing Systems, when installed by a roofing contractor approved by Goodyear, will be free of defects in material and workmanship and will provide satisfactory service life without need of maintenance or repair for a period of **10 YEARS** from the date installation is completed. Should the roofing system require repair within this warranty, Goodyear will make the necessary repairs at no charge.

This warranty covers only the roofing system as defined in Goodyear's product literature. It does not cover other materials or preparatory or finishing labor which entails the use of such materials. It does not cover structural damage on the roofing system physically inflicted by accidents, man or man-made causes, acts of God, acts of nature and the like, or wear through misuse or abuse.

Claims under this warranty should be directed to:

The Goodyear Tire & Rubber Company
Roofing Systems Dept. 722
Akron, Ohio 44316

This express warranty is in lieu of all other warranties. Goodyear's responsibility shall not extend beyond the warranty period. Goodyear shall not be liable for damages of any nature for failure of the roofing system and in no event shall Goodyear's liability under this warranty or otherwise exceed the initial cost of installing the Versigard Roofing System. The owner's sole and exclusive right and remedy and Goodyear's sole obligation for any failure of the roofing system shall be as provided under this warranty.

This warranty will extend to the owner identified below for the building specified upon the owner's acceptance of its terms. It shall not be assignable but shall reissue to subsequent owners during the warranty period upon their acceptance of its terms by written signature on a duplicate form and its submittal to Goodyear.



CITY OF FALL RIVER

Building Owner

FALL RIVER LIBRARY, 94 NORTH MAIN STREET, FALL RIVER, MA 02722

Address of Building

6/19/86

Date Installation Complete

9/17/86

Date Final Inspection and Approved

AGREED

THE GOODYEAR TIRE & RUBBER COMPANY

By Building Owner

By *R. J. Collins*
Serial Number 9809

Please sign and return duplicate to Goodyear in postpaid free envelope.

GOODYEAR



ROUTE TO

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CARE & MAINTENANCE INFORMATION

Your building is now covered by one of the finest single ply roofing materials and warranties in the market today.

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- 3) Kitchen waste should not be exhausted onto the roof surface. They could reduce the life of your roof.
- 4) If your roof is to come in contact with any type of contaminant, please contact Goodyear; we have the means of analyzing any materials and will advise its effect on the membrane and its components.
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- 7) Temporary repairs can be made with Goodyear G-300LS; permanent repairs are to be made by an authorized Goodyear Master Roofer. Any temporary repairs should be notified to Goodyear in writing.
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Remember with proper care and maintenance the Goodyear Versigard Roofing System will give you years of trouble-free service.

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ANNE B. BRENNAN CAROL ANN NELSON, AIA. CHRISTOPHER T WISE, A.I.A.
ARCHITECTS AND INTERIOR DESIGNERS

April 14, 1986

William Hargraves, Director
Office of Historic Preservation
City Hall
Fall River, MA, 02722

RE: Fall River Public Library

Dear Bill,

On April 2, 1986, I inspected the condition at the perimeter of the roof at the Fall River Public Library and found that the roof boarding at the flat edge between the sloped roof and the parapet had deteriorated. As the new membrane roofing is adhered to a new insulation layer that must be firmly fastened to this decking to prevent roof blow-off in high winds, the problem of deteriorated decking must be resolved. I discussed two methods of resolving this problem with Eric Jensen of Apollo Roofing, roofing subcontractor to Eastern Construction. He has outlined two options on the enclosed work scope.

In the first option, the deteriorated decking would be removed, a thicker layer of insulation would be installed at the roof edge, to make up the difference in height, and new roof membrane adhered directly to the insulation. In the second option, the deteriorated decking would be left in place and the new roofing held down with paver blocks. The cost of the first option would be \$8981.50 and the cost of the second option \$7474.50. As the cost differential between the two options is small, I recommend the contract be amended with a change order to include the additional work described as option one. I have prepared a change order for your use if you concur with my recommendation.

Sincerely yours,



Carol Ann Nelson, AIA

DESIGN & CONSERVATION

24 NORTH WATER STREET NEW BEDFORD, MA 02740

(617) 997-5977

APOLLO ROOFING & SHEET METAL, INC.

P.O. BOX 27093
PROVIDENCE, RHODE ISLAND 02907
401-781-2868

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April 7, 1986

Design & Conservation
24 North Water Street
New Bedford, MA
Attn: Mrs. Carol Nelson

Dear Mrs. Nelson:

ROOFING FALL RIVER LIBRARY

ROOFING -- Deteriorated wood substrate under existing built-up roofing system at base of perimeter parapet walls.

1st. At the existing roofing system back approximately 4' four feet from the edge the parapet where the roof abuts.

2nd. Remove the existing roofing system, base flashing, and deteriorated wood.

3rd. Over the exposed surface install a layer of 2" N.R.G. barrier board insulation embedded into a solid pouring of hot steep asphalt.

4th. The new Versigard membrane will extend down from the sloped roof covering the new 2" insulation and turn up the vertical surface of the parapet wall terminating under the existing counter flashing. The membrane will be fully adhered.

5th. Where the membrane turns up the parapet wall install a new pressure treated 1"x4" vertical nailer as per Goodyear drawing number GY-6110.

6th. Cover the new wood nailer with a 9" strip of Versigard uncured membrane fully adhered.

Proceed with the new roofing system as per original drawing and specifications.

ALTERNATE METHOD

1st. Instead of removing the deteriorated substrate, go over the existing surface with the layer of 1" N.R.G. Barrier board loosely laid.

2nd. Proceed in installing the new membrane in the same manner as above adhered to the insulation and the existing reinforced fabric base flashing.

3rd. Install a vertical nailer and 9" uncured membrane in the same manner as above.

4th. Over the area where the insulation is loosely laid install a second layer of .060 Versigard membrane. Over the top surface of the second layer of membrane install concrete roof pavers 12"x12" for ballast approximate weight 11 lbs. each.

Apr. 20, 2018 5:06PM

No. 0922 P. 9

APOLLO ROOFING & SHEET METAL, INC.

P.O. BOX 27093
PROVIDENCE, RHODE ISLAND 02907
401-781-2868

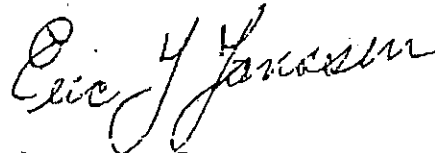
14

April 7, 1986

Page Two

We cannot guarantee that if the alternate method is used that the trapped moisture will not cause problems in future with the bonding adhesive.

Apollo Roofing & Sheet Metal, Inc.



Eric J. Janssen
President

lai

Apr. 20. 2018 5:06PM

No. 0922 P. 10



City of Fall River, Massachusetts

PUBLIC LIBRARY

14

REGINA E. SLEZAK
LIBRARY ADMINISTRATOR

104 NORTH MAIN STREET
FALL RIVER, MA 02720-2122
508-324-2700
VOICE/TTY
FAX 508-324-2707

To: Ron Costa, Administrator of Public Works

From: Regina E. Slezak, Library Administrator *ROS*

Date: June 22, 1997

Subject: Repairs to Main Library Roof

Enclosed are specs for the repairs needed to the Main Library roof. According to Arlene these need to be sent out on a requisition from your department. Also enclosed are three quotes received earlier that Purchasing says cannot be used but provide an idea of the cost. These companies could be sent the specs. Also send specs to Apollo Roofing, 316 Lockwood Avenue, Providence, RI as they installed the roof.

Apr. 20. 2018 5:06PM

No. 0922 P. 11

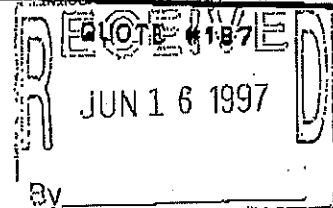
14

97-06-16 15:57 UNIVERSAL ROOFING CO.

Proposal

Page No. of Pages

**UNIVERSAL ROOFING
& SHEET METAL CO., INC.**
25 Nauset St. P.O. Box N-1122
NEW BEDFORD, MA 02746
993-6363 994-8482



By

PROPOSAL SUBMITTED TO Dollins Construction Co.		PHONE 678-5201	DATE 6/16/97
STREET PO BOX 2569		JOB NAME ROOF REPAIRS TO FALL RIVER PUBLIC LIBRARY	
CITY, STATE AND ZIP CODE Fall River, MA 02722		JOB LOCATION N. MAIN ST., FALL RIVER, MA	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

Furnishing the following Labor and Material for the above mentioned project.

- A.) Re-strip approximately 65' of flashing located in front of building
- B.) Repair flashing which is in question according to manufacturer's recommendations
- C.) Price includes all hoisting and rigging

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

TWO THOUSAND SIX HUNDRED THIRTY TWO AND 00/100 — — — — — dollars (\$ **2,632.00**).

Payment to be made as follows:

upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

[Signature]

Under Secretary/Treasurer

NOTE: This proposal may be withdrawn by us if not accepted within **30** days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____

Apr. 20, 2018 5:07PM

No. 0922 P. 12

0 0

14

Paul Caron
President



Proposal

Quality Roofing, Inc.

71 Belmont Street Fall River, MA 02720
Telephone (508) 675-9977

RUBBER ROOFING, SHINGLES
SEAMLESS GUTTERS, PAINTING



RECEIVED
JUN 17 1997

PROPOSAL SUBMITTED TO COLLINS CONSTRUCTION		PHONE	DATE 6/17/97
STREET 33 SWINDELL STREET		JOB NAME FALL RIVER PUBLIC LIBRARY	
FALL RIVER, MA		JOB LOCATION	
CITY, STATE AND ZIP CODE			
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

THE FOLLOWING IS OUR QUOTATION TO FURNISH LABOR AND MATERIALS TO DO THE WORK DESCRIBED BELOW:

1. INSPECT ROOF FOR ANY DEFECTS INCLUDING SEAMS THAT HAVE SPLIT OPEN OR ANY JOINTS IN THE MEMBRANE.

ALL AREAS WHICH ARE CAUSING PROBLEMS SHALL BE FLASHED WITH AN UNCURED FLASHING MEMBRANE WHICH WILL BE PROPERLY ADHERED TO PROVIDE A WATERTIGHT JOINT SYSTEM.

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of: **Three Thousand Two Hundred and 00/100 Dollars**

3,200.00

Payment to be made as follows: _____ dollars (\$ _____).

PAYMENT DUE AT COMPLETION OF JOB

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our work is fully covered by Workmen's Compensation Insurance.

Authorized
Signature

Paul Caron

NOTE: This proposal may be withdrawn by us if not accepted within _____

0 days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

of Acceptance: _____

Apr. 20, 2018 5:07PM

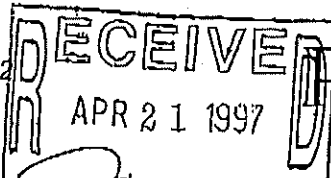
No. 0922 P. 13

Page No. 1 of 1

HYDRO-STOP ROOFING SYSTEMS

Edmond R. Jean
43 Water Street
ASSONET, MASSACHUSETTS 02702

(508) 644-3480



PROPOSAL

14

TO COLLINS CONSTRUCTION CO.
33 SWINDELL STREET
P.O. BOX 2569
FALL RIVER, MA 02722

PHONE

678-5201

DATE

4/17/97

JOB NAME / LOCATION

FALL RIVER PUBLIC LIBRARY
N. MAIN STREET
FALL RIVER, MA

JOB NUMBER

2403

JOB PHONE

We hereby submit specifications and estimates for:

WE WISH TO SUBMIT OUR QUOTATION FOR FURNISHING LABOR AND MATERIALS TO PERFORM THE FOLLOWING WORK:

1. MAKE ALL NECESSARY REPAIRS TO RUBBER ROOF BY FLASHING IN APPROX. 60 FT AT BASE OF WALL IN FRONT OF BUILDING.
2. ALSO FLASH IN AREAS ON ROOF WHERE EXISTING FLASHING HAS LET GO THIS WILL BE DONE BY USING A NEOPRENE FLASHING MATERIAL WHICH WILL BE FABRICATED TO DETAIL ON JOBSITE. THIS WILL BE PROPERLY CLEANED, GLUED, AND CAULKED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

Two Thousand Eight Hundred Fifty and 00/100 Dollars

dollars (\$ 2,850.00)

Payment to be made as follows:

ANCE DUE UPON COMPLETION OF WORK

Material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Workers are fully covered by Worker's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within

60

days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Signature

Signature of Acceptance:

14

COLLINS CONSTRUCTION CO., INC.

GENERAL CONTRACTORS

33 Swindells St.
P.O. Box 2569
Fall River, Mass. 02722
(508) 678-5201
Fax (508) 672-2960

June 18, 1997

Fall River Public Library re: Main Branch
North Main St.
Fall River, MA.

Attn: Regina Slezak

Dear Ms. Slezak:

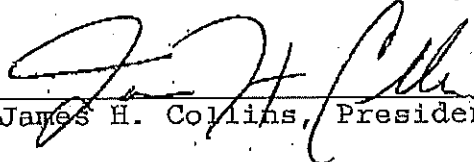
Enclosed are three competitive bids for repair work of the roof at the above mentioned building.

I have worked with all three of the sub-contractors in the past and feel confident that the scope of work is understood.

Although all three of these proposals are addressed to Collins Constuction, the sub-contractors are aware they will be working directly for the City of Fall River.

We hope this information is helpful.

Very truly yours,
COLLINS CONSTRUCTION CO., INC.


James H. Collins, President

JHC/nsf

Encl.

14

The City of Fall River Department of Public Works is seeking quotations for repairs to the roof of the Main Library of the Fall Public River Public Library, 104 North Main Street, Fall River, MA.

Quotations are sought for the following:

1. Re-strip approximately 65 feet of flashing located in front of building.
2. Repair flashing in areas on roof where existing flashing has let go.

The roof is a fully adhered Goodyear Versigard .060 EPDM rubber membrane. All repairs must be done according to manufacturer's specifications.



14



14

14

CITY OF FALL RIVER

To the City Council

Councillors:

The Committee on Finance, at a meeting held on February 19, 2019 voted 7 yeas, 1 nay to recommend that the accompanying order be referred to the Committee on Public Works and Transportation, with Councilor Steven A. Camara voting in the negative and Councilor Derek R. Viveiros absent and not voting.



City Clerk

CITY OF FALL RIVER

15

To the City Council

Councillors:

The Committee on Ordinances and Legislation, at a meeting held on April 3, 2019, voted unanimously to recommend the accompanying proposed ordinance, accompanied by an emergency preamble, be passed through first reading, second reading, passed to be enrolled and passed to be ordained, with Councilor Shawn E. Cadime absent and not voting.

Cullen A. Taylor
Clerk of Committees

EMERGENCY PREAMBLE

WHEREAS, the immediate passage of the accompanying proposed ordinance is deemed necessary inasmuch as it vitally affects the health and safety of the public, now therefore

BE IT RESOLVED, that said ordinance is hereby deemed an emergency measure in accordance with the provisions of Section 2-9(b) of the City Charter.

BE IT ORDAINED by the City Council of the City of Fall River, as follows:

That Chapter 70 of the Code of the City of Fall River, Massachusetts, 2018, which chapter relates to traffic be amended as follows:

By inserting in Section 70-387, which section relates to handicapped parking generally, the following:

Name of Street	Side	Location
Andrew Street	West	Starting at a point 124 feet south of Mt. Hope Avenue, for a distance of 20 feet southerly
Buffinton Street	North	Starting at a point 274 feet west of Dover Street, for a distance of 20 feet westerly
Downing Street	South	Starting at a point 116 feet east of Goss Street, for a distance of 20 feet easterly
Eastern Avenue	East	Starting at a point 85 feet south of Barnes Street, for a distance of 20 feet southerly
Oliver Street	South	Starting at a point 105 feet east of Broadway, for a distance of 20 feet easterly
Orange Street	West	Starting at a point 22 feet south of Pine Street, for a distance of 20 feet southerly
Plymouth Avenue	West	Starting at a point 20 feet south of Fifth Street, for a distance of 20 feet southerly
Snell Street	North	Starting at a point 178 feet east of Plymouth Avenue, for a distance of 20 feet easterly
Sprague Street	South	Starting at a point 212 feet east of South Beach Street, for a distance of 20 feet easterly

CITY OF FALL RIVER

16

To the City Council

Councillors:

The Committee on Ordinances and Legislation, at a meeting held on April 3, 2019, voted unanimously to recommend that the accompanying proposed ordinance be passed through first reading, with Councilor Shawn E. Cadime absent and not voting.

Colleen A. Taylor
Clerk of Committees

City of Fall River, *In City Council*

16

BE IT ORDAINED by the City Council of the City of Fall River, as follows:

That Chapter 70 of the Code of the City of Fall River, Massachusetts, 2018, which chapter relates to traffic be amended as follows:

By striking out in Section 70-387, which section relates to handicapped parking the following:

Name of Street	Side	Location
Bradford Avenue	North	Starting at a point 214 feet east of Bay Street, for a distance of 20 feet easterly
Crawford Street	West	Starting at a point 62 feet east of Charles Street, for a distance of 20 feet southerly
Merino Street	North	Starting at a point 49 feet west of Pitman Street, for a distance of 20 feet westerly
Morgan Street	North	Starting at a point 62 feet east of John Street, for a distance of 20 feet easterly
South Beach Street	West	Starting at a point 121 feet south of Sprague Street, for a distance of 20 feet southerly
Winter Street	West	Starting at a point 72 feet north of Walnut Street, for a distance of 20 feet northerly

CITY OF FALL RIVER

17

To the City Council

Councillors:

The Committee on Ordinances and Legislation, at a meeting held on April 3, 2019, voted unanimously to recommend that the accompanying proposed ordinance be passed through first reading, with Councilor Shawn E. Cadime absent and not voting.

Cullen A. Taylor
Clerk of Committees

City of Fall River, *In City Council*

17

BE IT ORDAINED by the City Council of the City of Fall River, as follows:

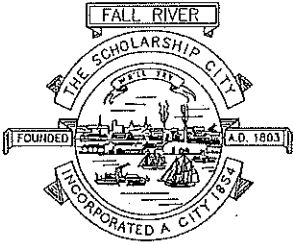
That Chapter 50 of the Code of the City of Fall River, Massachusetts, 2018, which chapter relates to Personnel be amended as follows:

By striking in Section 50-301, which section relates to Salary schedules for executive officers, department heads, and non-union personnel, the following:

Accreditation Coordinator	7-1-2017	Not to exceed \$39,715.85
---------------------------	----------	---------------------------

and inserting in place thereof the following:

Accreditation Coordinator	7-1-2019	Not to exceed \$60,000.00
---------------------------	----------	---------------------------



City of Fall River
Massachusetts
Office of the Mayor

17

JASIEL F. CORREIA II
Mayor

January 31, 2019

Honorable Members of the City Council
One Government Center
Fall River, MA 02720

CITY CLERK
FALL RIVER, MA

2019 JAN 31 P 4:52

RECEIVED

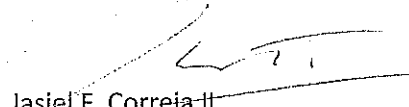
RE: Police Department Accreditation Coordinator

Honorable Council:

Police Chief Al Dupere has requested a salary change for the position of Accreditation Coordinator within the Police Department (see attached). The Chief would like to add duties to this position and provide a more competitive salary.

You review and approval of this proposed Ordinance change is respectfully requested.

Best Regards,


Jasiel F. Correia II
Mayor

CITY OF FALL RIVER
IN CITY COUNCIL

FEB - 5 2019

*Referred to the
Committee on Ordinances
and Legislation*



City of Fall River, Massachusetts Police Department

Office of the Chief of Police

17

Albert F. Dupere
Chief of Police

685 Pleasant St.
Fall River, MA 02721
Tel. 508-324-2787
Fax: 508-324-2809
TDD: 508-324-2790

January 30, 2018

Honorable Jasiel Correia
Mayor of Fall River
One Government Center
Fall River, Ma 02722

Dear Mayor Correia,

I am writing to respectfully request that the following City Ordinance be amended by changing the salary to not to exceed \$60,000.

§ 50-301 Salary schedules for executive officers, department heads and non-union personnel.

Accreditation Coordinator ACCR 7-1-2017 Not to exceed \$39,715.85

I have researched similar positions in the field and the average pay rate is between \$54,000 and \$77,930 per year. I am in the process of adding additional duties to the position to conform to accreditation standards; therefore, I request that the maximum be raised to \$60,000.

Thank you for your consideration of this request.

Sincerely,


Albert F. Dupere
Chief of Police

CITY OF FALL RIVER

18

To the City Council

Councillors:

The Committee on

Ordinances and Legislation, at a meeting held on April 3, 2019, voted unanimously to recommend that the accompanying communication be approved, with Councilor Shawn E. Cadime absent and not voting.

Cullen A. Taylor
Clerk of Committees

18



City of Fall River Massachusetts

Department of Community Maintenance **RECEIVED**

CEMETERIES • MUNICIPAL BUILDINGS • ENGINEERING • SANITATION •
PARKS • STREETS & HIGHWAYS • TRAFFIC & PARKING • VEHICLES

Engineering Division

2018 DEC -7 P 12:11

JASIEL F. CORREIA II
Mayor

CITY CLERK JOHN A. PERRY JR.
FALL RIVER *Director*

JR FREY, P.E.
City Engineer

To: Fall River City Council
From: J R Frey, P.E., City Engineer *JR*
Date: December 6, 2018
Subject: Street Opening Request for Pavement Less Than Five Years Old

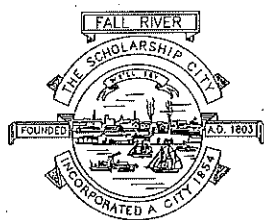
The Engineering Division has received a request for a road opening to install a fire suppression water line at 471 Center Street. Center St. between Broadway and South Main St. was paved in 2018. The improvements are less than one year old.

A variance was granted to the property to allow for a change in use. The change in use requires a new fire suppression system which requires a new, dedicated connection to the water main.

The Engineering Division recommends approval of the request subject to the following conditions for pavement restoration in streets less than five years old:

- 1) All work shall meet or exceed the "Standards Employed by the Public Utility Operators When Restoring Municipal Streets" (the Standards) as published by the Commonwealth of Massachusetts Division of Telecommunications and Industry and with the requirements of the Fall River City Council;
- 2) All excavated material shall be removed from the site and appropriately disposed of;
- 3) Backfill shall consist of Controlled Density Fill (CDF) in conformance with City Ordinance;
- 4) Binder material meeting Superpave 12.5mm MassDOT specification shall be placed in two (2) lifts of two and one-half inches (2.5") compacted depth for a total depth of five-inches (5") compacted, with tack applied along the edges, the subgrade, and between lifts;
- 5) A settlement period of six (6) weeks shall occur, and within three (3) weeks of the conclusion of the settlement period, the contractor shall return to complete the final patch;
- 6) The final patch shall be constructed by cutting a tapered edge six-inches (6") outside the existing patch, one and one-half inches (1 ½") deep into the existing pavement, and removal of pavement within the tapered edge to a minimum depth of one and one-half inches (1 ½");

18



City of Fall River Massachusetts

Department of Community Maintenance

CEMETERIES • MUNICIPAL BUILDINGS • ENGINEERING • SANITATION •
PARKS • STREETS & HIGHWAYS • TRAFFIC & PARKING • VEHICLES

Engineering Division

JASIEL F. CORREIA II
Mayor

JOHN A. PERRY JR.
Director

JR FREY, P.E.
City Engineer

- 7) The patch area shall be heated using infrared to a surface temperature sufficient to allow remixing asphalt without oxidation or burning, but in no case shall the surface temperature exceed 350 degrees F;
- 8) Tack shall be applied to the entire exposed surface and a surface course meeting the Superpave 9.5mm MassDOT specification shall be placed with a minimum compacted thickness of one and one-half inches (1 ½");
- 9) The surface shall be compacted using a steel drum roller, resulting in a smooth, tight, pavement surface which matches the grade of the existing pavement;
- 10) Sand should be evenly distributed over the surface to fill small voids and absorb excess sealant if surface sealant is applied;
- 11) The repaired area shall be allowed to cool to 175 degrees F before opening to traffic.

