



City of Fall River Massachusetts
Office of the City Clerk

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ALISON M. BOUCHARD
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ORIGINAL POSTING: FEBRUARY 14, 2019 AT 3:47 P.M.

INÊS LEITE
ASSISTANT CITY CLERK

MEETINGS SCHEDULED
CITY COUNCIL CHAMBER, ONE GOVERNMENT CENTER
TUESDAY, FEBRUARY 19, 2019
REVISED AGENDA

5:15 P.M. COMMITTEE ON PUBLIC SAFETY MEETING

5:55 P.M. PUBLIC HEARINGS OR IMMEDIATELY FOLLOWING THE COMMITTEE ON PUBLIC SAFETY MEETING IF THAT MEETING RUNS PAST 5:55 P.M.

Curb Removals

1. Joseph Raposa, 166 Arizona Street, requests the removal of an additional 16 feet of curbing to the existing 21 foot driveway opening on the west side of the property facing Arizona Street as follows:

	Existing Driveway	Proposed Driveway Access	Existing To Be Replaced	Total Driveway Access
166 Arizona Street	21'	16'	0'	37'

The parcel contains a duplex. The existing curb opening serves the residence on the west, therefore the petitioner would like to construct a driveway to serve the residence on the east.

The proposed work improves access to the property and does not cause a significant adverse effect on on-street parking in that area. However, an existing fence on the petitioner's property obstructs the view of vehicles approaching Arizona Street from the northwest on County Street. To provide a safe access when using the driveway, the Engineering Division is requiring that the fence be removed or lowered to a height of no more than 42 inches for the fence along Arizona Street approaching County Street, around the corner, and for a 30 foot straight line run along County Street from the corner.

2. Gaby T. Rahme, 121 Garfield Street, requests the removal of 14 feet 6 inches of curbing to widen their pre-existing 15 foot driveway opening as follows:

	Existing Driveway	Proposed Driveway Access	Existing To Be Replaced	Total Driveway Access
121 Garfield Street	15'	14' 6"	0'	29' 6"

The driveway does not interfere with utilities or signage, and does not have an adverse effect on on-street parking. (work previously completed as part of home construction)

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. Johnny Torres, 1169 Newhall Street, requests the removal of 22 feet of curbing to widen their pre-existing 18 foot driveway opening as follows:

	Existing Driveway	Proposed Driveway Access	Existing To Be Replaced	Total Driveway Access
1169 Newhall Street	18'	22'	0'	40'

The driveway does not interfere with utilities or signage, and does not have an adverse effect on on-street parking. (work previously completed during sewer repair on the property)

4. Odete M. Costa, 75 Oak Street, requests the removal of an additional 18 feet 4 inches of curbing to the east side of the property to improve off-street parking access as follows:

	Existing Driveway	Proposed Driveway Access	Existing To Be Replaced	Total Driveway Access
75 Oak Street	22' 7"	8' 4"	0'	30' 11"

75 Oak Street is a multi-family residence that has an existing 22 foot 7 inch driveway opening on the south side of the property facing Bank Street. The proposed work improves access to the property and does not cause a significant adverse effect on on-street parking in that area. The 8 foot 4 inch extension would marginally impact on-street parking by removing a half a car length.

5. Kevin Santos, 739 Robeson Street, requests the removal of an additional 13 feet of curbing to the existing 14 foot driveway opening on the east side of the property facing Burt Street as follows:

	Existing Driveway	Proposed Driveway Access	Existing To Be Replaced	Total Driveway Access
737 Robeson Street	14'	13'	0'	27'

This would allow a car to enter the driveway on Burt Street and exit the driveway onto Robeson Street. The proposed work improves safe egress from the property and does not cause a significant adverse effect on on-street parking in that area. The opening would eliminate one on-street parking space.

Capital Improvement Plan

6. Administration to present the Capital Improvement Plan for Fiscal Years ending June 30, 2020 through June 30, 2024.

6:00 P.M. COMMITTEE ON FINANCE OR IMMEDIATELY FOLLOWING THE PUBLIC HEARINGS IF THE HEARINGS RUN PAST 6:00 P.M.