Prior to opening the street, the applicant shall provide to the City Engineer a copy of the contract for any subcontractor providing work covered by this application. A minimum of 24-hours in advance of excavation, the contractor must call the Engineering Division at 508-324-2512 to request inspection services. Material specifications shall be provided to the City Engineer for all materials brought to the site for use as backfill, base course, and surface course.

CITY OF FALL RIVER
IN CITY COUNCIL

DEC 18 2018

*Referred to the
Committee on Public
Works & Transportation*

CITY OF FALL RIVER
IN CITY COUNCIL

FEB - 5 2019

*Referred to the Committee
on Ordinances and Legislation*

CITY OF FALL RIVER

19

To the City Council

Councillors:

The Committee on Regulations, at a meeting held on April 3, 2019, voted unanimously to recommend that the accompanying resolution be granted leave to withdraw, with Councilor Shawn E. Cadime absent and not voting.

Cullen A. Taylor
Clerk of Committees

(Councilor Leo O. Pelletier)
(Councilor Derek R. Viveiros)

WHEREAS, a license to operate an auto repair shop was granted to Phillip Deducca,
doing business as 851 Motor Sales, and

WHEREAS, neighbors recently expressed concerns regarding vehicles being parked on
the sidewalk, storage of used tires and hours of operation, now therefore

BE IT RESOLVED, that the Committee on Regulations meet to review the license held
by Phillip Deducca, operating at 851 Globe Street, to address these concerns.

In City Council, May 29, 2018
Adopted.

A true copy. Attest:

Alison M. Bouchard

City Clerk

*Filed
9-11-18*

CITY OF FALL RIVER

20

To the City Council

Councillors:

The Committee on Regulations, at a meeting held on April 3, 2019, voted unanimously to recommend that the accompanying order be adopted, with Councilor Shawn E. Cadime absent and not voting.

Cullen A. Taylor
Clerk of Committees

WHEREAS, the following order for the transfer of an auto repair shop license as follows:

License no. 94 located at 851 Globe Street from Phillip DeDucca d/b/a 851 Motor Sales, to Christopher Pineault, d/b/a MP's Auto Repair

and, on March 19, 2019 the order was referred to the Committee on Regulations now therefore, be it

ORDERED, that the attached application for the transfer of an auto repair shop license be and the same is hereby approved:

License no. 94 located at 851 Globe Street from Phillip DeDucca d/b/a 851 Motor Sales, to Christopher Pineault, d/b/a MP's Auto Repair

ORDERED, that permission be and the same is hereby granted for the transfer of auto repair shop license no. 94 located at 851 Globe Street from Phillip DeDucca d/b/a 851 Motor Sales, to Christopher Pineault, d/b/a MP's Auto Repair.

CITY OF FALL RIVER
IN CITY COUNCIL

MAR 19 2019

*Referred to the
Committee on Regulations*

CITY OF FALL RIVER

To the City Council

Councillors:

The Committee on Health and Environmental Affairs at a meeting held on April 2, 2019 voted unanimously to recommend that the accompanying resolution be submitted to the full Council for action, with Councilor Stephen R. Long absent and not voting.

Colleen A. Taylor
Clerk of Committees

City of Fall River, *In City Council*

21

(Committee on Health and Environmental Affairs)

WHEREAS, plastic "t-shirt" bags are a significant detriment to a cleaner community and

WHEREAS, many communities are establishing ordinances and legislation to replace these plastic "t-shirt" bags with more environmentally responsible means of transporting products and

WHEREAS, House Bill No. 771 is a proposed Act reducing plastic bag pollution, now therefore

BE IT RESOLVED, that the Fall River City Council go on record in support of this bill and encourages Fall River legislators to support its passage.

HOUSE No. 771

The Commonwealth of Massachusetts

PRESENTED BY:

Lori A. Ehrlich and James B. Eldridge

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act reducing plastic bag pollution.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
<i>Lori A. Ehrlich</i>	<i>8th Essex</i>
<i>James B. Eldridge</i>	<i>Middlesex and Worcester</i>
<i>Jack Patrick Lewis</i>	<i>7th Middlesex</i>
<i>Rebecca L. Rausch</i>	<i>Norfolk, Bristol and Middlesex</i>
<i>Tami L. Gouveia</i>	<i>14th Middlesex</i>
<i>Mike Connolly</i>	<i>26th Middlesex</i>
<i>Louis L. Kafka</i>	<i>8th Norfolk</i>
<i>Denise Provost</i>	<i>27th Middlesex</i>
<i>James Arciero</i>	<i>2nd Middlesex</i>
<i>Brian M. Ashe</i>	<i>2nd Hampden</i>
<i>Bruce J. Ayers</i>	<i>1st Norfolk</i>
<i>Ruth B. Balser</i>	<i>12th Middlesex</i>
<i>Christine P. Barber</i>	<i>34th Middlesex</i>
<i>John Barrett, III</i>	<i>1st Berkshire</i>
<i>Michael J. Barrett</i>	<i>Third Middlesex</i>
<i>Jennifer E. Benson</i>	<i>37th Middlesex</i>
<i>Natalie M. Blais</i>	<i>1st Franklin</i>
<i>Paul Brodeur</i>	<i>32nd Middlesex</i>

<i>Antonio F. D. Cabral</i>	<i>13th Bristol</i>
<i>Tackey Chan</i>	<i>2nd Norfolk</i>
<i>Michelle L. Ciccolo</i>	<i>15th Middlesex</i>
<i>Edward F. Coppinger</i>	<i>10th Suffolk</i>
<i>Brendan P. Crighton</i>	<i>Third Essex</i>
<i>Daniel R. Cullinane</i>	<i>12th Suffolk</i>
<i>Josh S. Cutler</i>	<i>6th Plymouth</i>
<i>Julian Cyr</i>	<i>Cape and Islands</i>
<i>Michael S. Day</i>	<i>31st Middlesex</i>
<i>Marjorie C. Decker</i>	<i>25th Middlesex</i>
<i>Sal N. DiDomenico</i>	<i>Middlesex and Suffolk</i>
<i>Mindy Domb</i>	<i>3rd Hampshire</i>
<i>Paul J. Donato</i>	<i>35th Middlesex</i>
<i>Michelle M. DuBois</i>	<i>10th Plymouth</i>
<i>Carolyn C. Dykema</i>	<i>8th Middlesex</i>
<i>Nika C. Elugardo</i>	<i>15th Suffolk</i>
<i>Dylan A. Fernandes</i>	<i>Barnstable, Dukes and Nantucket</i>
<i>Carole A. Fiola</i>	<i>6th Bristol</i>
<i>Sean Garballey</i>	<i>23rd Middlesex</i>
<i>Denise C. Garlick</i>	<i>13th Norfolk</i>
<i>Carmine Lawrence Gentile</i>	<i>13th Middlesex</i>
<i>Carlos González</i>	<i>10th Hampden</i>
<i>Kenneth I. Gordon</i>	<i>21st Middlesex</i>
<i>Danielle W. Gregoire</i>	<i>4th Middlesex</i>
<i>James K. Hawkins</i>	<i>2nd Bristol</i>
<i>Stephan Hay</i>	<i>3rd Worcester</i>
<i>Jonathan Hecht</i>	<i>29th Middlesex</i>
<i>Natalie M. Higgins</i>	<i>4th Worcester</i>
<i>Bradford Hill</i>	<i>4th Essex</i>
<i>Kate Hogan</i>	<i>3rd Middlesex</i>
<i>Russell E. Holmes</i>	<i>6th Suffolk</i>
<i>Patricia D. Jehlen</i>	<i>Second Middlesex</i>
<i>Hannah Kane</i>	<i>11th Worcester</i>
<i>Patrick Joseph Kearney</i>	<i>4th Plymouth</i>
<i>Mary S. Keefe</i>	<i>15th Worcester</i>
<i>Kay Khan</i>	<i>11th Middlesex</i>
<i>Kathleen R. LaNatra</i>	<i>12th Plymouth</i>
<i>John J. Lawn, Jr.</i>	<i>10th Middlesex</i>
<i>David Henry Argosky LeBoeuf</i>	<i>17th Worcester</i>

<i>Jason M. Lewis</i>	<i>Fifth Middlesex</i>
<i>Jay D. Livingstone</i>	<i>8th Suffolk</i>
<i>Joan B. Lovely</i>	<i>Second Essex</i>
<i>Adrian C. Madaro</i>	<i>1st Suffolk</i>
<i>Elizabeth A. Malia</i>	<i>11th Suffolk</i>
<i>Paul W. Mark</i>	<i>2nd Berkshire</i>
<i>Paul McMurtry</i>	<i>11th Norfolk</i>
<i>Joan Meschino</i>	<i>3rd Plymouth</i>
<i>Christina A. Minicucci</i>	<i>14th Essex</i>
<i>Liz Miranda</i>	<i>5th Suffolk</i>
<i>Mathew J. Muratore</i>	<i>1st Plymouth</i>
<i>Brian W. Murray</i>	<i>10th Worcester</i>
<i>Tram T. Nguyen</i>	<i>18th Essex</i>
<i>Patrick M. O'Connor</i>	<i>Plymouth and Norfolk</i>
<i>Sarah K. Peake</i>	<i>4th Barnstable</i>
<i>Alice Hanlon Feisch</i>	<i>14th Norfolk</i>
<i>Elizabeth A. Poirier</i>	<i>14th Bristol</i>
<i>David Allen Robertson</i>	<i>19th Middlesex</i>
<i>Maria Duaiame Robinson</i>	<i>6th Middlesex</i>
<i>David M. Rogers</i>	<i>24th Middlesex</i>
<i>Daniel J. Ryan</i>	<i>2nd Suffolk</i>
<i>Lindsay N. Sabadosa</i>	<i>1st Hampshire</i>
<i>Jon Santiago</i>	<i>9th Suffolk</i>
<i>Thomas M. Stanley</i>	<i>9th Middlesex</i>
<i>José F. Tosado</i>	<i>9th Hampden</i>
<i>Paul F. Tucker</i>	<i>7th Essex</i>
<i>Steven Ultrino</i>	<i>33rd Middlesex</i>
<i>Aaron Vega</i>	<i>5th Hampden</i>
<i>RoseLee Vincent</i>	<i>16th Suffolk</i>
<i>Tommy Vitolo</i>	<i>15th Norfolk</i>
<i>Thomas P. Walsh</i>	<i>12th Essex</i>
<i>Susannah M. Whipps</i>	<i>2nd Franklin</i>

HOUSE No. 771

By Representative Ehrlich of Marblehead and Senator Eldridge, a petition (accompanied by bill, House, No. 771) of Lori A. Ehrlich, James B. Eldridge and others for legislation to reduce plastic bag pollution by requiring the availability of reusable bags at certain stores. Environment, Natural Resources and Agriculture.

The Commonwealth of Massachusetts

In the One Hundred and Ninety-First General Court
(2019-2020)

An Act reducing plastic bag pollution.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. The General Laws are hereby amended by inserting after chapter 210 the following chapter:

CHAPTER 21P.

PLASTIC BAG REDUCTION

Section 1. As used in this chapter, the following words shall have the following meanings unless the context clearly requires otherwise:

“Postconsumer recycled material”, a material that would otherwise be destined for solid waste disposal, having completed its intended end use and product life cycle. Postconsumer recycled material does not include materials and byproducts generated from, and commonly reused within, an original manufacturing and fabrication process.

11 “Recycled paper bag”, a paper bag that is (i) 100 per cent recyclable; (ii) contains a
12 minimum of 40 per cent postconsumer recycled materials, provided, however, that an 8 pound or
13 smaller recycled paper bag shall contain a minimum of 20 per cent postconsumer recycled
14 material; and (iii) displays the words "Recyclable" and "made from 40% post-consumer recycled
15 content" or other applicable amount in a visible manner on the outside of the bag.

16 “Reusable grocery bag”, a sewn bag with stitched handles that is (i) specifically designed
17 and manufactured for at least 175 uses; (ii) can carry 25 pounds over a distance of 300 feet; and
18 (iii) is made of cloth or other machine-washable fabric other than polyethylene or polyvinyl
19 chloride.

20 “Single-use carryout bag”, a bag made of plastic, paper, or other material that is provided
21 by a store to a customer at the point of sale and that is not a recycled paper bag or a reusable
22 grocery bag. A single-use carryout bag does not include the following: (i) a paper bag provided
23 by a pharmacy to a customer purchasing a prescription medication; (ii) a non-handled bag used
24 to protect items from damaging or contaminating other purchased items placed in a recycled
25 paper bag, a reusable grocery bag; (iii) a bag provided to contain an unwrapped food item; or (iv)
26 a non-handled bag that is designed to be placed over articles of clothing on a hanger.

27 “Store”, a retail establishment, person, corporation, partnership, business venture, or
28 vendor that sells or provides merchandise, goods or materials directly to a customer, whether for
29 or not for profit, including but not limited to restaurants, pharmacies, convenience and grocery
30 stores, liquor stores, seasonal and temporary businesses, farmers markets, public markets,
31 jewelry stores, and household goods stores, provided however, the term store does not include
32 bazaars, fairs or festivals operated by nonprofit organizations or religious institutions

33 Section 2. (a) Except as provided in this section on and after August 1, 2019, a store shall
34 not provide a single-use carryout bag to a customer at the point of sale.

35 (b) From the date of enactment until August 1, 2019, a store may make available for
36 purchase at the point of sale a single-use carryout bag, reusable grocery bag, or recycled paper
37 bag. A store that makes single-use carryout bags or recycled paper bags available for purchase
38 prior to August 1, 2019 shall sell the single-use carryout bag or recycled paper bag for \$0.10.

39 (c) On and after August 1, 2019, a store shall make available for purchase a recycled
40 paper bag, for a charge of \$0.10.

41 (d) On and after August 1, 2019, a store may make available for purchase a reusable
42 grocery bag, for a charge of no less than \$0.10.

43 (e) All moneys collected pursuant to this section shall be retained by the store.

44 (f) The department of environmental protection shall promulgate regulations with regard
45 to the enforcement of this chapter.

46 Section 3. Nothing in this chapter shall preempt further limitation of single-use carryout
47 bags by any political subdivision of the Commonwealth enacted after the enactment of this law;
48 provided, however, that any municipality with an existing ordinance or by-law banning plastic
49 bags shall be null and void on August 1, 2019.

CITY OF FALL RIVER

22

To the City Council

Councillors:

The Committee on Economic Development and Tourism at a meeting held on April 2, 2019 voted unanimously to recommend that the accompanying order be adopted, with Councilor Stephen R. Long absent and not voting.

Cameron A. Taylor
Clerk of Committees

City of Fall River, *In City Council*

22

ORDERED, that the City Council hereby approves the attached Downtown Urban Renewal Plan for submission to the Department of Housing and Community Development (DHCD).

Added 12-17-18

CITY OF FALL RIVER
IN CITY COUNCIL

SEP 25 2018

*Referred to the
Committee on Economic
Development and Tourism*



City of Fall River
Massachusetts

Planning Department

RECEIVED 22

2018 AUG 30 A 11:59

CITY CLERK _____
FALL RIVER, MA

JASIEL F. CORREIA II
Mayor

WILLIAM D. ROTH JR., AICP
City Planner

August 30, 2018

The Honorable City Council
One Government Center
Fall River, MA 02722

RE: Downtown and Waterfront - Urban Renewal Plans


Dear Councilors:

The Fall River Redevelopment Authority submitted the above referenced Urban Renewal Plans (URP's) to the City. Per State law, the Planning Board on May 9, 2018, held a public hearing and found that the URP's were consistent with the Master Plan and forwarded their findings and recommendation onto City Council. On June 26, 2018, City Council held their required public hearing, at the close of the hearing it was requested that the Plan's be made available to the public, allow an additional comment period and the affected property owners be contacted about where they can review the URP's and how to comment.

The URP's were made available to the public on the City Website, hard copies were made available at City Clerk's office, Planning Department and Library. A letter was mailed to the affected property owners, which was the third notice mailed throughout this process. As of the date of this letter, no formal written public comments have been received, the Planning Department received about six phone calls from affected property owners inquiring about the UPR's and what it was. I explained the URP's to them, discussed recommendations for their individual properties and requested them to email me any comments.

Staff feels that sufficient time has passed for public comment and recommends that the UPR's be placed on the next agenda for their consideration and action.

Sincerely,


William D. Roth, JR., AICP
City Planner

CITY OF FALL RIVER
IN CITY COUNCIL
SEP 11 2018

a/c placed on file

cc. Mayor's Office
Redevelopment Authority
File

CITY OF FALL RIVER

23

To the City Council

Councillors:

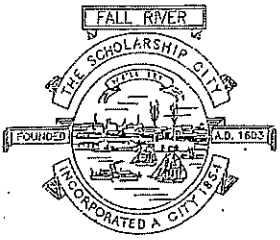
The Committee on Economic Development and Tourism at a meeting held on April 2, 2019 voted unanimously to recommend that the accompanying order be adopted, as amended, with Councilor Stephen R. Long absent and not voting.

Cullen A. Taylor
Clerk of Committees

ORDERED, that the City Council hereby approves the attached Waterfront Urban Renewal Plan for submission to the Department of Housing and Community Development (DHCD), with the following changes:

By deleting the following properties from the plan:

56 Water Street	Assessors Parcel ID# N-16-0011
115 Anawan Street	Assessors Parcel ID# N-16-0004
104 Anawan Street	Assessors Parcel ID# N-12-0003



City of Fall River
Massachusetts

Planning Department

RECEIVED

23

2018 AUG 30 A 11:59

CITY CLERK
FALL RIVER, MA

JASIEL F. CORREIA II
Mayor

WILLIAM D. ROTH JR., AICP
City Planner

August 30, 2018

The Honorable City Council
One Government Center
Fall River, MA 02722

RE: Downtown and Waterfront - Urban Renewal Plans

Dear Councilors:

The Fall River Redevelopment Authority submitted the above referenced Urban Renewal Plans (URP's) to the City. Per State law, the Planning Board on May 9, 2018, held a public hearing and found that the URP's were consistent with the Master Plan and forwarded their findings and recommendation onto City Council. On June 26, 2018, City Council held their required public hearing, at the close of the hearing it was requested that the Plan's be made available to the public, allow an additional comment period and the affected property owners be contacted about where they can review the URP's and how to comment.

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Staff feels that sufficient time has passed for public comment and recommends that the UPR's be placed on the next agenda for their consideration and action.

Sincerely,

William D. Roth, JR., AICP
City Planner

CITY OF FALL RIVER
IN CITY COUNCIL
SEP 11 2018

a/c placed on file

cc. Mayor's Office
Redevelopment Authority
File

City of Fall River, *In City Council*

23

ORDERED, that the City Council hereby approves the attached Waterfront Urban Renewal Plan for submission to the Department of Housing and Community Development (DHCD).

Filed 12-17-18

CITY OF FALL RIVER
IN CITY COUNCIL

SEP 25 2018

*Referred to the Committee
on Economic Development
and Tourism*

(Councilor Leo O. Pelletier)

WHEREAS, street lights were replaced with LED energy saving lights a few years ago, and

WHEREAS, many of these lights now seem to be dimmer than before, and

WHEREAS, street light brightness is very important in various neighborhoods, now therefore

BE IT RESOLVED, that the Committee on Public Works and Transportation meet with the Director of Facilities Maintenance to discuss this very important public safety matter.

City of Fall River, In City Council

(Councilor Leo O. Pelletier)

WHEREAS, medical and recreational marijuana dispensaries have recently opened in the City of Fall River and more will be opening shortly, now therefore

BE IT RESOLVED, that the Committee on Ordinances and Legislation convene to establish an ordinance to limit the number of licenses available to eight.

ORDERED, that permission be and the same is hereby granted to:

Robert Plourde and Carrie Jarabek, 1030 High Street, request the removal of an additional 16 feet of curbing to the existing 23 foot driveway opening on the north side of the property facing President Avenue as follows:

	Existing Driveway	Proposed Driveway Access	Existing To Be Replaced	Total Driveway Access
1030 High Street	23'	16'	0'	39'
	(President Avenue)	(High Street)		

The petitioners would like to add a new driveway opening on High Street, on the south side of their house, beginning at the existing driveway opening serving 1018 High Street and running 16 feet north, to improve off-street parking access.

The proposed work improves access to the property. The location of the garage facing President Avenue prevents parking cars at the driveway unless the vehicles are in the garage. One on-street parking space would be eliminated in an area with high on-street parking utilization.

ORDERED, that permission be and the same is hereby granted to:

John Vincent c/o Michael McHenry, 763 Oak Grove Avenue, for the removal of curbing as follows:

	Existing Driveway	Proposed Driveway Access	Existing To Be Replaced	Total Driveway Access
763 Oak Grove Ave.	12' 6"	19'	0'	31' 6"
	(Oak Grove Ave.)	(Bond Street)		

The petitioners would like to remove the curbing at an existing paved driveway on Bond Street, on the north side of their multi-family residence that also has an existing driveway opening on the west side of the property facing Oak Grove Avenue. The curb removal would correct the existing condition, wherein residents are driving over the exposed curb.

The proposed work improves legal access to the property. On-street parking is not significantly affected by the curb removal.

ORDERED, that permission be and the same is hereby granted to:

Carl R. Machado, Trustee, 205 High Street, for the removal of curbing as follows:

	Existing Driveway	Proposed Driveway Access	Existing To Be Replaced	Total Driveway Access
57 Oak Street	12'	12'	0'	24'

The petitioner has an existing 12 foot driveway opening on the north side of the property facing Bank Street and would like to extend the driveway an additional 12 feet to the west, to improve off-street parking access and provide two additional off-street parking spaces.

The proposed work improves access to the property and does not cause a significant adverse effect on on-street parking in the area.

ORDERED, that permission be and the same is hereby granted to:

Wayne Confoey d/b/a Cash for Gold, 745 Broadway, Fall River, MA 02724 for permission to operate and maintain a second hand article store located at 1503 Pleasant Street (precious metals to be sold.)

ORDERED, that permission be and the same is hereby granted to:

Colbea Enterprises, LLC, 2050 Plainfield Pike, Cranston, RI for permission to store 24,000 gallons of unleaded/super gasoline and 6,000 gallons of diesel fuel, for a total of 30,000 gallons underground; a decrease of 2,000 gallons at 372 Plymouth Avenue on Lot I-19-10, Assessors Plan.

ORDERED, that permission be and the same is hereby granted to:

Christy's Realty Limited Partnership c/o Olde Northeast Realty, LLC, 22 Christy's Drive, Suite 4, Brockton, MA for permission to store 25,000 gallons of gasoline and 5,000 gallons of diesel fuel, for a total of 30,000 gallons underground at 340 Milliken Boulevard on Lot N-25-3, Assessors Plan.

4-4-2019

Dear Mrs Mary Mary can I let a Post Office Newsagent in April
2019 I would like to see them & 11. & Thank you

RECEIVED

2019 APR - 4 A 9:11

18-84

CITY CLERK
FALL RIVER, MA

A

Maryanne De Costa

358 County St

Fall River Mass 02723

cell 979 319 6263

4-4-19

C: City Clerk

City Council ✓

Law Dept

DCM



VERMONT MUTUAL INSURANCE GROUP®
89 STATE STREET - PO BOX 188
MONTPELIER, VERMONT 05601-0188
Claims 800-435-0397
Property/Liability Claims Fax 802-229-7647
Auto Claims Fax 802-229-8941
E-Mail claims@vermontmutual.com

35

March 26, 2019

SUBROGATION DEMAND

Fall River
City Clerk 2nd floor
One Government Center
Fall River, MA 02722-7700

RE: Insured: Adelbert E Howard
Claim No.: MPA83123
Policy No.: MA17091133
Date of Loss: 12/28/18

RECEIVED
2019 MAR 28 A 10:56
CITY CLERK
FALL RIVER, MA
19-05A

Dear Fall River:

Vermont Mutual Insurance Group® of Montpelier, Vermont, has become subrogee of our named insured for:

Collision/Comprehensive \$ 2027.87
Deductible \$ 300.00
Total Demand \$2327.87

Supporting Documents Enclosed:

X	Estimate	X	Police Report	X	Payment Proof
X	Photos				

If you are insured, it is important you refer this to your insurance company immediately for your protection.

We expect to receive payment in full or communication regarding settlement within 10 days of this letter.

Sincerely,

Alycia Rogers
Alycia Rogers
Claim Representative - Subro
Extension: 7188
arogers@vermontmutual.com

CC: 3-29-19
City Clerk
City Council
Law Dept.
DCM
Cemetery + Treas



35

**City of Fall River
Notice of Claim**

RECEIVED

2019 MAR 14 P 2:19

#19-35

1. Claimant's name: DAVID CABRAL
2. Claimant's complete address: 160 Alsop ST Fall River MA 02723
3. Telephone number: Home: (508) 324-7932 Work: (508) 415-9939
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Pothole flat tire (new tire purchase)
5. Date and time of accident: 3/12/19 6:50pm Amount of damages claimed: \$ 150.07
6. Exact location of the incident: (include as much detail as possible):
Quarry ST - Northbound Side, next to Price Rite entrance
7. Circumstances of the incident: (attach additional pages if necessary):

8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☐ Yes ☒ No

Be sure to attach the original of any bills issued or any written estimates of repair or replacement costs. (Any documents that you provide will become the property of the City of Fall River; therefore, please retain copies of any such documents for your files.) Attach any other information you believe will be helpful in the processing of your claim (for example, names and addresses of any witnesses, written medical records if personal injury was sustained).

I swear that the facts stated above are true to the best of my knowledge.

Date: 3-14-19

Claimant's signature: _____

WHEN TO FILE: If your claim is based on a defect in a public way, you must file within 30 days of the incident. If your claim is based on the negligence or wrongful act or omission of the City or its employees, you must file within two years of the incident. PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Return this from to : City Clerk, 2nd Fl., One Government Center, Fall River, MA 02722

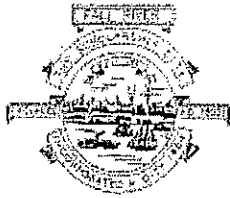
You should consult with your own attorney in preparing this claim form to understand your legal rights. The Office of the Corporation Counsel is unable to provide legal assistance to private citizens.

For official use only:

Copies forwarded to: ☒ City Clerk ☒ Law ☐ City Council ☐ City Administrator

☒ DCM

Date: 3/14/19



35

RECEIVED

2019 MAR 15 P 3:11

City of Fall River
Notice of ClaimCITY CLERK #19-36
FALL RIVER, MA

1. Claimant's name: Joseph L. Recondes
2. Claimant's complete address: 539 Kennedy St. Fall River, MA 02721
3. Telephone number: Home: 774-320-5485 Work: 774-955-4168
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Basketball hoop damaged/broken by plow truck
5. Date and time of accident: 3/4/19 9am Amount of damages claimed: \$ 549.99
6. Exact location of the incident: (include as much detail as possible):
Cul de Sac at bottom of Kennedy St. 539 Kennedy St. home
7. Circumstances of the incident: (attach additional pages if necessary):
During the recent snow storm on March 4th, a plow truck pushed our basketball hoop into the light post cracking and damaging the base of the hoop. After the snow melted the hoop collapsed and fell to the ground. it is destroyed
8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☐ Yes ☒ No

Be sure to attach the original of any bills issued or any written estimates of repair or replacement costs. (Any documents that you provide will become the property of the City of Fall River; therefore, please retain copies of any such documents for your files.) Attach any other information you believe will be helpful in the processing of your claim (for example, names and addresses of any witnesses, written medical records if personal injury was sustained).

I swear that the facts stated above are true to the best of my knowledge.

Date: 3/15/19Claimant's signature: [Signature]

WHEN TO FILE: If your claim is based on a defect in a public way, you must file within 30 days of the incident. If your claim is based on the negligence or wrongful act or omission of the City or its employees, you must file within two years of the incident. PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Return this from to : City Clerk, 2nd Fl., One Government Center, Fall River, MA 02722

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For official use only:

Copies forwarded to: ☒ City Clerk ☒ Law ☒ City Council ☐ City AdministratorDCMDate: 3/15/19



RECEIVED

35

City of Fall River
Notice of Claim

2019 MAR 15 P 4: 54

1. Claimant's name: Pauline R. Boucher #19-37
CITY CLERK
FALL RIVER, MA
2. Claimant's complete address: 408 NORMAN ST. Fall River, Ma. 02721
3. Telephone number: Home: 508678-4485 Work: Retired
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
HIT POT HOLE ON RODMAN ST.
5. Date and time of accident: 1-30-19 Amount of damages claimed: \$220.79
6. Exact location of the incident: (include as much detail as possible):
RODMAN Between Kennedy St. + Frost St. Fall River
7. Circumstances of the incident: (attach additional pages if necessary):
A JUST DRIVING AND HIT POT HOLE THAT WAS ON
RIGHT SIDE OF ROAD.
8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☐ Yes ☒ No

Be sure to attach the original of any bills issued or any written estimates of repair or replacement costs. (Any documents that you provide will become the property of the City of Fall River; therefore, please retain copies of any such documents for your files.) Attach any other information you believe will be helpful in the processing of your claim (for example, names and addresses of any witnesses, written medical records if personal injury was sustained).

I swear that the facts stated above are true to the best of my knowledge.

Date: 3-15-19Claimant's signature: Pauline Boucher

WHEN TO FILE: If your claim is based on a defect in a public way, you must file within 30 days of the incident. If your claim is based on the negligence or wrongful act or omission of the City or its employees, you must file within two years of the incident. PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Return this from to : City Clerk, 2nd Fl., One Government Center, Fall River, MA 02722

You should consult with your own attorney in preparing this claim form to understand your legal rights. The Office of the Corporation Counsel is unable to provide legal assistance to private citizens.

For official use only:

Copies forwarded to: ☐ City Clerk ☐ Law ☒ City Council ☐ City AdministratorEngineering
DCMDate: 3/15/19



35

RECEIVED

City of Fall River
Notice of Claim

2019 MAR 18 P 1:10

CITY CLERK
FALL RIVER, MA

#19-38

1. Claimant's name: Felicia Freilich
2. Claimant's complete address: 241 ROCKLAND ST
3. Telephone number: Home: 617-780-7176 Work: _____
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage): _____
5. Date and time of accident: 2/21/19-1909 Amount of damages claimed: \$ 1586.29
6. Exact location of the incident: (include as much detail as possible):
372 South MAIN ST FALL RIVER MA 02720
7. Circumstances of the incident: (attach additional pages if necessary):
MY INSURED FELICIA FREILICH'S VEHICLE WAS PARKED
& UNOCCUPIED OFFICER PAROUSIS'S VEHICLE STRUCK
MY INSURED'S VEHICLE
CLAIM # 60003453260
8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☒ Yes ☐ No
AMICA INS PO BOX 9690 PROVR.T 02940 300-592-6422 x47025

Be sure to attach the original of any bills issued or any written estimates of repair or replacement costs. (Any documents that you provide will become the property of the City of Fall River; therefore, please retain copies of any such documents for your files.) Attach any other information you believe will be helpful in the processing of your claim (for example, names and addresses of any witnesses, written medical records if personal injury was sustained).

I swear that the facts stated above are true to the best of my knowledge.

Date: 3-14-19Claimant's signature: Janet CronaAmica
adjuster

WHEN TO FILE: If your claim is based on a defect in a public way, you must file within 30 days of the incident. If your claim is based on the negligence or wrongful act or omission of the City or its employees, you must file within two years of the incident. PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Return this from to : City Clerk, 2nd FL, One Government Center, Fall River, MA 02722

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For official use only:

Copies forwarded to: ☐ City Clerk ☐ Law ☐ City Council ☐ City Administrator ☒ FRPDDate: 3-18-19



City of Fall River
Notice of Claim

RECEIVED

35

2019 MAR 22 P 12:01

CITY CLERK #19-39
FALL RIVER, MA

1. Claimant's name: DAVID CABRAL
2. Claimant's complete address: 160 Alsop ST Fall River, MA 02723
3. Telephone number: Home: 508 324-7932 Work: 508 415 9939
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Pothole - Quarry ST Northbound next to Price Rite
5. Date and time of accident: 3-12-19 6:50pm Amount of damages claimed: \$ 123⁰⁰
6. Exact location of the incident: (include as much detail as possible):
Quarry ST Northbound Side at Price Rite entrance
7. Circumstances of the incident: (attach additional pages if necessary):
Bubble on sidewalk of fire
8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☐ Yes ☒ No

Be sure to attach the original of any bills issued or any written estimates of repair or replacement costs. (Any documents that you provide will become the property of the City of Fall River; therefore, please retain copies of any such documents for your files.) Attach any other information you believe will be helpful in the processing of your claim (for example, names and addresses of any witnesses, written medical records if personal injury was sustained).

I swear that the facts stated above are true to the best of my knowledge.

Date: 3-21-19

Claimant's signature: _____

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Return this from to : City Clerk, 2nd Fl., One Government Center, Fall River, MA 02722

You should consult with your own attorney in preparing this claim form to understand your legal rights. The Office of the Corporation Counsel is unable to provide legal assistance to private citizens.

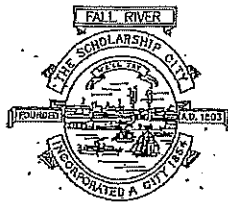
For official use only:

Copies forwarded to: ☐ City Clerk ☐ Law ☒ City Council ☐ City Administrator

DCM

Engineering

Date: 3/22/19



RECEIVED

2019 MAR 22 P 2:51

CITY CLERK 19-40
FALL RIVER, MA

35

City of Fall River
Notice of Claim

1. Claimant's name: JASON Abilheira
2. Claimant's complete address: 8 Evelyn's way Fall River MA 02724
3. Telephone number: Cell: 401-280-3265 Work: _____
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Property damage
5. Date and time of accident: 3-4-19 Amount of damages claimed: \$ 3,050
6. Exact location of the incident: (include as much detail as possible):
8 Evelyn's way bottom of Driveway
7. Circumstances of the incident: (attach additional pages if necessary):
During the snow storm that took place on March 4, 2019. A Plow that was being operated by a driver who is employed by the City of Fall River Lifted up the Asphalt At the edge of my driveway Located A 8 Evelyn's way.
8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☐ Yes ☒ No

Be sure to attach the original of any bills issued or any written estimates of repair or replacement costs. (Any documents that you provide will become the property of the City of Fall River; therefore, please retain copies of any such documents for your files.) Attach any other information you believe will be helpful in the processing of your claim (for example, names and addresses of any witnesses, written medical records if personal injury was sustained).

I swear that the facts stated above are true to the best of my knowledge.

Date: 3-16-19Claimant's signature: Jason Abilheira

WHEN TO FILE: If your claim is based on a defect in a public way, you must file within 30 days of the incident. If your claim is based on the negligence or wrongful act or omission of the City or its employees, you must file within two years of the incident. PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Return this from to: City Clerk, 2nd Fl., One Government Center, Fall River, MA 02722

You should consult with your own attorney in preparing this claim form to understand your legal rights. The Office of the Corporation Counsel is unable to provide legal assistance to private citizens.

For official use only:

Copies forwarded to: ☒ City Clerk ☒ Law ☐ City Council ☐ City Administrator ☒ DCMDate: 3/28/19



RECEIVED

2019 MAR 28 A 9:39

City of Fall River
Notice of ClaimCITY CLERK 19-41
FALL RIVER, MA

1. Claimant's name: Rosalie Rivas
2. Claimant's complete address: 247 Woodman St
3. Telephone number: Home: 508-496-7839 Work: _____
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
property damage due to pothole on Duvelly St.
5. Date and time of accident: 3/16/19 2pm Amount of damages claimed: \$ 373.67
6. Exact location of the incident: (include as much detail as possible):
Duvelly St in front of King Philip Mill
7. Circumstances of the incident: (attach additional pages if necessary):
The pothole made a hole in my tire. Air was coming out. Drove to gas station at the corner of Duvelly & Laurel St. to fix tire.
8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☐ Yes ☒ No

Be sure to attach the original of any bills issued or any written estimates of repair or replacement costs. (Any documents that you provide will become the property of the City of Fall River; therefore, please retain copies of any such documents for your files.) Attach any other information you believe will be helpful in the processing of your claim (for example, names and addresses of any witnesses, written medical records if personal injury was sustained).

I swear that the facts stated above are true to the best of my knowledge.

Date: 3/19/19 Claimant's signature: Rosalie Rivas

WHEN TO FILE: If your claim is based on a defect in a public way, you must file within 30 days of the incident. If your claim is based on the negligence or wrongful act or omission of the City or its employees, you must file within two years of the incident. PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Return this from to : City Clerk, 2nd Fl., One Government Center, Fall River, MA 02722

You should consult with your own attorney in preparing this claim form to understand your legal rights. The Office of the Corporation Counsel is unable to provide legal assistance to private citizens.

For official use only:

Copies forwarded to: ☒ City Clerk ☒ Law ☒ City Council ☐ City Administrator

Date: 3/28/19

PROGRESSIVE

Payment Address Document Address
24344 Network Place P.O. Box 512029
Chicago, IL 60673-1243 Los Angeles, Ca 90051
Phone: (877) 818-0139
Fax: (888) 781-6947

3/17/2019 6:58:00 PM

Certified Mail 91 7199 9991 7039 2593 2820 Return Receipt Requested

2019 MAR 28 A 9:39

CITY CLERK 19-42
FALL RIVER, MA

CITY OF FALL RIVER
ONE GOVERNMENT CENTER
FALL RIVER, MA 02722

Your Client: CITY OF FALL RIVER
Your Claim Number: N/A
Our Insured: SOUZA, SUSAN M
Our Claim Number: 19-3805235
Amount Subject to Reimbursement: 5580.31
Amount of Insured's Deductible: 500

Please take this as formal notice of our subrogation rights relative to the above -captioned claim. We have completed our investigation into the facts of the above-captioned loss and find that your insured was the proximate cause of the accident.

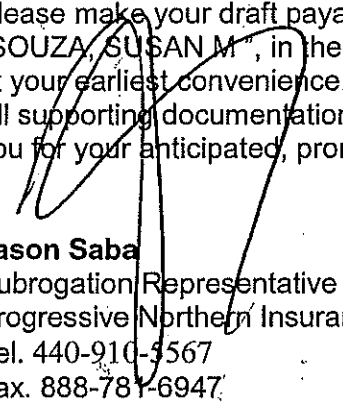
Location of Loss: 580 BRADFORD AVE IN FALL RIVER

Date and Time of Loss: 1.24.19 @ 1:30PM

Description of Loss: OUR NAMED INSUREDS 2017 NISSAN SENTRA WAS TRAVELING EAST ON SNAKE DR WHEN A CITY OF FALL RIVER TREE BRANCH FELL AND STRUCK AND DAMAGED OUR INSUREDS VEHICLE. WE ARE SEEKING REIMBURSEMENT FROM THE CITY OF FALL RIVER FOR THE REPAIRS DONE TO OUR INSUREDS VEHICLE AS A RESULT OF THIS LOSS.

Please make your draft payable to Progressive Northern Insurance Company as subrogee of "SOUZA, SUSAN M", in the amount stated above and mail it to the attention of the undersigned at your earliest convenience.

All supporting documentation is enclosed. I have diaried my file ahead fifteen (15) days. Thank you for your anticipated, prompt attention to this matter.


Jason Saba
Subrogation Representative
Progressive Northern Insurance Company
Tel. 440-910-5567
Fax. 888-781-6947
jason_e_saba@progressive.com



35

RECEIVED

2019 APR -1 P 1:54

City of Fall River
Notice of Claim

CITY CLERK
FALL RIVER, MA
19-43

1. Claimant's name: Jose A. Martinez Maldonado
2. Claimant's complete address: 38 Eaton St Apt #3
3. Telephone number: Home: 508-493-3700 Work: 508-493-3700
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Auto accident by pothole
5. Date and time of accident: 3/13/19 12:00 AM Amount of damages claimed: \$ 248.68
6. Exact location of the incident: (include as much detail as possible):
Left most lane, William S. Canning Blvd / Tucker St.
7. Circumstances of the incident: (attach additional pages if necessary):
Very deep pothole at William S Canning Blvd, exploded my tire, may have caused other damage, vehicle waiting inspection
8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☐ Yes ☒ No

Be sure to attach the original of any bills issued or any written estimates of repair or replacement costs. (Any documents that you provide will become the property of the City of Fall River; therefore, please retain copies of any such documents for your files.) Attach any other information you believe will be helpful in the processing of your claim (for example, names and addresses of any witnesses, written medical records if personal injury was sustained).

I swear that the facts stated above are true to the best of my knowledge.

Date: 3/28/19

Claimant's signature: Jose Martinez

WHEN TO FILE: If your claim is based on a defect in a public way, you must file within 30 days of the incident. If your claim is based on the negligence or wrongful act or omission of the City or its employees, you must file within two years of the incident. PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Return this from to : City Clerk, 2nd Fl., One Government Center, Fall River, MA 02722

You should consult with your own attorney in preparing this claim form to understand your legal rights. The Office of the Corporation Counsel is unable to provide legal assistance to private citizens.

For official use only:

Copies forwarded to: ☒ City Clerk ☒ Law ☒ City Council ☐ City Administrator ☒ DCM

Date: 4/1/19



City of Fall River
Notice of Claim

RECEIVED 35

2019 APR -2 P 2:13

CITY CLERK #19-44
FALL RIVER, MA

1. Claimant's name: Sonia Mendonca
2. Claimant's complete address: 170 Mott St Fall River, MA 02721
3. Telephone number: Home: 508-496-9280 Work: _____
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Auto Damage (wheel cap)
5. Date and time of accident: 3/20/19 9:35 PM Amount of damages claimed: \$ 106.53
6. Exact location of the incident: (include as much detail as possible):
Jefferson St Fall River, MA 02721
7. Circumstances of the incident: (attach additional pages if necessary):
While I was driving I must of drove through a
pot hole and lost my wheel cap at night.
It was ~~not~~ also very dark not a well
lighted area.
8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☐ Yes ☒ No
Because I paid it myself.

Be sure to attach the original of any bills issued or any written estimates of repair or replacement costs. (Any documents that you provide will become the property of the City of Fall River; therefore, please retain copies of any such documents for your files.) Attach any other information you believe will be helpful in the processing of your claim (for example, names and addresses of any witnesses, written medical records if personal injury was sustained).

I swear that the facts stated above are true to the best of my knowledge.

Date: 4/2/19

Claimant's signature: Sonia Mendonca

WHEN TO FILE: If your claim is based on a defect in a public way, you must file within 30 days of the incident. If your claim is based on the negligence or wrongful act or omission of the City or its employees, you must file within two years of the incident. PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Return this from to : City Clerk, 2nd Fl., One Government Center, Fall River, MA 02722

You should consult with your own attorney in preparing this claim form to understand your legal rights. The Office of the Corporation Counsel is unable to provide legal assistance to private citizens.

For official use only:

Copies forwarded to: ☒ City Clerk ☒ Law ☒ City Council ☒ City Administrator

DEM

Date: 4/2/19

March 21, 2019

Mayor Jasiel F. Correia II
1 Government Center
Fall River, MA 02722

RECEIVED

2019 MAR 21 P 1:25

Dear Mayor Correia,

On behalf of the members of the Fall River Educators' Association (FREA) and the Fall River Administrators' Association (FRAA) we ask you to reinstate School Committee members Mark Costa and Paul Coogan as voting members of the Durfee Building Committee.

The Massachusetts School Building Grant Program outlines the purpose and composition of the School Building Committee in 963 CMR 2.10. According to Section 3a, "The Eligible Applicant shall formulate a school building committee for the purpose of generally monitoring the Application process and to advise the Eligible Applicant during the construction of an Approved Project." Up until now, the Committee has been a high-functioning and stable team fulfilling their responsibilities for "monitoring and advising" to ensure Fall River's investment results in the best possible product. Strong relationships, built on trust and clear communication, have been formed among committee members, project managers, architects, and construction managers. It is our firm belief that changing the composition of the Committee at this late point in the process is a mistake. Bringing on new members who are not familiar with the work risks undermining public confidence in the integrity of the project.

School committee members Mark Costa and Paul Coogan have a wealth of experience and knowledge that make them the most qualified people to serve on this Committee. Both of these individuals educated themselves on the complexities of the MSBA process, and both were instrumental in helping to bring the decision to build a new Durfee to the voters. As Vice-Chair of the School Committee, Mark Costa has been a passionate advocate for a safe and educationally relevant high school from the start. He helped transform the mere vision of a new Durfee High School into a reality. As a lifelong educator, Paul Coogan brings with him a valuable understanding about the practical inner workings and needs of a school building. He eagerly jumped into his role on the Committee, has attended every meeting, and frequently visits the construction site. They both bring valuable perspectives and give voice to the School Committee as a whole.

We understand, but don't condone, the divisive nature of politics in the City. However, political decisions serve only to undermine the collaborative efforts of the Durfee Building Committee. We ask you to reconsider your decision to remove Mr. Costa and Mr. Coogan as voting members on the Committee. We sincerely believe that their presence is essential in preserving the integrity, transparency, and stability of the most important building project our city has undertaken. Our students and our community deserve nothing less.

Sincerely,

Rebecca Cusick

Rebecca Cusick
President of Fall River Educators' Assoc.

George Ackley

George Ackley
President of the Fall River Administrators' Assoc.

Cc: Fall River City Council
Fall River School Committee

*emailed to Councilors 3/21/19
copy to mailbox*

Received by City Clerk
April 1, 2019 @ 9:50am

39

To Whom it May Concern, My Name is Paul Bassett
IM writing because I was a Vendor at Our Place Shoppe
at 156 Tripp St. On Dec 23, 2018 My Daughter was going to
The Restroom as she was pulling up her pants she noticed "
Someone upstairs looking thru the pipes down at her. I called the
Police that night. There were 4 people living there, Roger,
Matt, Ronnie, Jean, Joe said I should have not called
the police and he was kicking me out. I explained thats
Retaliation three weeks later I said why aint they gone
the cop told you they had 30 days.. he said I dont care
what the cop said I want my Rent Money. So I said IM
leaving he started throwing my stuff around, I had to call
the cops to get an escort to get my stuff, I called code
enforcement. they gave him a 10 day notice to vacate.
Bob Samelle has got caught with stolen property a few times.
Then Joe had led lights put in he got mad cause he wanted
me to hang them I said no. IM not licenced. But he got
someone else. no permit no nothing. On March 28, I
delivered chinese food to 156 Tripp St @ 830 PM and
Roger came down. See Joe does what he wants, IM so
mad cause I dont want more people being watched while
going to the Bathroom. My Daughter was only 17 when Matt
did this. 2 or 3 ~~warnings~~ warnings that it is illegal to live
upstairs in a Flea Market and they still wont leave

Paul Bassett

774-365-6445

156 Sunset Hill FR Mn 02724

RECEIVED

40

2019 MAR 19 A 9:15

A letter to the Fall River City Council by our host Bob "Chip" Camara.

Dear City Council President Ponte,

As a resident, tax payer, and home owner in the City of Fall River I wish the following letter to be entered into the Council record. I also respectfully request you provide a copy to the entire city council and read it into the record.

The recent recall election has resulted in a "miscarriage of justice." The result has denied the citizens of Fall River their right under Part of the First, Article V of the Constitution of the Commonwealth of Massachusetts, and also violates Article 8 Section 8-8: Conflicting Provisions of the Fall River City Charter.

Our Commonwealth's Constitution clearly states:
Article V.

All power residing originally in the people, and being derived from them, the several magistrates and officers of government, vested with authority, whether legislative, executive, or judicial, are their substitutes and agents, and are at all times accountable to them. (Emphasis)

How can an election result that represents the will of 35.40 percent of the electorate negate the will of the 64.60 percent of the total votes cast?

While totally dismissing the initial and primary ballot question that specifically asked the voter if they wanted the individual elected by a plurality to remain in that office?

How is this de facto so called election not in direct conflict with our Constitution?

Not once but twice was this individual rejected by the MAJORITY of the electorate!

First recalled by 61.45 percent of voters, and secondly voted against by 64.60 of ballots cast!

Can anyone of sound mind and basic reason think the will of the people of Fall River has been served under Article V Part of the First?

To further buttress the madness of this flawed process, the Charter itself invalidates his election to the office from which he was recalled.

The Charter clearly states as follows in:

SECTION 8-8: CONFLICTING PROVISIONS

If 2 or more measures passed at the same election contain conflicting provisions, only the one receiving the greatest number of affirmative votes shall take effect.

Measure one (1) recalled the Mayor with 7,829 votes. This measure removed him from office.

Measure Two (2) clearly conflicted with measure One (1) by allowing him to be returned to the office. He was returned to office with 4,808 votes.

The greatest number of votes were cast for his removal from office his election was gained with a plurality even within Measure Two (2).

Therefore measure One (1) prevails even within the flawed context of the Charter and is clearly Unconstitutional!

In a Democracy majority rules, we can not allow any Charter or law that fails to recognize the people are the government. There is no cost too great to insure we have a true REPRESENTATIVE government. This miscarriage of justice must be addressed and corrected by you our legislative body.

Justice Robert Jackson at the Nuremberg trials said:

"It is not the function of the government to stop the citizen from falling into error; it is the function of the citizen to keep the government from falling into error."

I ask you as a citizen, do not let our city fall into the error of our flawed Charter!

It should have been corrected and kudos to Charter Commissioner Dan Robillard for trying.

40

Do not let the majority be ignored, do not let Fall River be again a punch line!
Your duty to uphold our Constitution and your obligation to represent the people of Fall River demands it!

I will only believe this process is valid if the Supreme Court of Massachusetts rules that a plurality vote for Public office can superseded a majority vote by the people.

I thank you for your time and attention, to what may be the most important issue ever faced in our city.

Do the people truly have a voice in their Government?

Robert Camara
Citizen, Taxpayer, Voter

41

Antone J. Dias
80 Hood Street, Fall River Massachusetts 02720

RECEIVED

April 9, 2019

2019 APR -9 A 10:42

Alison Bouchard, City Clerk
One Government Center
Fall River, Massachusetts 02722

RECEIVED
FALL RIVER, MA

Re: Resignation Letter

Dear Mrs. Bouchard,

I am writing to inform you that effective immediately, I am resigning from my volunteer position as a Board Member of both the **Fall River Historic District Commission** and the **Community Preservation Commission**.

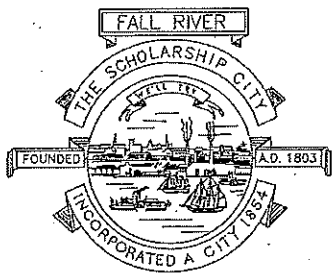
Thank you for the opportunity to serve the City of Fall River.

Very truly yours,



Antone J. Dias

Cc: Entire City Council; Jim Souza, Community Preservation Commission; Kristen Oliveira, Historic District Commission; Jim Soule, The Preservation Society of Fall River



**City of Fall River
Massachusetts**

Planning Division

42

RECEIVED

2019 MAR 26 P 3:04

JASIEL F. CORREIA II
Mayor

WILLIAM D. ROTH JR., AICP
City Planner

TO: Alison Bouchard
City Clerk

FROM: Brittany Faria
Planning, Head Administrative Clerk

RE: **Fall River Zoning Board of Appeals Meeting
December 13, 2018**

The Fall River Zoning Board of Appeals held a Public Hearing on Thursday, December 13, 2018, at 6:00 PM in the First Floor Hearing Room for the purpose of considering the petitions set forth in the attached minutes of said Public Hearing.

Members present: David Assad, Chairman, Carolyn Morrisette, Vice Chairwoman, John, Calkins, and alternate members Dan Dupere and David Saber

Members absent: Greg Brilhante and John Frank

Also present: City Planner William D. Roth Jr., AICP and Recording Secretary, Brittany Faria, and Alex Mello of FRGTV.

Notice of the meeting was advertised in the Fall River Herald News on Wednesday, November 28, 2018, and Wednesday, December 5, 2018. The hearing was also posted in the Government Center and notice was sent to the petitioners and abutters of the specified property, as well as the City of Fall River's Planning Board.

6:00pm Chair read the Open Meeting Law notice, and his opening statement.

CARMEN MUSTO & JACOB LOPES
12 Yellow Hill Rd., W-38-13

In the matter of Variance request to subdivide the existing parcel into two lots, leaving the existing single family dwelling on one lot, while leaving the new parcel "unbuildable". Waiving requirements in [R-80] and [WWD] District. Lot size 109,175+/-sf

FAVOR

Dan Aguiar, Senior Project Manager at SITEC, Inc., along with petitioner Carmen Musto, were present to address the Board. Mr. Aguiar explained this being a repetitive petition that previous proposals had been denied but that the Planning Board had determined the current proposal to be substantially and materially different so that it could come back before the ZBA for further deliberations. The lot is uniquely shaped and the current proposal is just to divide into two lots, solely to allow Ms. Musto to purchase, with the front lot being unbuildable because of existing contaminants. Mr. Aguiar explained history of the property to be the location of the old Copicut Lodge, which oil tanks were never removed when the building was removed. Discussion regarding previously denied petitions. Mr. Aguiar proposed some options for conditions that would prevent any future issues with the front lot. Hardship being mostly a personal financial nature, but with soil conditions and being an oddly shaped lot.

OPPOSITION

Letter from Administrator of Community Utilities in opposition on file regarding additional development on this parcel.

DECISION

In consideration of Ch.40A Sec.16, in a motion made by Mr. Calkins and seconded by Mr. Dupere that specific and material changes in the conditions upon which the previous unfavorable action was based, with a vote of 3-2 the petitioner did not receive the required number of votes needed to grant the request. Mr. Calkins, Mr. Saber, and Mr. Dupere voted in favor of the motion and Mr. Assad and Ms. Morrisette voted against the motion and the petition was denied.

In the matter of Special Permit request to convert an existing two story outbuilding into an additional housing unit/Artist Loft, while proposing to construct a 4'x2' freestanding sign with down lighting in [A-2], [AOD] District.

FAVOR

Dan Aguiar, Senior Project Manager at SITEC Inc., was present to address the Board. Under the provisions of the Arts Overlay District bylaw, this type of conversion is allowed where the majority of this space would be used for artist purposes. Further, the applicant is seeking a small sign on Pine St. with downward lighting. Discussion regarding "artist loft" definition with residential limitations. This space would be for 1 person occupancy based on those requirements. Discussion regarding existing utilities, currently used as storage and garage space. Discussion regarding potential conditions if granted.

Mr. Steven Camara was present in favor of his petition.

OPPOSITION

No one was present in opposition to this matter.

DECISION

In consideration of the bifurcated hearing before the Board, a motion was made pertaining to the structure, by Mr. Calkins and seconded by Mr. Saber that the proposed use is not more detrimental to the neighborhood than the existing structure. The Board unanimously voted 5-0 in favor of the motion.

In a motion made and amended by Mr. Calkins and seconded by Mr. Saber, the Board unanimously voted 5-0 to grant the Special Permit for the conversion of the outbuilding into a residential unit/Artist Loft, with conditions being 1. Two year Grant 2. No further subdivision. 3. Providing a minimum of two off-street parking

Mr. Dupere, Mr. Calkins, Mr. Saber, Mr. Assad and Ms. Morrisette voted in favor of the motion.

In consideration of the bifurcated hearing before the Board, a motion was made pertaining to the proposed sign, by Mr. Calkins and seconded by Mr. Dupere that the proposed sign is not more detrimental to the abutting properties and is needed to adequately identify the Artist Loft. The Board unanimously voted 5-0 in favor of the motion.

In a motion made by Mr. Calkins and seconded by Mr. Saber, the Board unanimously voted 5-0 to grant the Special Permit for the proposed 4' x 2' sign, with conditions being 1. Two year Grant 2. Limited to the proposed 4' x 2' size and 3. Downward lighting.

Mr. Dupere, Mr. Calkins, Mr. Saber, Mr. Assad and Ms. Morrisette voted in favor of the motion.

In the matter of Variance request to divide the property into two lots leaving the existing single family dwelling on one lot (Lot size 5,000+/- sf) and to construct a single family dwelling on the second lot (Lot size 4,953+/-sf) while providing off street parking for both lots, waving dimensional requirements in a [G] District. Having been previously Granted with Conditions by the ZBA on February 16, 2017, but having expired.

FAVOR

Dan Aguiar, Senior Project Manager at SITEC Inc., on behalf of the Trustee, was present to address the Board. Variance was granted and the subdivision plan had been filed and recorded within the 1 year timeframe of the grant but due to administrative and legal framework requirements, conveyance of the land had not occurred and a building permit had not been pulled. Discussion regarding parking. This petition is identical to original, requesting area waiver for L-9-60 which meets all set-backs. 27 Savoie St (L-9-62) is a preexisting nonconforming lot with 2 existing structures. Clarification on the addresses because the variance plan has incorrect addresses. Review of the previously approved conditions.

OPPOSITION

No one was present in opposition to this matter.

DECISION

In a motion made by Mr. Calkins and seconded by Mr. Dupere, the Board unanimously voted 5-0 to grant the variance subject to the previously granted conditions.

Mr. Dupere, Mr. Calkins, Mr. Saber, Mr. Assad and Ms. Morrisette voted in favor of the motion.

In the matter of Special Permit request to change the current educational use of the existing carriage house by adding 2 apartment units, while keeping the other structure as a group residence home, waiving requirements in an [A-2] District. Lot size 16,060 sf.

FAVOR

Attorney Arthur Frank, Jr. along with William Perkins, Chief Operating Officer of People, Inc., were present to address the Board. Attorney Frank explained that this property is currently the home for 5 full time care residents in the main house. They are requesting to convert the carriage house for 2 higher functioning residents that would only need part time assisted care (15hrs max). There is a ramp and stairs on the side that would access the lower unit. Attorney Frank brought mention to exemptions under 40A, Section 6, and that the Dover Amendment should qualify for those considerations. They do not meet area or frontage. Mr. Perkins explained that this would provide convenience of accessibility to the staff in the main house for the higher functioning residents. The City has a bylaw Sec. 86.253(b) that can grant group residences. Mr. Assad summarized the 3 components to the bylaw that the Board will have to consider.

OPPOSITION

No one was present in opposition to this matter.

DECISION

In consideration of the bifurcated hearing before the Board, in accordance with Sec. 86-253 (b), a motion was made by Mr. Calkins and seconded by Mr. Dupere that the use of a group residence complies with the specifications of the granting of a Special Permit and will not be detrimental to the public good and will not adversely affect the value or amenity of neighboring property. The Board unanimously voted 5-0 in favor of the motion.

In a motion made by Mr. Calkins and seconded by Mr. Dupere, the Board unanimously voted 5-0 to grant the Special Permit for a two year Grant.

Mr. Dupere, Mr. Calkins, Mr. Saber, Mr. Assad and Ms. Morrisette voted in favor of the motion.

In the matter of Variance request to subdivide the property into two lots leaving the existing 3 family dwelling on one lot (Lot size 20,260+/-sf) and leaving the existing single family dwelling on the second lot (Lot size 15,862+/-sf) waiving frontage requirement in [S] District.

FAVOR

Attorney Mark L. Levin and Elvis Santana were present to address the Board. Mr. Levin explained the history of the property, purchased in 2013, the former owner had been granted to build a single family home on the rear of the property. Highland Ave Extension took portion of property. Looking to separate the property, waive frontage, maintain footprint of the existing structures. The proposed division would be more conforming than having 2 buildings on 1 lot. Hardship being a personal, financial. Access to back lot with 26.49ft frontage. Utilities are already separated.

Mr. Roth discussed utility access will need an easement, which Mr. Levin stated will be created over the existing asphalt driveway. Mr. Roth brought mention to an increase in asphalt for the alternate proposed driveway, requesting that the Board set a conditions for review of easement.

OPPOSITION

No one was present in opposition to this matter.

DECISION

In a motion made by Mr. Dupere and seconded by Ms. Morrisette, the Board unanimously voted 5-0 to grant the variance with the condition being that the proposed easements be reviewed and approved by the Planning, Engineering and Community Utility Departments.

Mr. Dupere, Mr. Calkins, Mr. Saber, Mr. Assad and Ms. Morrisette voted in favor of the motion.

In the matter of Variance request to convert the existing mixed use building containing one commercial unit and one residential unit into a three family dwelling waiving requirements in a [B-L] District. Lot size 7,385+/- sf.

FAVOR

Attorney Peter Saulino was present to address the Board, explained that this was previously a dentist office with an apartment above. The use for 3 units is allowed but they are short 615sf short of the area requirement and need a waiver for front yard as well. Parking for 7 spaces is already existing, no need to request curb cuts. Garage is currently a storage use by the owner. There are two access points which are currently fenced off but the main access would be North Main St. The structure is not changing.

OPPOSITION

No one was present in opposition to this matter.

DECISION

In a motion made by Mr. Calkins and seconded by Mr. Dupere, the Board unanimously voted 5-0 to grant the Variance.

Mr. Dupere, Mr. Calkins, Mr. Saber, Mr. Assad and Ms. Morrisette voted in favor of the motion.

In the matter of Variance request to utilize the existing structure and paved parcel to operate an Auto & Marine repair/sales facility that will include an auto body component in a [WTOD] District. Lot size 24,800+/- sf.

FAVOR

Attorney Thomas Killoran representing Jared Babcock who is under agreement to purchase the property, were present to address the Board. The property had previously been utilized for auto body repair (5 Star Collision) and has been dormant since 2014. Looking for the same use with a marine component added but the marine aspect is a matter of right in this zone. This property was rezoned a few years back which had removed auto body/repair as an allowed use. Existing parking and structure would remain, with no intentions to change at this time. They would be arranging an easement to tie into existing sewer service. Storm water controls to be submitted for approvals, as they have ongoing communications with Terrance Sullivan, Administrator of Community Utilities regarding his concerns. Neighborhood is primarily industrial so there wouldn't be a detriment to the neighborhood and all repairs would be done inside. Intended hours of operation to be 7am-7pm Monday through Saturday.

Discussion regarding capacity of similarities with auto body repair with marine repairs.

Mr. Roth expressed main concern with the impervious surface affecting the environment, recommending that the Conservation Commission should be reviewing this.

Mr. Dan Aguiar, Senior Project Manager of SITEC, Inc. was also present to address the Board, working on the plan preparation and having worked with a previous owner who had explored a number of options for the use of the property. Mr. Aguiar stated that the Conservation Commission reviews construction activities for a property within their regulations but that this project is not proposing any construction or expansion to the existing layout at this time. The existing structure is limited in use due to being below the flood elevation. The hardship is the existing building and also the topography/elevation of the property limiting the use. Discussion regarding the zone change.

Mr. Aguiar submitted photos for the record.

OPPOSITION

Letter of Concern from Administer of Community Utilities, Terrance Sullivan. Not opposed to project but had listed concerns that would need specific considerations.

DECISION

In a motion made by Mr. Dupere and seconded by Mr. Calkins, the Board voted 4-1 to grant the variance with the conditions being 1. Subject to approval of the site plan by the Site Plan Review Committee. 2. Connection to sewer service required.

Mr. Dupere, Mr. Saber, Mr. Calkins, and Mr. Assad voted in favor of the motion, Ms. Morrisette was opposed and the petition was granted.

Chair called agenda #9 out of order before #8.

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370 THIRD ST. LLC
370 Third St., I-10-31

In the matter of Variance request to re-divide the property into two lots leaving an 8 family dwelling on proposed Lot B (Lot size 5,429 +/- sf) and a garage on proposed Lot C (Lot size 5,477 +/- sf), waiving use and dimensional requirements in a [CBD] District. Having previously received grant of variance on June 21, 2001, but not having been substantially acted on by the Applicants predecessor in title.

FAVOR

Attorney Peter Saulino along with Walter Butler, manager of 370 Third St. LLC were present to address the Board. The property was purchased under the impression that this was two lots, and the deed made reference to two lots but they weren't depicted on any plans. The variance was granted and the ANR plan had been recorded but the land had never been conveyed. They were seeking the same relief as the originally granted variance. Utilities have previously been separated. A garage is an allowed use in the CBD District, and they had no intentions to change anything and it is currently in common ownership. Going forward, they would process the proper conveyance.

OPPOSITION

No one was present in opposition to this matter.

DECISION

In a motion made by Mr. Calkins and seconded by Mr. Dupere, the Board unanimously voted 5-0 to grant the variance.

Mr. Calkins, Mr. Dupere, Mr. Saber, Mr. Assad and Ms. Morrisette voted in favor of the motion.

In the matter of Variance request to construct a commercial storage garage and operate a construction/landscaping business in the [R-80] & [WWD] District. Lot size 3.23 Acres.

FAVOR

Dan Aguiar, Senior Project Manager at SITEC Inc., was present on behalf of the petitioner. Mr. Aguiar clarified the description of the request to be a commercial business and to build a garage. The garage is allowed by right, but he explained that this is a relief for the use of the property because it is not commercially zoned. The property was recently purchased and is accessed from Freetown. Any storage of commercial vehicles would be contained within that building, other than what is allowed in his own driveway by a matter of right. Not requesting to store commercial materials such as mulch, stone, rock. The quantity of intended vehicles validates the request, and as the vehicles were commercially licensed, need waiver for the zone. Mr. Aguiar explained that there was very minimal traffic on this road, as it is not easily accessed by Fall River, but mainly access from Freetown, and there were no immediate neighbors, so wouldn't provide and impediment to the neighborhood. They would go through the Site Plan Review process to ensure that there would be no detriment to the environment.

Mr. Roth brought mention to the environmental issues to the area having cause for specific conditions that the Board should require that no outdoor storage of materials or equipment associate with the commercial use.

Hardship being of personal nature. Mr. Aguiar offered additional conditions that would limit the vehicles further based on title as a matter of enforcement.

OPPOSITION

Letter of Opposition from Administer of Community Utilities, Terrance J. Sullivan.

DECISION

In a motion made by Ms. Morrisette to deny the petition, no second to the motion, the motion did not carry.

In a motion made by Mr. Saber and seconded by Mr. Calkins, in a vote of 3-2, with conditions limiting commercial vehicles to the garage, the petitioner did not receive the required number of votes needed to grant the request. Mr. Saber, Mr. Dupere, and Mr. Calkins voted in favor of the motion and Mr. Assad and Ms. Morrisette voted against the motion and the petition was denied.

CITIZENS INPUT

No one signed up for Citizens Input.

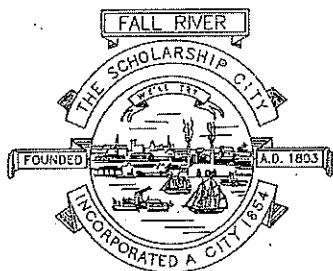
APPROVAL OF MINUTES

In the matter of Minutes for Zoning Board of Appeals Meeting dated October 18, 2018, and November 15, 2018.

A motion was made by Mr. Calkins and seconded by Mr. Dupere, the Board unanimously voted 5-0 to table the minutes for Meeting dated November 15, 2018, and to approve and waive reading the Minutes for Meetings dated October 18, 2018. Mr. Assad, Ms. Morrisette, Mr. Calkins, Mr. Dupere and Mr. Saber voted in favor of the motion.

ADJOURNMENT

A motion was made by Mr. Calkins and seconded by Mr. Dupere to adjourn the meeting at 7:25pm. In a unanimous vote of 5-0, the Board voted to adjourn the meeting.



**City of Fall River
Massachusetts**

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Planning Division

RECEIVED

2019 MAR 26 P 3:04

JASIEL F. CORREIA II

Mayor

CITY CLERK - **WILLIAM D. ROTH JR., AICP**
FALL RIVER, MA *City Planner*

TO: Alison Bouchard
City Clerk

FROM: Brittany Faria
Planning, Head Administrative Clerk

RE: **Fall River Zoning Board of Appeals Meeting**
January 17, 2019

The Fall River Zoning Board of Appeals held a Public Hearing on Thursday, January 17, 2019, at 6:00 PM in the First Floor Hearing Room for the purpose of considering the petitions set forth in the attached minutes of said Public Hearing.

Members present: David Assad, Chairman, Carolyn Morrisette, Vice Chairwoman, Jim Calkins, and alternate members Dan Dupere and David Saber

Members absent: Greg Brilhante and John Frank

Also present: City Planner William D. Roth Jr., AICP and Recording Secretary, Brittany Faria, and Alex Mello of FRGTV.

Notice of the meeting was advertised in the Fall River Herald News on Wednesday, January 2, 2019, and Wednesday, January 9, 2019. The hearing was also posted in the Government Center and notice was sent to the petitioners and abutters of the specified property, as well as the City of Fall River's Planning Board.

6:00pm Chair read the Open Meeting Law notice, and his opening statement.

Chair asked the Board to take a vote for agenda #3 to be heard last in consideration to allowing enough time for the petitioner and attorney to present the petition.

In a motion made by Mr. Calkins and seconded by Ms. Morrisette, the Board unanimously voted to move agenda #3 to be heard last.

JAMES VAILLANCOURT c/o David J. Megna Esq.

4011 N. Main St., Lot X-3-23

In the matter of Variance request to demolish the existing structure and construct 8 duplex houses for a total of 16 units. Waiving requirements in the [B-L] District. Lot size 101,041+/-sf

FAVOR

Attorney David Megna and Engineer of record, Alex Gorodetsky were present to address the Board with the revised plans.

Board discussed quorum issue being that only 3 of the present Board members had heard the original petition and had voted to table the matter and it would need to be heard with at least 4 of the original members.

Attorney Megna requested to continue the matter to the February ZBA meeting to allow for quorum as well as submitted a Variance Time Extension Waiver for the record.

DECISION

In a motion made by Mr. Calkins and seconded by Ms. Morrisette, the Board voted 3-0 to continue the matter to February 21, 2019, meeting to allow for a quorum of members that had heard the first meeting details. Mr. Calkins, Ms. Morrisette and Mr. Assad voted in favor of the motion. Mr. Dupere and Mr. Saber abstained as they were not of the original vote on this matter to table.

STEPHEN HOLBROOK c/o Levin & Levin

355 Bell Rock Rd., Lot W-20-17

In the matter of Special Permit request to increase previously granted dwelling size of 28'x36' to 26'x40', waiving requirements in an [R-80] District. Lot size 30,432+/-sf

FAVOR

Attorney Mark Levin and petitioner Steven Holbrook were present to address the Board. Mr. Levin explained that a variance was granted in 2012 for this property for a modular home. The property had since been conveyed within a year of the grant but that construction was never started so the Building Official could not consider the variance substantially acted upon. The current request required a change of square footage, and the north side yard would change 4' from 93' to 89' with the current proposal. Mr. Levin stated that all other dimensions would remain the same as what was originally granted.

Mr. Calkins asked for clarification to any plans for decks not depicted on the plans. Mr. Levin stated that the plans show the full proposal, which do not include decks.

OPPOSITION

No one was present in opposition to the matter.

DECISION

In a motion made by Mr. Calkins and seconded by Mr. Dupere, the Board unanimously voted 5-0 to grant the petition subject to the previously granted conditions, with changes allowing for: 1. The proposed dwelling shall not exceed 26'x40' 2. The north side yard minimum set back of 89'. Mr. Assad, Ms. Morrisette, Mr. Calkins, Mr. Dupere and Mr. Saber voted in favor of the motion.

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In the matter of Variance request to subdivide property into two lots leaving one 3-family dwelling on each lot, waiving requirements in an [A-3] District. Lot sizes 3,398+/-sf and 3,377+/-sf

FAVOR

Attorney Jeffrey Medeiros was present to address the Board on behalf of the petitioner who was not able to attend. Mr. Medeiros stated that the property was a pre-existing, non-conforming use with two three-family dwellings on one lot, and that the proposal to divide the lot into two lots would not be detrimental to the neighborhood. They were creating 1 new parking spot on lot #2, which currently there is all on-street parking. Mr. Medeiros stated that the topography of the lot sloped toward Ridge Street and that there would be a retaining wall at the new lot line for the new parking spot.

Board discussed special permit pursuant to Sec. 86.423(b) rather than a variance request. Mr. Medeiros clarified that the Building Inspector had recommended the variance rather than a special permit.

Board discussed fencing between lots and Mr. Medeiros confirmed that due to safety concerns, they have no intention of placing fencing between the structures.

Board discussed possible conditions being separate utilities. Mr. Roth recommended specific as-built plans be provided to avoid any future issues. Mr. Roth mentioned easements would be expected on this proposal.

OPPOSITION

No one was present in opposition to this matter.

DECISION

In a motion made by Mr. Dupere and seconded by Ms. Morrisette, the Board unanimously voted 5-0 to grant the variance with conditions being: 1. All utilities shall be separated and an affidavit signed by the petitioner under the pains and penalties of perjury stating that all utilities have been separated shall be recorded at the Bristol County Fall River District Registry of Deeds prior to the sale and/or transfer of the property, but no later than one year from the date of the grant of the variance, 2. Utility As-Built Plans shall also be provided for the separated utilities, 3. No fencing on or between the lot lines.

Mr. Assad, Ms. Morrisette, Mr. Calkins, Mr. Dupere and Mr. Saber voted in favor of the motion.

AEG REALTY LLC, SCOTT ADAMS c/o Peter Saulino, Esq.
825 New Boston Rd., Lot P-14-1

In the matter of Variance request to convert or rebuild existing professional office building into a proposed professional office building and/or retail operation with 2,035+/-sf of floor area, waiving requirements in a [G] District.

FAVOR

Attorney John Saulino was present to address the Board in place of Attorney Peter Saulino who could not attend. Scott Adams, AEG Realty owner and Engineer was also present to address the Board. Mr. Saulino explained the history of the lot having been subject to previous variances. The majority of the 11,800+/-sf lot was currently impervious surface. The current proposal was based on the existing structure being in disrepair as it had not been adequately maintained during vacancy. Necessary updates and repair were approaching 50% of the value of the building. Mr. Saulino explained that there were currently 3 curb cuts but that they are proposing to close 1 of the curb cuts closest to the intersection. The curb cut furthest east would remain and they planned to expand on landscaping with 670sf decrease of impervious surface and they would be increasing the set-backs with squaring off. The proposal would be keeping with confines or less. Board discussed existing sign. Mr. Adams clarified that the existing sign would remain and they would use what was already there, no changes.

OPPOSITION

No one was present in opposition to this matter.

DECISION

In a motion made by Mr. Calkins and seconded by Ms. Morrisette, the Board unanimously voted 5-0 to grant the variance with conditions being: 1. No building permit shall be issued prior to approval of the site plan by the Site Plan Review Committee and No site preparation work shall be commenced prior to approval of the site plan by the Site Plan Review Committee, in substantial conformance with the plans provided 2. Curbing shall be replaced where the curb cut is being removed.

Mr. Assad, Ms. Morrisette, Mr. Calkins, Mr. Dupere and Mr. Saber voted in favor of the motion.

In the matter of Variance request to allow wholesale and retail sale and auction of used, damaged, and undamaged, operable and inoperable automobiles, trucks, other vehicles, trailers, boats and construction/farm equipment and machinery, with accessory office, temporary inventory storage, shipping/receiving and customer parking provided, in the [WTOD] District..
Lot size 2,181,433+/-sf

FAVOR

Attorney Mark Levin representing petitioner was present to address the Board, along with representatives if questions pertain to their area of knowledge. Mr. Levin explained the uniqueness of the property, being bounded by the Taunton River, the railway on New St. and Route 79. Mr. Levin explained the history of the property, with the last operating owner being Shell Oil. Mr. Levin referenced the use book, WT Division, where automobile parking lots are permitted other than as an accessory use. Mr. Levin explained that only employee's park on site. All cars are sold online, nothing is sold on site. The cars are placed, data is collected, and then they are resold. Employees would be using the existing office, no demo in the lot, only employees on site other than delivery and scheduled pick-ups. The proposed use conforms by having off site sales. Hardship being topography and soil conditions which limit the use. Not more detrimental than allowed parking lot/use. Mr. Levin described limited accessibility on the water, no dredging allowed, as well as deed restrictions on the property due to the contamination to the site. Mr. Levin explained that the 9 existing tanks would be removed as a result of this proposal if granted, and the remaining land will be leveled out. Currently the land is vacant, no productivity other than Shell pumping out the contaminated materials, which is projected to continue for the next 20-30 years. DEP is requiring Shell to remove as much contamination as possible that will not affect the water table. COPART would move the cars to accommodate as Shell moves to clean around the land. Mr. Levin further explained the restriction being no residential or recreation use, forever. A benefit would be a host agreement that COPART would provide to the City as revenue \$4 per car sold if approved by Corporate Counsel. They would maintain the property and would be providing rip-wrap fencing to alleviate being an eyesore. Jobs would be created. Storage of hazardous waste would be prevented. Mr. Levin brought mention to regulations with this type of proposal. Not a substantial deviation from the allowed use, minimal traffic so not a detriment to the neighborhood.

Chairman Assad stated that the automotive use is extremely limited in that District, with the parking lot exception to be allowed as an accessory to the principle use. Chair further listed allowed uses in the District, which Mr. Levin countered are limited on this specific property due to its condition and the restrictions on the deed. Cannot dig due to the water table, cannot dredge and cannot build upon the site.

Discussion regarding Shell being responsible for the clean-up and involved with the property. Tanks are empty.

Lisa Darrety, New England Manager with COPART, present to answer operational questions for the business. She explained that they are a Fortune 500 international company with 7 facilities in

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New England, 3 of which are in Massachusetts. The vehicles are brought in, titles and paperwork get processed so that they could be sold strictly on an online auto auction.

Discussion regarding typical pick up. Ms. Darrety confirmed that sometimes they do drive off the lot but primarily they are picked up by carriers.

Discussion regarding traffic flow. Ms. Darrety stated that without knowing the expected volume, she would presume that an average of 10 trucks in and out a day.

Discussion regarding quantity of vehicles. Ms. Darrety stated that distribution of vehicles was driven on zip code, maybe 14,000 cars a year could be expected but not all at once. Board discussed a maximum of about 3000 cars at one time based on the square footage of property.

Discussion regarding the average duration of any one vehicle. Ms. Darrety stated an expectation of about 30 days, to allow for title processing and the sales paperwork to finalize.

Discussion regarding types of vehicles. Ms. Darrety stated mostly cars, but there would be a small percentage of other vehicles such as trucks, boats, farm equipment and machinery.

William Desmarais, 22 Alty St./2071 Pleasant St.- being a direct abutting property owner, he felt that the proposed privacy fencing would visually relieve being an eyesore on the waterfront and to the neighborhood, and that the tanks themselves were an eyesore so those being removed would be beneficial. The property being near the highway wouldn't be impactful. Mr. Desmarais made mention to the revenue benefit to the city as well.

OPPOSITION

Stephen Camara, City Counselor- asked the Board to uphold the decision of the Building Inspector. Stated that this is a significant property with the Waterfront Urban Renewal Plan that the city was in committee regarding. It would be detrimental to the neighborhood. Mr. Camara made mention that the Taunton River was declared by Congress as a Wild and Scenic River. It was prime property on the waterfront and would not be beneficial to the city nor to the committee in their effort to improve the waterfront, that there are better uses for the property than a storage facility for wrecked vehicles.

Chair stated that the limited issue before the Board was the proposed use.

Albert Lima, representing of Highland Neighborhood Association- referenced his letter of opposition as well as other letters on file.

Jim Soule, 577 Rock St.- stated that Fall River is in an economic hardship because people keep the mentality that this is the best we can do in our lifetime. He doesn't believe this is the best use for the property and hopes that we can strive for and expect better for the city.

David Dennis, 132 Highland Ave.- doesn't believe this is the highest and best use for the property. Stated that a portion of this 74+ acre lot is the last remaining developable land on the Taunton River and Mount Hope Bay. This project would limit the economic benefit to the city as opposed to other options within the limitation of the property. Mr. Dennis brought mention to the remediation of the property.

Jane Mello, Wilson Rd.- believes there are better uses for the property and that traffic is a concern at the entrance/exit of Route 79 with mention to the existing traffic.

Joe Carvalho, 575 Eastern Ave.- has been President of Coalition of Responsible Placement of LNG Facilities for 16 years and is also the President of the Flint Neighborhood Association. Made mention of the sales of the property and eminent domain process which included history of mayoral plans for this property. Made mention to a better potential of revenue. He believes that

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this project is a junk yard while the cars are waiting to be sold and they will be leaking hazardous liquids while they sit. He does not believe this is the best use of the location.

Chair stated that the best use of the property is not the matter before the Board. The limited scope before the Board to consider is if the petition meets the criteria for a variance to be granted.

Chair read letter of opposition for the record submitted by Carole Fiola, State Representative.

Chair cited two letters of opposition from Antone Dias, Treasurer of North End Neighborhood Association, including the reply from Attorney for the first of the two letters received.

Chair cited letter of opposition from Joseph Carvalho, President of Coalition for the Responsible Siting of LNG Facilities.

Environmental Attorney, Richard Nylen replied to the opposition concerns to first clarify that because of the contaminant of the land, the deed restrictions for any use of the property cannot allow the presence of a child, which drastically limits the allowable uses from what the zoning district allows. There can be no recreational use, no residential, no waterfront. The owner was aware of the liability with the deed restrictions and is pursuing the alternative uses. Secondly, Mr. Nylen made mention that this petition is limited to a use variance, and that the project would be subject to site plan review for stormwater management as well as regulations for use of the site by the Conservation Commission. He stated that they would still be in compliance to other conditions imposed by authorized parties. Thirdly, Mr. Nylen stated that the DPA only regulates 5 contaminated acres of the 50 acre lot. Remediation is a hardship. Another main hardship being soil conditions due to the contamination. Furthermore, Mr. Nylen expressed the traffic is less impactful to the area.

DECISION

In a motion made by Ms. Morrisette and seconded by Mr. Dupere, the Board voted 4-1 to deny the petition.

Ms. Morrisette, Mr. Assad, Mr. Dupere and Mr. Calkins voted in favor to deny. Mr. Saber voted against the motion and the motion passed.

CITIZENS INPUT

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No one signed up for Citizens Input.

APPROVAL OF MINUTES

In the matter of Minutes for Zoning Board of Appeals Meeting dated November 15, 2018, and December 13, 2018.

A motion was made by Mr. Calkins and seconded by Ms. Morrisette, the Board unanimously voted 5-0 to approve and waive reading the Minutes for November 15, 2018, meeting, and to table Minutes for December 13, 2018, to the February 21, 2019, meeting as they are not finalized for approval.

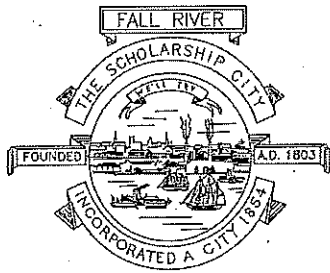
OPEN MEETING LAW COMPLAINT

Chair read complaint filed on December 15, 2018, and received on December 17, 2018. Chair stated that the matter was placed on the agenda within 14 days of receipt. Chair noted that there were no further details or attachments for more information as to the allegation. Chair recommends to refer to Corporation Counsel. All members of the Board stated that there was no communication on the subject matter prior to the meeting as alleged. Chair stated for the record that there was communication with the petitioner in question regarding a separate matter but had no mention to this subject matter. Board discussed if this Complaint had already been communicated to the Law Department, but Planning Department Clerk couldn't find confirmation in the emails.

In a motion made by Mr. Calkins, and seconded by Mr. Dupere, the Board unanimously voted 5-0 to verify if communication had already been sent to Corporation Counsel, and to do so if it had not been sent already.

ADJOURNMENT

In a motion made by Mr. Calkins and seconded by Ms. Morrisette, the Board unanimously voted 5-0 to adjourn the meeting at 7:35pm.



**City of Fall River
Massachusetts**

Planning Division

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RECEIVED

2019 MAR 26 P 3:04

JASIEL F. CORREIA II
Mayor

WILLIAM D. ROTH JR., AICP
*FALL RIVER, MA
City Planner*

TO: Alison Bouchard
City Clerk

FROM: Brittany Faria
Planning, Head Administrative Clerk

RE: **Fall River Zoning Board of Appeals Meeting**
February 21, 2019

The Fall River Zoning Board of Appeals held a Public Hearing on Thursday, February 21, 2019, at 6:00 PM in the First Floor Hearing Room for the purpose of considering the petitions set forth in the attached minutes of said Public Hearing.

Members present: David Assad, Chairman, Carolyn Morrisette, Vice Chairwoman, John Frank, Jim Calkins, Greg Brilhante, and alternate member Dan Dupere

Members absent: none

Also present: City Planner William D. Roth Jr., AICP and Recording Secretary, Brittany Faria, and Alex Mello of FRGTV.

Notice of the meeting was advertised in the Fall River Herald News on Wednesday, February 6, 2019, and Wednesday, February 13, 2019. The hearing was also posted in the Government Center and notice was sent to the petitioners and abutters of the specified property, as well as the City of Fall River's Planning Board.

6:00pm Chair read the Open Meeting Law notice, and his opening statement.

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Chair stated pursuant to the rules and regulations Sec. A, Para. 2, Mass. General Law Ch. 40A, Sec. 12, and Sec. 9-7 of the City Charter, the Board shall elect a Chair, Vice-Chair and Clerk from its permanent members at its first meeting of the new year, but as this administrative process was not posted on the January agenda, the Board would vote now. Chair called agenda item # 9 out of order:

Vote for Election of New Offices

In a motion made by Mr. Brilhante to reelect the same slate of offices, with the motion seconded by Mr. Frank, Mr. Calkins raised a question if he was eligible for the position of Secretary as his term had expired and he is acting in the grace period to be reappointed. To avoid any issues, the Board determined that Mr. Calkins should not be considered in the slate of offices.

Mr. Brilhante amended his motion to substitute Mr. Frank as Secretary. Mr. Frank agreed to this nomination. Mr. Calkins seconded the amended motion, and the Board voted 5-0 in favor of the new offices: David Assad as Chairman of the Zoning Board of Appeals, Carolyn Morrisette as Vice Chairwoman, and John Frank as Secretary.

**JAMES VAILLANCOURT c/o David J. Megna Esq.
4011 N. Main St., Lot X-3-23**

In the matter of Variance request to demolish the existing structure and construct 8 duplex houses for a total of 16 units. Waiving requirements in the [B-L] District. Lot size 101,041+/-sf.

This matter having been tabled from November 2018 meeting and further tabled from the January 2019 meeting.

FAVOR

Attorney David Megna and Engineer of record, Alex Gorodetsky were present to address the Board with the revised plans. To begin, Attorney Megna clarified that the engineer had met with the City Planner and the plans had been amended to 15 units instead of 16, of which there were 7 duplexes and 1 single unit. The plan has noted a quantity of 14 but shows the 15 units.

Attorney Megna entered for the record the 3 specific waivers that they were asking the Board for. Mr. Assad read the waivers into the record: 1. Relief from side set back requirement of 10' to 5' on the southerly lot line, as shown on the recent plan. 2. Relief from the rear set back requirement of 15' to 10' as shown on the recent plan. 3. Relief from the density of allowable units from 3 to a maximum of 15 as shown on the submitted plan.

Discussion regarding placement of setbacks in regards to side and rear yards.

Discussion regarding ingress and egress being a right to pass agreement over the private way. 50' frontage being on North Main St. Mr. Megna was asked to provide documentation allowing right of way passage, or a deeded easement. He explained that the easement was owned by Ships Watch and they intended to remain a private way.

Mr. Assad explained the subdivision history. This property is the remaining lot of a larger subdivision. The owner had created 5 Form A lots and in doing so, has created this current uniquely shaped lot, making their own hardship.

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Mr. Roth had discussed potential issues with the engineer, which resulted in showing the 24' driveway and the reduction of 1 unit to accommodate adequate parking dimensions on the plans. Mr. Roth requested that the Board consider such conditions as: Site Plan Review, access way to remain private so that it cannot become the responsibility of the city to maintain in the future, and Homeowners Association. Mr. Roth mentioned potential issue of density which might prevent requirements for drainage.

Discussion regarding Planning Board approvals for Form A lots and what applies to zoning.

Mr. Megna submitted copy of the quitclaim deed Book 1054, Page 172 for the record which described right of way as being 11,000sf.

Discussion regarding emergency access. Mr. Roth stated that 24' wide roadway and the engineer having specifically designed the hammerhead layout rather than a cul de sac would provide adequate access.

Board discussed access from North Main St. by eliminating condo #5, as well as or instead of using right of way. Attorney Megna confirmed that the owner would be okay with that proposal if necessary. A loop system being a far better proposal from a functional standpoint. Mr. Gorodesky stated that he could accommodate the loop system.

OPPOSITION

No one was present in opposition to this matter.

DECISION

In a motion made by Mr. Brilhante with conditions being unit #5 being eliminated to provide adequate ingress and egress on N. Main St. as well as being subject to Site Plan Review and Homeowners Association and the private access way to remain private. Motion was seconded by Mr. Calkins, and in a vote of 2-3 the petitioner did not receive the required number of votes needed to grant the request. Mr. Brilhante and Mr. Calkins voted in favor of the motion, Mr. Frank, Mr. Assad and Ms. Morrisette voted against the motion and the petition was denied.

ROMAN CATHOLIC BISHOP of FALL RIVER
120 Beattie St., Lot L-2-9

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In the matter of Variance request to subdivide property into two parcels, leaving existing residential structure and garage on 1 parcel (Lot 1 size 9,900+/-sf) to allow use for up to a 4 family dwelling; while leaving an existing church and other residential structures on the remaining parcel (Lot 2 size 25,000+/-sf), waiving requirements in the [M] District, Lot size 34,900+/-sf

FAVOR

Dan Aguiar, Senior Project Manager at SITEC, Inc., explained that this property is the Holy Rosary Church and Rectory. They were looking to create parcel 1 by cutting out the Rectory. They are exceeding frontage and area minimum of 9500sf. When they create the lot lines between the two structures, there would be a side yard set-back of 3' with easements put in place so that there is unimpeded access through the alleyway and they could continue to use the side steps leading up to the church. Parcel 1 is conforming except for the side yard set-back.

Discussion regarding Assessors Map L-1-44 and the 20' right of way. Being individual parcels and being a paved right of way, Mr. Aguiar expressed that his team had done extensive deed research to provide accurate plans as the Assessors maps and the GIS maps could not be relied on for accurate property dimensions. They were not creating L-1-44 with this proposal and the buildings were not changing. Mr. Aguiar offered the condition that prior to endorsement of the ANR plan, a legal opinion be provided that Lot 44 and the right of way legally exist and are separate.

Deed 883-225 references the right of way. The deeds are listed under hierarchy and lineage of the Bishop rather than by the church itself. There is potentially another church interested in purchasing. Very basically the proposal is separating Parcel 1 from the entire lot by creating a lot line. Mr. Roth stated that further lot details could be identified on the ANR plan. Right now the alleyway allows 7' for the right to pass and repass.

Board discussed potential conditions for approval.

OPPOSITION

No one was present in opposition to the matter.

DECISION

In a motion made by Mr. Brillhante and seconded by Mr. Calkins, the Board unanimously voted 5-0 to grant the petition with the conditions being 1. All utilities shall be separated and an affidavit signed under the penalties of perjury indicating that all utilities have been separated shall be recorded at the Bristol County Fall River Registry of Deeds prior to the sale and/or transfer of the property, but no later than one year from the date of the grant of the variance. 2. No obstructions between structures on newly created lot line. Mr. Assad, Ms. Morrisette, Mr. Calkins, Mr. Brillhante and Mr. Frank voted in favor of the motion.

6:49pm Mr. Brillhante stepped out of meeting, abstained from the next petition.

ROMAN CATHOLIC BISHOP of FALL RIVER
420 Bradford Ave., Lot G-4-27

44

In the matter of Variance request to subdivide property into two lots leaving an existing single family dwelling on Lot 1, lot size 6,903.2+/-sf, while constructing a new single family dwelling on Lot 2, lot size 6,865.8+/-sf, in the [A-2] District.

FAVOR

Dan Aguiar, Senior Project Manager at SITEC, Inc., was present to address the Board. Mr. Aguiar stated that this property meets the requirements for a two family structure, but with the 12 foot elevation difference it has a topographical hardship. This proposal creates greenspace and will provide a minimum of two off street parking for each of the two single family homes, which compared to a two family structure would not increase the density of the neighborhood. Discussion regarding Sec.86-321 reduction of lot area. The subject property has a parking lot and an existing structure which is the church rectory. The uniqueness of the existing structure being a rectory which serviced a number of residents, and with a parking lot that was utilized by a church across the street that is no longer there, coupled with the elevation difference, provide the hardship necessary for granting a variance which would not be more detrimental to the neighborhood. Discussion regarding previous variances in the neighborhood. An additional benefit to the neighborhood is by reducing the impervious surface to improve the drainage.

Mr. Roth stated the specific waivers being for Parcel 2: frontage, area, front set back from 30' to 25', side set back from 20' to 10' and rear yard set-back from 30' to 25'. And specific waivers for Parcel 1 being frontage, area and rear set back from 30' to 15' in creating the new lot line. Waivers not needed for previously nonconforming set-backs for parcel 1 on front yard and side yard. Board further discussed conditions if granted.

OPPOSITION

No one was present in opposition to this matter.

DECISION

In a motion made by Mr. Frank and seconded by Mr. Calkins, the Board unanimously voted 5-0 to grant the petition with conditions being 1. No building permit shall be issued for Parcel 2 until the site plan has been approved by the Site Plan Review Committee and no site preparation work shall be commenced on Parcel 2 prior to approval of the site plan by the Site Plan Review Committee. 2. Minimum of 2 off street parking spaces provided for each parcel 3. Parcel 2 asphalt to be removed 4. Existing residence Parcel 1 to remain a single family dwelling 5. Set-backs specific to plans submitted. Mr. Assad, Ms. Morrisette, Mr. Calkins, Mr. Frank and Mr. Dupere voted in favor of the motion, Mr. Brilhante abstained.

TETRAULT REAL ESTATE LLC
1456-1462 Pleasant St., Lot K-12-5

44

In the matter of Variance request to construct a 40'x106' automobile storage garage in the [BL] District, Lot size 5,999+/-sf

FAVOR

Dan Aguiar, Senior Project Manager at SITEC, Inc., was present to address the Board. This proposal is identical to the petition that was granted by the Board in May of 2015. Previous structures were destroyed by fire and were unable to be replicated due to financial restraints. Due to the elevation change of 25', the proposal was to build a single story structure into the slope. They were proposing greater front, side and rear yard set-backs than the previous building. The abutting structures are very close or on the property lines so the applicant was providing reasonable set-backs for security and fire. Variance had been recorded but not acted upon. Delay of acting on the variance being owner's other property litigations.

Discussion regarding quantity of cars based on how large the lift system would provide. The use is allowed in this zone. Discussion regarding 5' side and rear set-backs.

Mr. Roth requested the Board condition site plan review to manage drainage, explaining the concern being addressed by EPA permits to reduce runoff. He expressed that it is improbable to receive drainage approvals considering the set-backs.

Mr. Assad asked if they reduced the rear yard waiver by reducing the building size, if it would resolve the drainage concern. Mr. Roth stated that they typically want 10' set-backs. Mr. Aguiar stated he didn't believe it would not help any drainage issue because of the topography issue. Mr. Aguiar suggested making the condition: building no larger than the proposed size.

OPPOSITION

No one was present in opposition to this matter.

DECISION

In a motion made by Mr. Calkins and seconded by Mr. Brilhante, the Board unanimously voted 5-0 to grant the petition with condition being No building permit shall be issued until the site plan has been approved by the Site Plan Review Committee and no site preparation work shall be commenced prior to approval of the site plan by the Site Plan Review Committee. Mr. Assad, Ms. Morrisette, Mr. Calkins, Mr. Brilhante and Mr. Frank voted in favor of the motion.

KELLY PEREIRA & DAVID SOUSA

31 Old Farm Lane, Lot U-17-19

44

In the matter of Variance request to construct a 26'x26' addition to existing single family home in the [R-30] District. Lot size 16,647+/-sf

FAVOR

Dan Aguiar, Senior Project Manager at SITEC, Inc., and David Sousa were present to address the Board. The subdivision was created with zoning relief in 2006 with the purpose of preserving a large amount of open space with the surrounding land. This property is governed by the 2006 variance. Proposing an attached garage addition with a bonus room to access from the house, rather than detached which would meet requirements. Waiving the previously approved 15' set-back down to 8' as shown on plan. The request is similar to homes in area and a 26' garage is a standard size, not an elaborate size.

Mr. Assad stated that this was the "bonus lot" when the subdivision was considered and it didn't conform, it was created by variance.

Discussion regarding hardship being placement of the existing structure which only allows an addition on the east side.

Discussion regarding garage ordinance limitations and the existing 34' side yard which had seemed like adequate space to build an addition when the owner had purchased. Not encroaching on Meridian abutter with this proposal.

Mr. Roth stated that Site Plan Review would not be needed if the Board conditioned a properly engineered roof infiltration system for the new roof area.

OPPOSITION

No one was present in opposition to this matter.

DECISION

In a motion made by Mr. Frank and seconded by Mr. Brilhante, the Board unanimously voted 5-0 to grant the petition with the condition being: Must provide properly sized roof infiltration system for new roof area. Mr. Assad, Ms. Morrisette, Mr. Calkins, Mr. Brilhante and Mr. Frank voted in favor of the motion.

At 7:23 pm Ms. Morrisette stepped out to abstain from the next petition # 5

SCOTT & LAURIE DONNELLY
542 Mt. Hope Ave., Lot B-4-15

44

In the matter of Variance request to subdivide existing 7,500+/-sf parcel into two lots in the [R-4] District, leaving the existing single family dwelling on 1 Lot with 5,000+/-sf, while conveying the remaining 2,500+/-sf to an abutting property.

FAVOR

Dan Aguiar, Senior Project Manager at SITEC, Inc., was present to address the Board. Mr. Aguiar explained that this oversized lot uniquely fronts on Mt. Hope Ave. and runs through to Laplante St. Applicant wishes to convey portion of B-4-15 to B-4-13 (15 Laplante St.) which would increase area toward conformance and provides for a usable yard, leaving B-4-15 with a yard as well. Discussion regarding swapping nonconformities. Mr. Brillhante suggested non-buildable, no further subdivision conditions if granted.

Mr. Roth requested of the Board that they require Form-A plan that creates parcel 1 and would remove lot lines between B-4-13 and parcel 2 to combine them, and requested the Board condition no further subdivision. Mr. Aguiar explained the complication that lots aren't technically combined until they are deeded. Board discussed requiring a Perimeter plan for B-4-13, after the Form A process which creates parcel 2, that way the two lots are combined on plans.

Mr. Scott Donnelly was present in favor of his petition stating that he is in the process on owning the property on Laplante St. and is giving himself the yard. He plans to sell on Mt. Hope Ave.

OPPOSITION

No one was present in opposition to the matter.

DECISION

In a motion made by Mr. Brillhante and seconded by Mr. Dupere, the Board unanimously voted 5-0 to grant the petition with the conditions being 1. Newly created lot not buildable 2. Subject to submittal of Perimeter Plan after the Form A process is completed. Mr. Assad, Mr. Calkins, Mr. Brillhante, Mr. Frank and Mr. Dupere voted in favor of the motion, Ms. Morrisette abstained.

At 7:33 pm Ms. Morrisette returned to the meeting to hear the next petition # 6

ROBERT M. SCHECTER c/o Arthur Frank Jr., Esq.
367-373 Palmer St., Lot F-29-28

44

In the matter of Special Permit to add 1 residential unit above the existing garage in the [A-2]
District. Lot size 6,012+/-sf

FAVOR

Attorney Arthur Frank Jr. and Robert M. Schechter were present to address the Board. Attorney Frank explained the owner history going back to 1981 in the family. The garage in the back had been allowed to have a storage space above the garage and they were now seeking to extend the nonconformity for an additional residential unit. They would be providing more off street parking on the lot. There would be no expansion to the current envelope of the garage, it would only be a remodel. Asking for a maximum of 2 bedrooms using the existing windows and there weren't any windows facing west (F-29-29). Currently the garage only had electricity so they would need to meet Community Utility requirements. Discussion regarding no further subdivision.

Mr. Roth stated that there are no dimensions depicting what the parking proposal would be. They plan to remove the yard and patio area, and could install a catch basin. Mr. Roth asked the Board to require site plan review to demonstrate utilities, drainage and parking.

OPPOSITION

No one was present in opposition to this matter.

DECISION

In consideration of the bifurcated hearing before the Board, a motion was made by Mr. Calkins and seconded by Mr. Brilhante that the proposed modification will not be substantially more detrimental to the neighborhood than the existing nonconforming structure. The Board found that the relief requested may be granted, as it would not be detrimental to the neighborhood nor would it derogate from the intent and purpose of the zoning ordinance.

In a motion made by Mr. Brilhante and seconded by Mr. Calkins, the Board unanimously voted 5-0 to grant the petition with the conditions being 1. No building permit shall be issued until the site plan has been approved by the Site Plan Review Committee and no site preparation work shall be commenced prior to approval of the site plan by the Site Plan Review Committee for new parking and utilities 2. No further subdivision 3. New residence limited to 1 bedroom. Mr. Assad, Ms. Morrisette, Mr. Calkins, Mr. Brilhante and Mr. Frank voted in favor of the motion.

HENRY FERLAND & ROBERT PARENT c/o Gloria M. Pacheco, Esq.
Friendship St., Lot H-19-59

44

In the matter of Variance request to build a 34'x28' single family dwelling in the [R-8] District,
Lot size 9,064+/-sf

FAVOR

Attorney Gloria M. Pacheco and Henry Ferland were present to address the Board. Attorney Pacheco submitted revised plans for the record which show the building envelope. Ms. Pacheco also submitted 3 abutter's letters of approval for the record.

Lot meets and exceeds dimensional requirements of the zone except for frontage so they were looking for a frontage waiver from 80' to 65' which is similar to frontage in the neighborhood. Currently it is a vacant lot which has support from the abutter that has an overlap of house on the corner of this lot. They would provide 2 off street parking spots.

Mr. Assad summarized the letters of support for the record.

Mr. Roth addressed encroachment and lot line adjustments needing to go through the Planning Board. Question as to whether the encroachment is a garage or parking for the neighbors garage. Mr. Roth suggested to Attorney Pacheco that they do the lot line adjustment prior to building, and asked the Board to require Site Plan Review and minimum of two off street parking spaces.

OPPOSITION

No one was present in opposition to this matter.

DECISION

In a motion made by Mr. Brilhante and seconded by Mr. Frank, the Board unanimously voted 5-0 to grant the petition with the conditions being 1. No building permit shall be issued until the site plan has been approved by the Site Plan Review Committee and no site preparation work shall be commenced prior to approval of the site plan by the Site Plan Review Committee. 2. Minimum of 2 off street parking spaces provided. Mr. Assad, Ms. Morrisette, Mr. Calkins, Mr. Brilhante and Mr. Frank voted in favor of the motion.

BLOUNT REALTY LLC c/o Thomas P. Killoran, Esq.

630 Currant Rd., Lot Z-3-65 & 66

In the matter of Special Permit to build a 55'x65', 3,620+/-sf addition to the westerly side of existing building, in the Industrial Park District and in the Research and Development Overlay District.

FAVOR

Attorney Thomas P. Killoran, along with Dan Campbell, Civil Engineer that prepared the site plans, and John Cavanaugh, Director of Engineering at Blount Fine Foods, were present to address the Board. Requesting a front yard set-back waiver through a Special Permit under 86.389, rather than a Variance, because of the Overlay District that this company is located. Mr. Killoran summarized a variety of jobs in the business and stated the need for an additional hydro chiller which would bring the total to 4. This project would add around 100 employees to the business. From the property line to the wall/foundation they would need 2.7' but from the property line to the overhang line they would need 1.8' allowance for the set-back.

Mr. Assad brought mention to Attorney Arthur Frank Jr. being in favor of the petition on behalf of his clients, Riggensbachs 1, 2, 3 and 4 as the abutters, as stated earlier in the meeting.

Mr. Roth asked if this is the area of the parking lot that had recently been expanded. Blount had just gotten approval from Site Plan Review when the company found the need for this addition. Mr. Assad asked if the loss of parking would be replicated elsewhere. Parking is not a requirement in that zoning district, but based on the needs they were working on a parking plan. Mr. Roth requested that the Board condition Site Plan Review which wouldn't be difficult.

OPPOSITION

No one was present in opposition to this matter.

DECISION

In consideration of the bifurcated hearing before the Board, a motion was made by Mr. Brillhante and seconded by Mr. Calkins, the Board unanimously voted 5-0 that the proposed modification will not be substantially more detrimental to the neighborhood than the existing nonconforming use.

In a motion made by Mr. Brillhante and seconded by Mr. Frank, the Board unanimously voted 5-0 to grant the petition with the conditions being 1. No building permit shall be issued until the site plan has been approved by the Site Plan Review Committee and no site preparation work shall be commenced prior to approval of the site plan by the Site Plan Review Committee. 2. Set-back no less than 1.8' as shown on plans. Mr. Assad, Ms. Morrisette, Mr. Calkins, Mr. Brillhante and Mr. Frank voted in favor of the motion.

CITIZENS INPUT

44

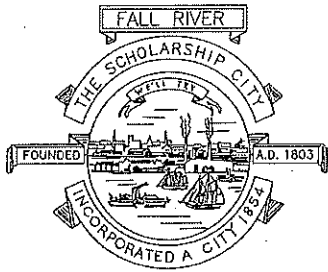
No one signed up for Citizens Input.

APPROVAL OF MINUTES

Minutes were not ready for a vote and will remain in compliance to the Open Meeting Law by placing the December 13, 2018, and January 17, 2019, meeting minutes on the March ZBA agenda.

ADJOURNMENT

In a motion made by Mr. Brilhante and seconded by Mr. Frank, the Board unanimously voted 5-0 to adjourn the meeting at 8:03pm.



City of Fall River
Massachusetts
Planning Division

45

JASIEL F. CORREIA II
Mayor

WILLIAM D. ROTH JR., AICP
City Planner

RECEIVED
2019 MAR 27 P 4:13
CITY CLERK
FALL RIVER, MA

TO: Alison Bouchard
City Clerk

FROM: Fall River Planning Board

RE: **PLANNING BOARD MINUTES**
February 12, 2019

The Fall River Planning Board held a Public Meeting at 5:56 p.m. on Tuesday, February 12, 2019, in the First Floor Hearing Room, One Government Center, Fall River, MA for the purpose of considering the matters set forth in the agenda originally posted with your office on January 29, 2019 with a revision submitted to your office on February 6, 2019.

Members present: Cynthia Seigny, Elizabeth Andre, and Mario Lucciola

Members absent: Charles Moniz

Also present: Planning Director, William D. Roth, Jr., AICP, Brittany Faria, Recording Clerk and Pamela Martin, FRGTV.

"Minutes" of this meeting are as follows:

Mrs. Seigny opened the meeting and read the Open Meeting Law statement

**1A. Application for Endorsement of Plan Believed Not to Require Approval –
File No. 19-1427**

Owners-	Gabriella Marie Rodrigues Rosner Steven P. Rodrigues Catherine F. Rodrigues
Applicant –	Humberto E. & Maria M. Rodrigues
Location –	92 Harvard St.
Assessor Lots:	T-06-50 & 51

Planning Director, William Roth, explained that the proposal was moving property lines for the two existing lots and it meets the requirements of “Approval Not Required Under the Subdivision Control Law” so he is recommending endorsement.

Upon motion made by Mr. Lucciola and seconded by Ms. Andre, it was unanimously VOTED 3-0: to direct the Chair to endorse the plan, “Approval Not Required Under the Subdivision Control Law”.

**1B. Application for Endorsement of Plan Believed Not to Require Approval –
File No. 18-1417**

Owner/Applicant –	Jamie Duff
Location –	130 Martha St.
Assessor Lots:	T-8-22

Planning Director, William Roth, explained that Lot 22 was being split into 3 lots and the land court issues have been resolved since this had last been heard, it meets the requirements of “Approval Not Required Under the Subdivision Control Law” so he is recommending endorsement.

Upon motion made by Ms. Andre and seconded by Mr. Lucciola, it was unanimously VOTED 3-0: to direct the Chair to endorse the plan, “Approval Not Required Under the Subdivision Control Law”.

**1C. Application for Endorsement of Plan Believed Not to Require Approval –
File No. 19-1428**

Owner/Applicant-	AIS Real Estate Devel. Corp
Location-	Lucille Lane
Assessors Lots:	U-23-0024, 0025 & A

Planning Director, William Roth, explained that this is a portion of an approved subdivision and that they were altering frontage on the 3 lots. Lot A is a pump station which is exempt from zoning requirements as a utility lot because it is non-buildable. Lot 24 and 25 meet area and frontage requirement. Mr. Roth stated that it meets the requirements of “Approval Not Required Under the Subdivision Control Law” so he is recommending endorsement.

Board discussed surrounding land being wetlands which would need to be developed from the uplands in the future. Not necessary to go before Zoning Board because the two buildable lots

meet the zoning requirements and Lot A was approved through subdivision control as a lot for the city as a utility lot. No hazardous material, existing foundations.

Upon motion made by Mr. Lucciola and seconded by Ms. Andre, it was unanimously VOTED 3-0: to direct the Chair to endorse the plan, "Approval Not Required Under the Subdivision Control Law".

2. Approval of Minutes:

January 22, 2019

In a motion made by Ms. Andre and seconded by Mr. Lucciola, the Board unanimously voted 3-0 to waive the reading of the minutes and to approve the minutes of the January 22, 2019, meeting.

3. Public Input-

No one signed up for public input.

4. Notice RE: Issuance of Ch. 91 Waterways Lic. No 14859

Mr. Roth summarized the notice and the informational purposes of the notice.

Upon motion made by Mr. Lucciola and seconded by Ms. Andre, the Board unanimously voted 3-0 to accept the notice and to place on file.

5. ADJOURNMENT

Upon motion duly made by Mr. Lucciola and seconded by Ms. Andre, it was unanimously VOTED 3-0: to adjourn the meeting at 6:04pm.

REGULAR MEETING OF THE CITY COUNCIL

MEETING: Tuesday, February 19, 2019 at 7:00 p.m.
Council Chamber, One Government Center

PRESENT: President Cliff Ponte, presiding;
Councilors Shawn E. Cadime, Joseph D. Camara, Steven A. Camara,
Bradford L. Kilby, Pam Laliberte-Lebeau, Stephen R. Long and
Leo O. Pelletier

ABSENT: Councilor Derek R. Viveiros

IN ATTENDANCE: Joseph I. Macy, Corporation Counsel
Cathy Ann Viveiros, City Administrator
Mary Sahady, Director of Financial Services

President Cliff Ponte called the meeting to order at 9:55 p.m. with a moment of silence followed by a salute to the flag and announced that the meeting may be recorded with audio or video and transmitted through any medium.

PRIORITY MATTERS

1. Mayor and order re: collective bargaining agreement for AFSCME Council 93
On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Bradford L. Kilby, it was voted to table the matter, with Councilors Joseph D. Camara, Steven A. Camara and Leo O. Pelletier opposed and with Councilor Derek R. Viveiros absent and not voting.
2. Mayor and order appropriating \$1,000,000 from General Fund Insurance Appropriation to the General Fund School Appropriation
On a motion made by Councilor Steven A. Camara and seconded by Councilor Shawn E. Cadime, it was unanimously voted to adopt the order, with Councilor Derek R. Viveiros absent and not voting.
3. Mayor and order appropriating \$338,968.99 from the Morton Middle School and Small Elementary School Inactive Capital Projects to the School Department Capital
On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Steven A. Camara, it was unanimously voted to adopt the order, with Councilor Derek R. Viveiros absent and not voting.

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Bradford L. Kilby, it was unanimously voted to take item #25 out of order, with Councilor Derek R. Viveiros absent and not voting.

REQUEST FOR EXECUTIVE SESSION

25. M.G.L. Chapter 30A, Section 21(a)(6): To discuss strategy relating to the purchase and sale of two lots (Maplewood Park Acquisition) as having the discussion in open session would be detrimental to the negotiation position of the City.

Council President Cliff Ponte requested a roll call to enter into Executive Session and it was voted 3 yeas, 5 nays with Councilors Joseph D. Camara, Steven A. Camara, Bradford L. Kilby, Stephen R. Long and Leo O. Pelletier voting in the negative and Councilor Derek R. Viveiros absent and not voting and the motion failed to carry. The City Council did not enter into executive session.

4. Mayor and order appropriating \$151,525.77 from Inactive Capital Projects to the Maplewood Park Acquisition

A motion was made by Councilor Steven A. Camara and seconded by Councilor Leo O. Pelletier, to adopt the order. Councilor Shawn E. Cadime stated that he had questions that he would like answered. On a further motion made by Councilor Shawn E. Cadime and seconded by Councilor Bradford L. Kilby, it was unanimously voted to waive the rules to allow Cathy Ann Viveiros, City Administrator; Mary Sahady, Director of Financial Services and Joseph I. Macy, Corporation Counsel to answer questions. Councilor Shawn E. Cadime asked the City Administrator if there is a purchase and sales agreement in place for this property. The City Administrator stated that there is not. Councilor Shawn E. Cadime then asked where the additional funds that are needed for the purchase would come from. The Director of Financial Services stated from other funds that will be available in the operating budget. Councilor Shawn E. Cadime then asked the City Administrator if there was no need for the funds that are being transferred from North Park. He went on to ask if all the sidewalks are perfect and not in need of repair. The City Administrator stated that was not the case. Councilor Steven A. Camara stated that he feels that the City should have requested Community Preservation funds to purchase this land for the expansion of Maplewood Park. Councilor Leo O. Pelletier stated that he feels that this offer is pretty simple, People, Inc. stated that they have a buyer for \$160,000.00 for the two lots. People, Inc. has offered these two lots to the City of Fall River first. If the City Council decides that it does not want to spend the money then the two lots will be sold to the other buyer. Councilor Cliff Ponte asked if a purchase and sales agreement had been signed. Corporation Counsel stated that an agreement had not been signed. Councilor Shawn E. Cadime stated that if he was made aware of what the plans were for this possible land purchase, he may change his mind regarding this purchase. He then stated that if a hockey rink or baseball batting cages were going to be constructed on the site of the proposed land acquisition, he may vote differently than if it will be left vacant and just increase the amount of grass that needs to be mowed at Maplewood Park. President Cliff Ponte requested a roll call vote on the motion to adopt the order that was made by Councilor Steven A. Camara and seconded by Councilor Leo O. Pelletier. It was voted 3 yeas, 5 nays to adopt the order, with Councilors Shawn E. Cadime, Joseph D. Camara, Bradford L. Kilby, Pam Laliberte-Lebeau and Cliff Ponte voting in the negative and Councilor Derek R. Viveiros absent and not voting and the motion failed to carry. Councilor Shawn E. Cadime asked if People, Incorporated receives funding from the Community Development Agency. The City Administrator stated that she was unsure. On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Steven A. Camara, it was unanimously voted to send a letter to People, Incorporated (copy of said letter is attached hereto and made a part of these minutes) requesting an in-kind PILOT contribution of the two parcels of land as a good will gesture, with Councilor Derek R. Viveiros absent and not voting.

5. Mayor and orders re: purchase of Lots 1 and 2 from People Incorporated
 - a. Lot E-22-0001 – Stafford Road
 - b. Lot E-22-0002 – Chicago Street

A motion was made by Councilor Steven A. Camara to adopt the orders, but received no second. On a further motion made by Councilor Shawn E. Cadime and seconded by Councilor Bradford L. Kilby, it was unanimously voted that the matter be granted leave to withdraw, with Councilor Derek R. Viveiros absent and not voting and Councilors Steven A. Camara and Leo O. Pelletier opposed.

6. Mayor and order to accept gift of public art and installation from Sculptor Barney Zeitz and the Bristol County Chamber of Commerce Foundation
On a motion made by Councilor Steven A. Camara and seconded by Councilor Stephen R. Long, it was unanimously voted to adopt the order, with Councilor Derek R. Viveiros absent and not voting. Approved, February 21, 2019, Mayor Jasiel F. Correia II

7. Mayor requesting confirmation of the reappointment of Fran E. Rachlin as a member of the Library Trustees
On a motion made by Councilor Steven A. Camara and seconded by Councilor Bradford L. Kilby, it was voted 7 yeas, 1 nay to confirm the reappointment, with Councilor Shawn E. Cadime voting in the negative and Councilor Derek R. Viveiros absent and not voting.

8. Mayor requesting confirmation of the reappointment of Ronald Caplain as a member of the Library Trustees
On a motion made by Councilor Steven A. Camara and seconded by Councilor Bradford L. Kilby, it was voted to confirm the reappointment, with Councilor Shawn E. Cadime opposed and Councilor Derek R. Viveiros absent and not voting.

9. Mayor requesting confirmation of the reappointment of Dr. Donald Corriveau as a member of the Cultural Council
On a motion made by Councilor Steven A. Camara and seconded by Councilor Bradford L. Kilby, it was voted to confirm the reappointment, with Councilor Shawn E. Cadime opposed and Councilor Derek R. Viveiros absent and not voting.

PRIORITY COMMUNICATIONS

10. Parks Director re: Park Board nomination of member Joseph Shulenburg as representative on the Urban Tree Commission

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Shawn E. Cadime, it was unanimously voted that the communication be accepted and placed on file, with Councilor Derek R. Viveiros absent and not voting.

11. Traffic Commission recommending amendments to traffic ordinances

On a motion made by Shawn E. Cadime and seconded by Councilor Stephen R. Long, it was unanimously voted that the communication be referred to the Committee on Ordinances and Legislation, with Councilor Derek R. Viveiros absent and not voting.

COMMITTEE REPORTS

Committee on Finance recommending:

Grant leave to withdraw:

12. Resolution– Plan for paying City's portion of the new Durfee High School's debt service
On a motion made by Councilor Steven A. Camara and seconded by Councilor Bradford L. Kilby, it was voted 5 yeas, 3 nays that the resolution be granted leave to withdraw, with Councilors Shawn E. Cadime, Pam Laliberte-Lebeau and Cliff Ponte voting in the negative and Councilor Derek R. Viveiros absent and not voting.

ORDINANCES – None

RESOLUTIONS

13. Request Administration obtain bids and present plan to install a multiple level parking garage on lot adjacent to Third Street Garage, and present to Committee on Finance
A motion was made by Councilor Bradford L. Kilby and seconded by Councilor Pam Laliberte-Lebeau, to adopt the resolution. Councilor Steven A. Camara made a motion to refer the resolution to the Committee on Economic Development and Tourism, but received no second. Councilor Steven A. Camara then requested a friendly amendment to the resolution by adding, "be it further resolved that the existing parking garage also be priced for conversion, so that we could do an actual development on two lots, rather than one" and the amendment received no second. A vote was then taken on the original motion and it was unanimously voted to adopt the resolution, with Councilor Derek R. Viveiros absent and not voting.

14. Committee on Finance convene with Administration to discuss financial responsibility of maintaining lights at baseball fields by local non-profit leagues
On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Stephen R. Long, it was unanimously voted to adopt the resolution, with Councilor Derek R. Viveiros absent and not voting.

15. Committee on Finance requesting the finance team prepare a presentation on the utilization of revenue from the approved billboard location to reduce water rates
A motion was made by Councilor Shawn E. Cadime and seconded by Councilor Bradford L. Kilby to adopt the resolution, but the motion was then withdrawn. On a further motion made by Councilor Steven A. Camara and seconded by Councilor Shawn E. Cadime, it was unanimously voted that the resolution be granted leave to withdraw, with Councilor Derek R. Viveiros absent and not voting.

CITATIONS – None

ORDERS – HEARINGS

Curb Removals:

16. Joseph Raposa, 166 Arizona Street – total of 37' at 166 Arizona Street
On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Stephen R. Long, it was unanimously voted to adopt the order, with Councilor Derek R. Viveiros absent and not voting. Approved, February 21, 2019, Mayor Jasiel F. Correia II

On a motion made by Councilor Joseph D. Camara and seconded by Councilor Shawn E. Cadime, it was unanimously voted to take items #17 through #20 together, with Councilor Derek R. Viveiros absent and not voting.

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17. Gaby T. Rahme, 121 Garfield Street – total of 29' 6" at 121 Garfield Street
18. Johnny Torres, 1169 Newhall Street – total of 40' at 1169 Newhall Street
19. Odete M. Costa, 75 Oak Street – total of 30' 11" at 75 Oak Street
20. Kevin Santos, 739 Robeson Street – total of 27' at 737 Robeson Street

On a motion made by Councilor Joseph D. Camara and seconded by Councilor Shawn E. Cadime, it was unanimously voted to adopt items #17 through #20, with Councilor Derek R. Viveiros absent and not voting.

Approved, February 21, 2019, Mayor Jasiel F. Correia II

ORDERS – MISCELLANEOUS

21. Police Chief's report on licenses:

Taxicab Drivers:

Omar Awer Laura Rodriguez William Scurio, Sr.

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Shawn E. Cadime, it was unanimously voted to adopt the order, with Councilor Derek R. Viveiros absent and not voting.

COMMUNICATIONS – INVITATIONS – PETITIONS

22. Claims

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Bradford L. Kilby, it was unanimously voted to refer the claims to Corporation Counsel, with Councilor Derek R. Viveiros absent and not voting.

City Council Meeting Minutes:

23. Committee on Finance Meeting – January 22, 2019

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Bradford L. Kilby, it was unanimously voted to approve the minutes, with Councilor Derek R. Viveiros absent and not voting.

BULLETINS – NEWSLETTERS – NOTICES

24. Department of Environmental Protection re: issuance of Chapter 91 waterway license No. 14859

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Stephen R. Long, it was unanimously voted that the notice be accepted and placed on file, with Councilor Derek R. Viveiros absent and not voting. On a further motion made by Councilor Steven A. Camara and seconded by Councilor Shawn E. Cadime, it was unanimously voted to reconsider the previous motion, with Councilor Derek R. Viveiros absent and not voting. On yet a further motion made by Councilor Steven A. Camara and seconded by Councilor Stephen R. Long, it was unanimously voted to refer the matter to the Committee on Public Works and Transportation, with Councilor Derek R. Viveiros absent and not voting.

ITEMS FILED AFTER THE AGENDA WAS PREPARED:

CITY COUNCIL MEETING DATE: February 19, 2019

RESOLUTION

- 15a. Committee on Human Services, Housing, Youth and Elder Affairs convene to discuss Riverview Towers

On a motion made by Councilor Joseph D. Camara and seconded by Councilor Shawn E. Cadime, it was unanimously voted to adopt the resolution, with Councilor Derek R. Viveiros absent and not voting.

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OTHER POTENTIAL MATTERS (to be acted upon if recommendation is received)

12a. Resolution re: Capital Improvement Plan

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Stephen R. Long, it was unanimously voted to adopt the resolution, with Councilor Derek R. Viveiros absent and not voting.

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Stephen R. Long, it was unanimously voted to adjourn at 10:58 p.m.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

DVD of meeting

A true copy. Attest:

Alison M. Bauchard

City Clerk



City of Fall River
Massachusetts
City Council

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CLIFF PONTE

President

City Council

Ms. Megan Scheffer, President and CEO
People, Incorporated
4 South Main Street
Fall River, MA 02721

February 22, 2019

Dear Ms. Scheffer,

At a meeting of the City Council, held on February 19, 2019 a discussion was held relative to the offer to purchase real estate adjacent to Maplewood Park, known as Lot 1 located on Stafford Road, Lot E-22-0001 Assessors Map and Lot 2 located on Chicago Street, Lot E-22-0002 Assessors Map. Following that discussion and on a motion made by Councilor Bradford L. Kilby, it was unanimously voted that the City Council is hereby requesting your consideration of an in-kind PILOT (payment in lieu of taxes) contribution of the two parcels of land as a good will gesture, as a way to preserve open space and enhance Maplewood Park. As you know PILOT's are very common in Massachusetts and throughout the country, as a way to assist struggling cities with various forms of support.

People, Incorporated receives many benefits from the City of Fall River and the Community Development Agency, as follows:

- Child Development Program \$56,000.00
- Resiliency Prep Engagement Center \$20,000.00
- People Improving Communities and Neighborhoods "PICAN" is scheduled to receive \$237,000.00 (project costs for lot #6 on Chicago Street construction)
- Real Estate Tax Exemption \$242,989.82
- Services related to Police, Fire, Snow Removal and the like

Your consideration of this request and a written response within 30 days is greatly appreciated, as during these tough economic times the City Council has made the decision to utilize the requested purchase price of the above parcels in order to focus on much needed repairs to our existing parks throughout the City. I am sure you would agree, that we as a Council must focus on the immediate needs regarding our historic parks at this time. Please contact this office, if you have any questions in this regard at 508-324-2233. Thank you for your assistance in this matter.

Very truly yours,

Cliff Ponte
Cliff Ponte
City Council President

cc: Jasiel F. Correia II, Mayor
Joseph I. Macy, Corporation Counsel
City Council
Carole Fiola, State Representative
Alan Sylvia, State Representative
Paul A. Schmid, State Representative

/ct

COMMITTEE ON FINANCE

MEETING: Tuesday, February 19, 2019 at 6:00 p.m.
Council Chamber, One Government Center

PRESENT: President Cliff Ponte, presiding;
Councilors Shawn E. Cadime, Joseph D. Camara, Steven A. Camara,
Bradford L. Kilby, Pam Laliberte-Lebeau, Stephen R. Long and
Leo O. Pelletier

ABSENT: Councilor Derek R. Viveiros

IN ATTENDANCE: Cathy Ann Viveiros, City Administrator
Mary Sahady, Director of Financial Services
Joseph I. Macy, Corporation Counsel
Michael F. O'Sullivan, President and CEO, Bristol County Chamber
of Commerce, 200 Pocasset Street
Scott Taveira, Representative, AFSCME 93
8 Crooks Way, Mattapoisett, MA
Jared Santos, Executive Board Member, AFSCME 93
371 Sherman Street
Barney Zeitz, 595 State Road, Vineyard Haven, MA
Antone Dias, Vice-Chair, Community Preservation Committee
James Sousa, Chair, Community Preservation Committee
Liane Verville, Library Administrator

The chair called the meeting to order at 6:13 p.m. and announced that the meeting may be recorded with audio or video and transmitted through any medium.

In accordance with a resolution adopted, as amended May 8, 2012, allowing persons to address the Council for a period of three minutes prior to the beginning or at the conclusion of business in the Committee on Finance, the following persons spoke on the subjects listed:

Citizens' Input Time – Before Discussion of Financial Matters:

Dawn Martin, 301 Milliken Boulevard – Housing
Virginia A. Martin, 301 Milliken Boulevard – Housing
Linda Mae Pittsley, 301 Milliken Boulevard – Housing

On a motion made by Councilor Joseph D. Camara and seconded by Councilor Leo O. Pelletier, it was unanimously voted to waive the rules to allow the following non Fall River resident to speak, with Councilor Derek R. Viveiros absent and not voting.

Michael Cane, 43 Glen Road, Jamaica Plain, MA – Housing

On a motion made by Councilor Joseph D. Camara and seconded by Councilor Bradford L. Kilby, it was unanimously voted to waive the 3 minute rule to allow Mr. Cane to finish his statement, with Councilor Derek R. Viveiros absent and not voting.

Edward Avilla, 475 Tower Street – Constables

On a motion made by Councilor Pam Laliberte-Lebeau and seconded by Councilor Bradford L. Kilby, it was unanimously voted to waive the 3 minute rule to allow Mr. Avilla to finish his statement, with Councilor Derek R. Viveiros absent and not voting. On a further motion made by Councilor Shawn E. Cadime and seconded by Councilor Bradford L. Kilby, it was voted 6 yeas, 2 nays to allow the City Administrator to answer questions, with Councilor Derek R. Viveiros absent and not voting. On yet a further motion made by Councilor Stephen R. Long and seconded by Councilor Pam Laliberte-Lebeau, it was unanimously voted to waive the rules to allow citizens' input time to exceed 30 minutes, with Councilor Derek R. Viveiros absent and not voting.

Justin Santos, 29 Foster Street – AFSCME Contract

Jim Gibney, 34 Merritt Street – Public Library

Ron Caplain, 295 Albany Street – Public Library

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Leo O. Pelletier, it was unanimously voted to waive the rules to allow the Library Administrator to answer questions, with Councilor Derek R. Viveiros absent and not voting.

2. Discussion with Barney Zeitz & representatives from Bristol County Chamber of Commerce Foundation re: acceptance of art installation at Government Center
Barney Zeitz gave an overview of his proposed artwork to be installed at Government Center. Michael F. O'Sullivan, President and CEO of the Bristol County Chamber of Commerce stated that there are individuals who are willing to donate funds to this project, once it is approved by the City Council. President Cliff Ponte called for a 5 minute recess at 7:24 p.m. to allow Mr. Zeitz time to remove the samples of his artwork that he brought with him. The City Council reconvened at 7:30 p.m.

3. Collective bargaining agreement for AFSCME Council 93
Councilor Shawn E. Cadime asked for the total cost of this new agreement and the financial impact to the budget for year one. The City Administrator stated that the final calculations are not yet complete, but it is estimated to be a little bit north of \$300,000.00 for year one. Councilor Shawn E. Cadime then asked for clarification regarding the use of personal and vacation time in the new collective bargaining agreement. Jared Santos, Executive Board Member, stated that the policy regarding the granting of personal days for Emergency Dispatchers has been past practice, but it is now being clarified in the agreement. Councilor Stephen R. Long then asked for the financial impact of the Emergency Medical Services and Police Department contracts. The Director of Financial Services stated that she would forward that information to him. On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Shawn E. Cadime, it was voted 5 yeas, 3 nays to table the matter, with Councilor Derek R. Viveiros absent and not voting.

4. Transfers and appropriations

- Mayor and order appropriating \$1,000,000 from General Fund Insurance Appropriation to the General Fund School Appropriation

Councilor Stephen R. Long asked if health insurance is part of net school spending. The Director of Financial Services stated that health insurance is part of net school spending.

- Mayor and order appropriating \$338,968.99 from the Morton Middle School and Small Elementary School Inactive Capital Projects to the School Department Capital

Councilor Shawn E. Cadime asked if these transfers will close out these two accounts. The Director of Financial Services stated that this will close out these two accounts for the Morton Middle School and the Small Elementary School. Council President Cliff Ponte asked if these funds were for the chillers at BMC Durfee High School. The Director of Financial Services stated that they are.

- Mayor and order appropriating \$151,525.77 from Inactive Capital Projects to the Maplewood Park Acquisition

Council President Cliff Ponte stated that this matter is also listed as item number 25 on the agenda, as a request for Executive Session. Councilor Leo O. Pelletier stated that things have changed and the City has been offered two parcels of land adjacent to Maplewood Park for \$80,000.00 each. He then stated either we want to purchase both lots or we don't want to purchase them, it's very simple and he doesn't see a need for Executive Session.

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Stephen R. Long, it was unanimously voted to take item #6 out of order, with Councilor Derek R. Viveiros absent and not voting.

6. Mayor and order appropriating \$375,050 from CPA funds for Historic Resources Preservation Projects (Fall River Public Library)

A powerpoint presentation was given by Antone Dias and James Sousa regarding the roof of the Fall River Public Library located at 104 North Main Street. Councilor Stephen R. Long stated that he feels that the City should first allocate funds to do the emergency repairs needed to the roof of the Fall River Public Library and then request Community Preservation Act funds if needed to preserve this historic building. Antone Dias, Vice-Chair of the Community Preservation Committee, stated that it is the roofing company who has to have some type of design professional do some shop drawings and submit them to the building department vs. what the CPA would require which is putting out an RFP to have architectural firms, that have backgrounds in these types of roofs on historical buildings and then we would go through the process with the Designer Selection Committee and they would know what is required historically. On a motion made by Councilor Steven A. Camara and seconded by Councilor Bradford L. Kilby, it was voted 4 yeas, 4 nays to refer the matter back to the Community Preservation Committee and a copy to the Committee on Public Works and Transportation, with Councilor Derek R. Viveiros absent and not voting and the motion failed to carry. On a further motion made by Councilor Shawn E. Cadime and seconded by Councilor Bradford L. Kilby, it was voted 7 yeas, 1 nay to refer the matter to the Committee on Public Works and Transportation, with Councilor Derek R. Viveiros absent and not voting.

5. Resolution – Request that Administration return to City Council with appropriation of \$375,050 from the FY2019 Reserve Account, or alternative account, to Facilities Maintenance Account

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Steven A. Camara, it was unanimously voted to table the resolution, with Councilor Derek R. Viveiros absent and not voting.

7. Mayor and Five Year Capital Improvement Plan

The City Administrator gave a brief overview of the Five Year Capital Improvement Plan. She stated that the total dollar amount of the municipal projects over the next five years total \$20,400,000 and the total school projects over the next five years total \$28,000,000, excluding the construction of the new B.M.C. Durfee High School. She also stated that of the \$28,000,000, approximately \$15,600,000 is reimbursable by the Massachusetts School Building Authority. The Director of Financial Services stated that the Administration is working to keep within the \$10,000,000 per year cap on loan orders. Councilor Shawn E. Cadime stated that this is an important tool in planning and budgeting and he doesn't want to see this document put on a shelf. On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Stephen R. Long, it was unanimously voted to refer the Capital Improvement Plan to the full Council for action, with Councilor Derek R. Viveiros absent and not voting.

Citizens' Input Time – After Discussion of Financial Matters:

None

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Stephen R. Long, it was unanimously voted to adjourn at 9:54 p.m., with Councilor Derek R. Viveiros absent and not voting.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

DVD of meeting

Information distributed by Edward Avilla

Barney Zeitz brochure

Community Preservation Committee PowerPoint presentation

Five Year Capital Improvement Plan information distributed
by the Director of Financial Services

Callen A. Taylor
Clerk of Committees

W19-5441
Algonquin Gas Transmission LLC

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
WETLANDS & WATERWAYS REGULATION PROGRAM**

**Chapter 91 and 401 Water Quality Certification Public Notice
Algonquin Gas Transmission LLC
Chapter 91 Waterways License Application Number W19-5441
401 Water Quality Certification Transmittal No. X281770**

NOTIFICATION DATE: March 20, 2019

Pursuant to M.G.L. c.91 and 33 U.S.C. 1341 and M.G.L. c. 21 §43, notice is given of a Chapter 91 and 401 Water Quality Certification Combined Application by Algonquin Gas Transmission LLC to construct and maintain a cathodic protection ground bed and to dredge and fill at Pembroke Street, Fall River, in and under flowed tidelands of Mount Hope Bay. The proposed project has been determined to be water-dependent pursuant to 310 CMR 9.12(2)(a). Additional information about this project may be obtained from: Vanasse Hangen Brustlin, Inc., Attn: Gene F. Crouch, 101 Walnut Street, Watertown MA 02471; Tel. (627) 607 - 2783.

Written comments on the 401 WQC must be sent within **twenty-one (21) days of this notice to:**

Department of Environmental Protection
Southeast Regional Office
Attn: Carlos T. B. Fragata
20 Riverside Drive
Lakeville, MA 02347

Written comments on the Chapter 91 Application must be sent within **thirty, (30) days of this notice to:**

Department of Environmental Protection
Southeast Regional Office
Attn: Carlos T. B. Fragata
20 Riverside Drive
Lakeville, MA 02347

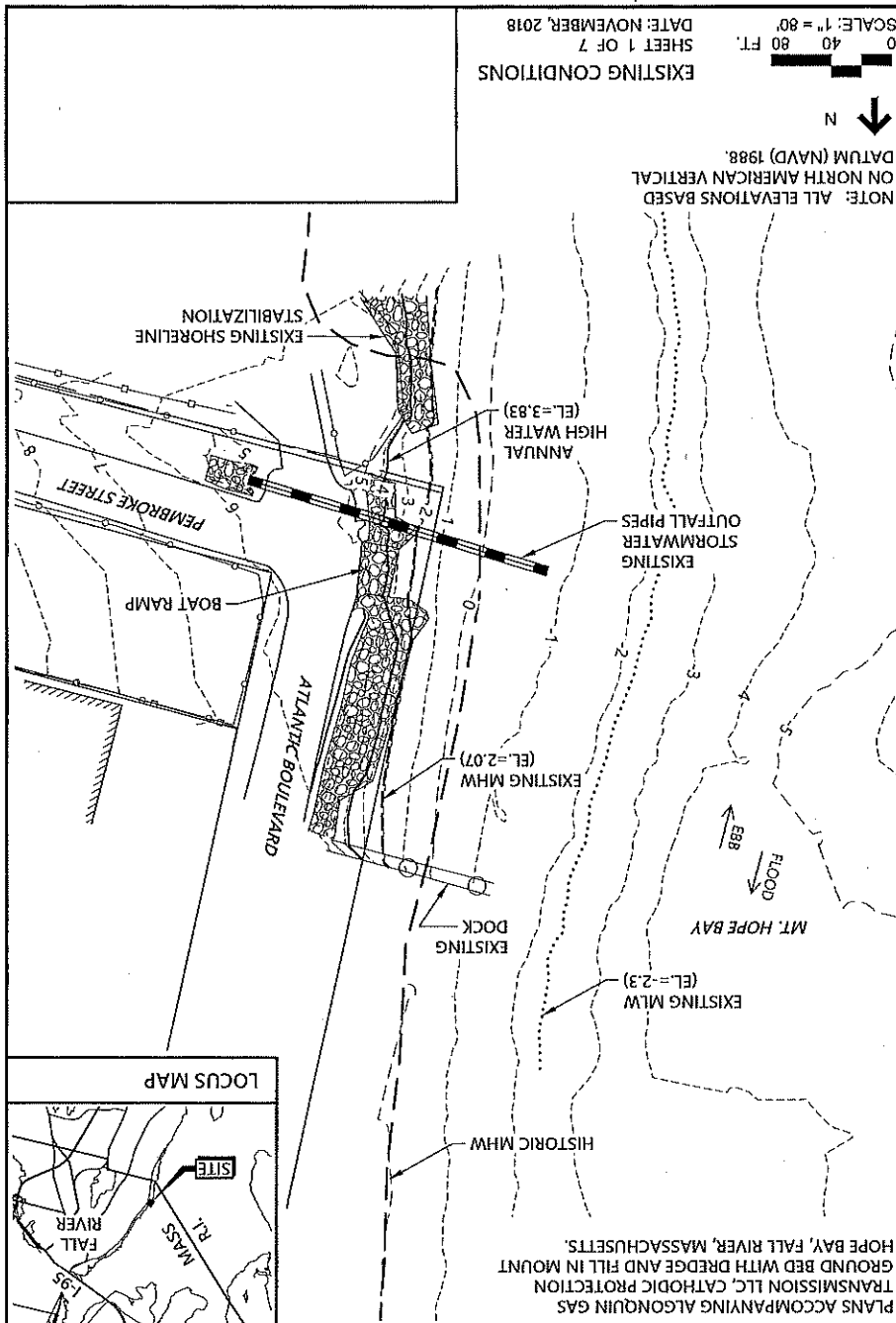
Any group of ten citizens or more, with at least five of the ten residents residing in the municipality(s) in which the license or permitted activity is located, any aggrieved person, or any governmental body or private organization with a mandate to protect the environment who submits written comments may appeal the Department's Certification and Chapter 91 License. Failure to submit written comments before the end of the public comment period may result in the waiver of any right to an adjudicatory hearing.

Project Summary

Algonquin Gas Transmission, LLC (Algonquin) has submitted an application with the Massachusetts Department of Environmental Protection (MassDEP) for the installation of a new 942-foot cathodic protection header cable and ground bed to provide cathodic protection to an adjacent, existing Algonquin interstate natural gas transmission pipeline, along the southern side of Pembroke Street and running west into Mount Hope Bay. Upon making the electrical cable connection to the existing pipeline, the cable will connect to a rectifier to be mounted on a new utility pole at the eastern end of Pembroke Street, receiving power from overhead utility lines. A trench will be excavated for the header cable and conduit along the southern side of Pembroke Street, at least two (2) feet in depth towards Mount Hope Bay. The trench will be backfilled and the ground restored after the cable and conduit have been installed. A junction box will be mounted onto a post at the edge of Pembroke Street near the top of the Coastal Bank before transitioning to conduit buried at least three (3) feet in depth and backfilled. Trenching will continue 576 feet from annual high water through coastal tidelands out into Mount Hope Bay, with the final portion of the Project will consist of eight (8) buried anodes. All trenching beyond annual high water will be two (2) feet in width by three (3) feet in depth. The trench will be backfilled using the dredged sediments after excavation. The proposed work will cause temporary alterations to regulated resource areas, and the construction area will be restored to pre-construction conditions when the work is complete.

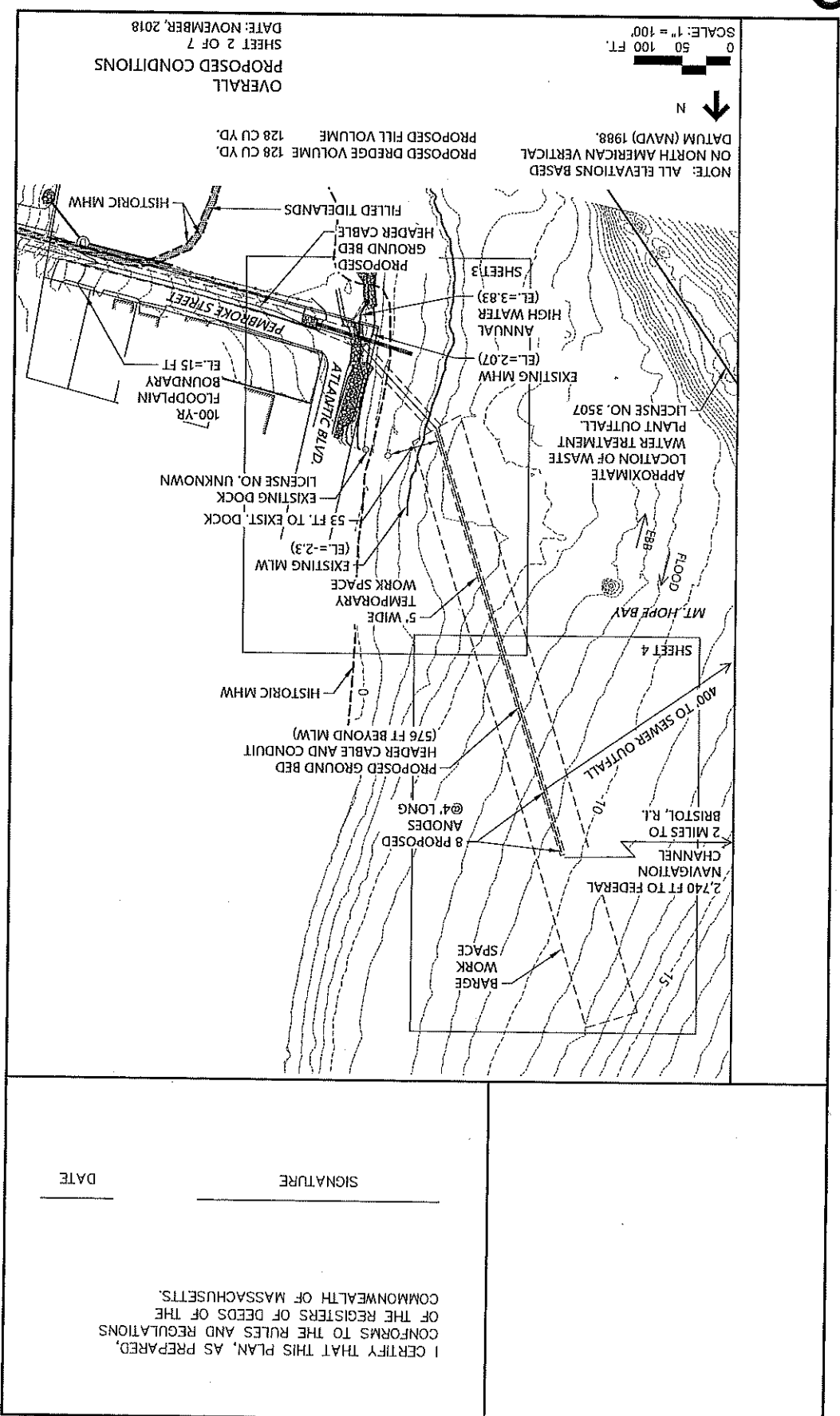
This combined application has been filed with the MassDEP because approximately 576 linear feet of the header cable and ground bed will be installed beneath Mount Hope Bay, a coastal tideland. The approximately 128 cubic yards of material will be dredged and immediately used for backfilling, creating only temporary disturbances before being restored to pre-construction conditions.

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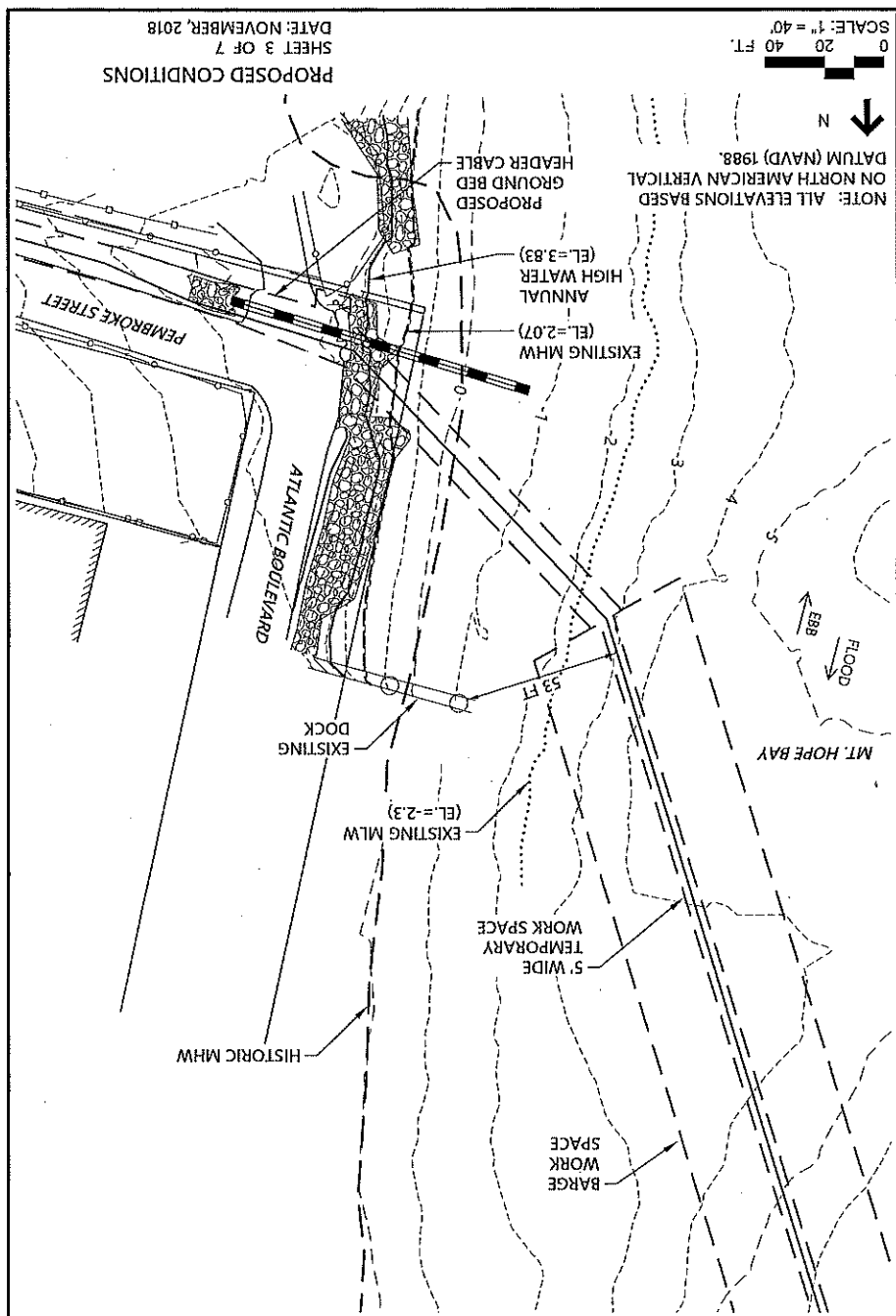


<p>I CERTIFY THAT THIS PLAN, AS PREPARED, CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.</p>	
<p>SIGNATURE _____</p>	<p>DATE _____</p>

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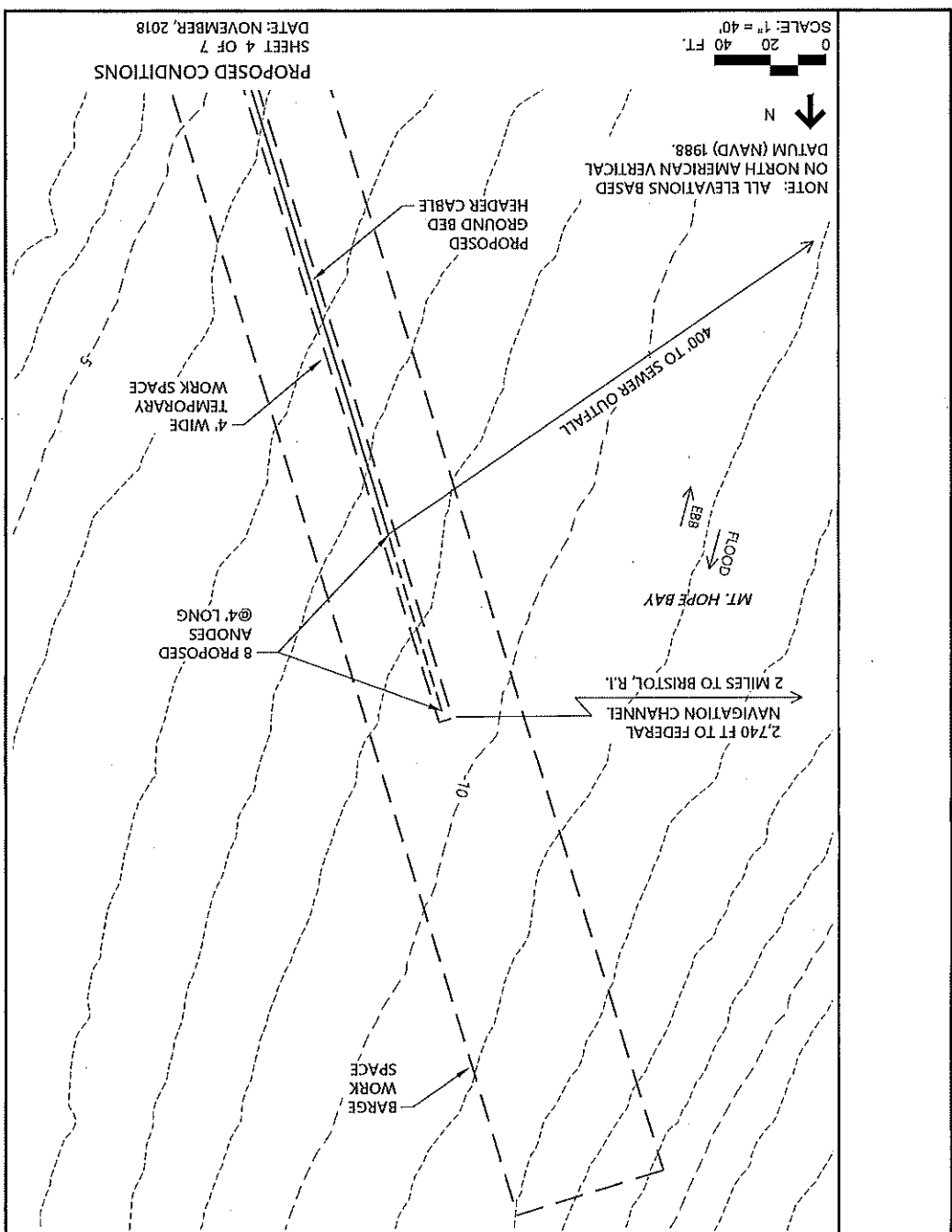
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PROPOSED CONDITIONS
SHEET 3 OF 7
DATE: NOVEMBER, 2018

<p>I CERTIFY THAT THIS PLAN, AS PREPARED, CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.</p>	
<p>SIGNATURE _____</p>	<p>DATE _____</p>

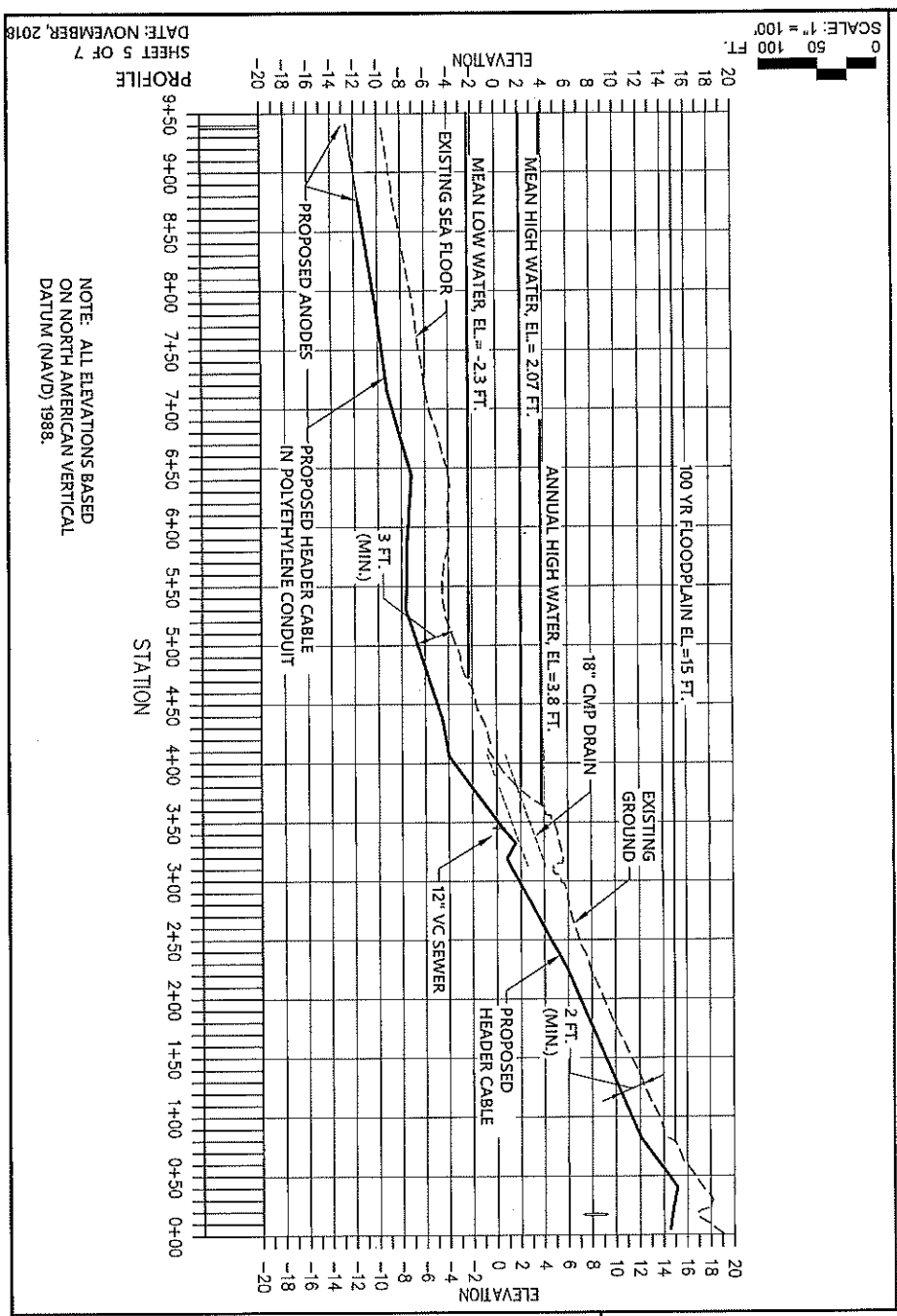
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<p>I CERTIFY THAT THIS PLAN, AS PREPARED, CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.</p>	
<p>SIGNATURE _____</p>	<p>DATE _____</p>

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NOTE: ALL ELEVATIONS BASED
ON NORTH AMERICAN VERTICAL
DATUM (NAVD) 1988.

PROFILE
SHEET 5 OF 7
DATE: NOVEMBER, 2018

I CERTIFY THAT THIS PLAN, AS PREPARED,
CONFORMS TO THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

SIGNATURE _____

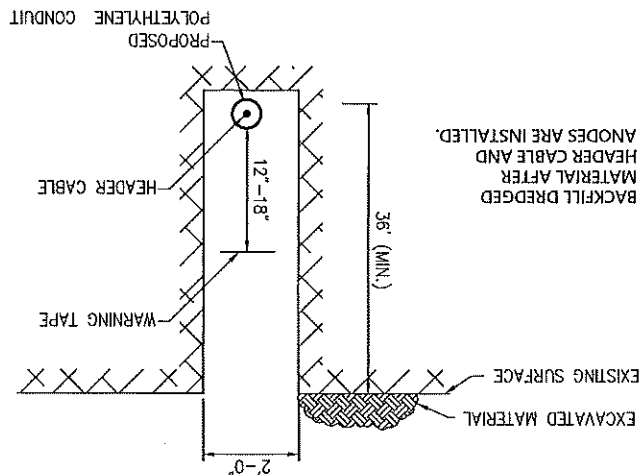
DATE _____

84

DETAILS
SHEET 6 OF 7
DATE: NOVEMBER, 2018

PROPOSED DREDGE VOLUME 128 CU YD.
PROPOSED FILL VOLUME 128 CU YD.

TYPICAL CABLE TRENCH
SCALE: N.T.S.

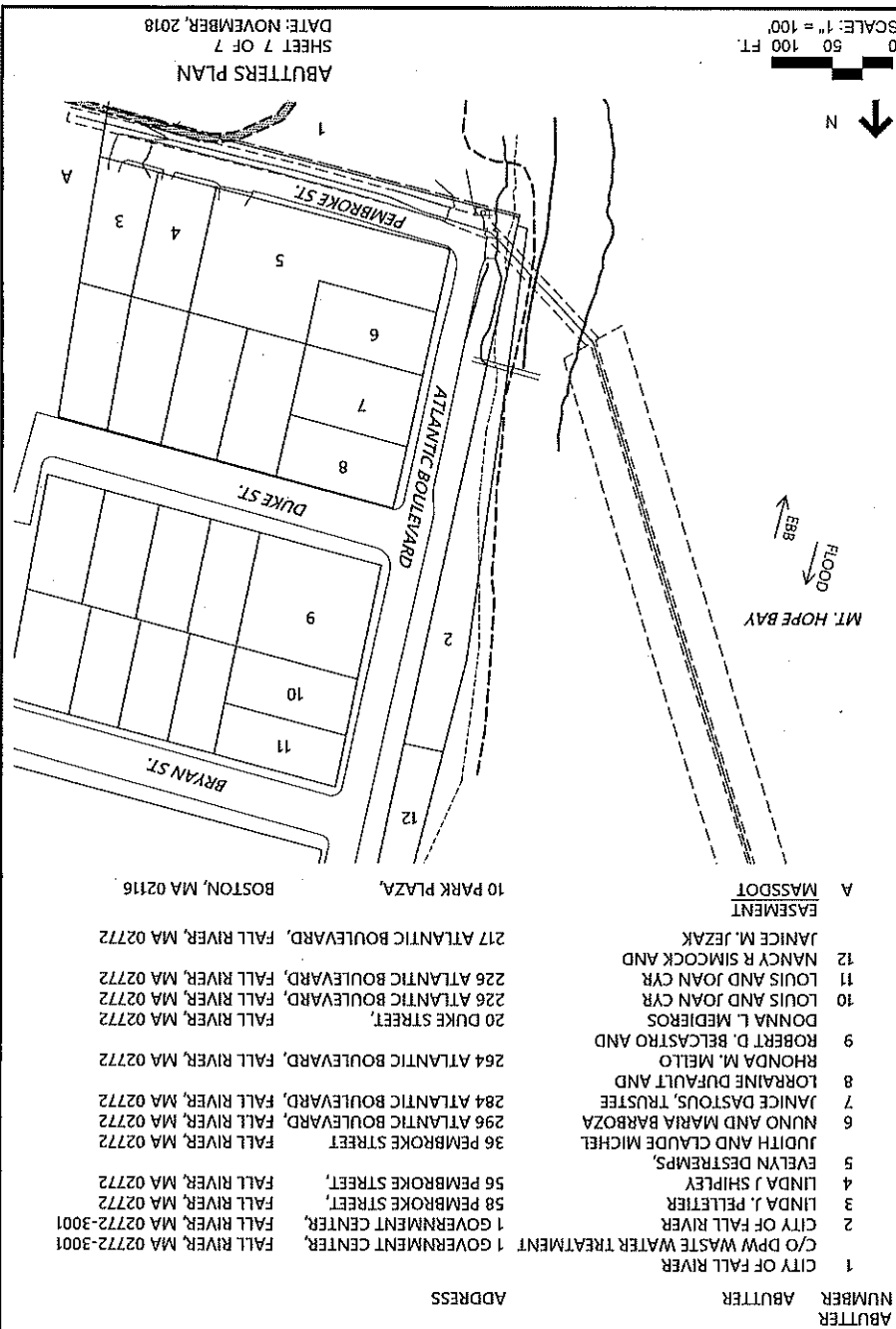


I CERTIFY THAT THIS PLAN, AS PREPARED,
CONFORMS TO THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

SIGNATURE

DATE

87



I CERTIFY THAT THIS PLAN, AS PREPARED,
CONFORMS TO THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

SIGNATURE

DATE