1. Citizen Input
2. *Discussion with Barney Zeitz & representatives from Bristol County Chamber of Commerce Foundation re: acceptance of art installation at Government Center (see item #6 below)
3. *Collective bargaining agreement for AFSCME Council 93 (see #1 below)
4. *Transfers and appropriations (see #'s 2, 3, and 4 below)
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 (referred 2-5-19)
6. *Mayor and order appropriating \$375,050 from CPA funds for Historic Resources Preservation Projects (Fall River Public Library) (referred 2-5-19)
7. *Mayor and Five Year Capital Improvement Plan (referred 1-22-19)

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 order re: collective bargaining agreement for AFSCME Council 93
2. *Mayor and order appropriating \$1,000,000 from General Fund Insurance Appropriation to the General Fund School Appropriation
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
4. *Mayor and order appropriating \$151,525.77 from Inactive Capital Projects to the Maplewood Park Acquisition
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
6. *Mayor and order to accept gift of public art and installation from Sculptor Barney Zeitz and the Bristol County Chamber of Commerce Foundation
7. *Mayor requesting confirmation of the reappointment of Fran E. Rachlin as a member of the Library Trustees
8. *Mayor requesting confirmation of the reappointment of Ronald Caplain as a member of the Library Trustees
9. *Mayor requesting confirmation of the reappointment of Dr. Donald Corriveau as a member of the Cultural Council

PRIORITY COMMUNICATIONS

10. *Parks Director re: Park Board nomination of member Joseph Shulenburg as representative on the Urban Tree Commission
11. *Traffic Commission recommending amendments to traffic ordinances

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

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
- 14. *Committee on Finance convene with Administration to discuss financial responsibility of maintaining lights at baseball fields by local non-profit leagues
- 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

CITATIONS – None

ORDERS – HEARINGS

Curb Removals:

- 16. Joseph Raposa, 166 Arizona Street – total of 37' at 166 Arizona Street
- 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

ORDERS – MISCELLANEOUS

- 21. Police Chief's report on licenses:

Taxicab Drivers:

Omar Awer Laura Rodriguez William Scurio, Sr.

COMMUNICATIONS – INVITATIONS – PETITIONS

- 22. *Claims
City Council Meeting Minutes:
- 23. *Committee on Finance Meeting – January 22, 2019

BULLETINS – NEWSLETTERS – NOTICES

- 24. *Department of Environmental Protection re: issuance of Chapter 91 waterway license No. 14859

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. (referred 2-5-19)


City Clerk

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

OTHER POTENTIAL MATTERS (to be acted upon if recommendation is received)

Resolution re: Capital Improvement Plan

(Councilor Joseph D. Camara)

WHEREAS, Riverview Towers today provides a vital mixed income community for 200 families, elderly, disabled, and veteran households, affordable to a wide range of low, moderate and market rate tenants, and

WHEREAS, the 40 year State Section 13A mortgage that has kept rents affordable at Riverview Towers expired on March 1, 2018, and

WHEREAS, Riverview Towers has been purchased by a new owner who has announced plans to raise rents to high market levels, displacing most tenants unless a housing preservation plan is in place, and

WHEREAS, current tenants are protected from rent increases greater than 3% plus inflation for the next 2 years by Chapter 40T, after which rents will be raised to high market rents, and

WHEREAS, of current tenants, an estimated 87 former Section 13A Basic Rent tenants are paying as much as 60% of their income to rent, and are at great risk of displacement when the 40T rent limits end, and

WHEREAS, in 2018, the Riverview Towers Tenants Association supported the proposal by the Fall River Housing Authority to offer up to 150 Project Based Vouchers for a preservation plan, later withdrawn, which would have protected current tenants from displacement and preserved affordable housing at Riverview Towers, while guaranteeing the owner full market rents, and

WHEREAS, the Tenants Association proposes to revive this plan, to offer the new owner market rents paid by sufficient subsidies from City and State sources, to prevent displacement and preserve affordable housing, including Project Based Vouchers from the Fall River Housing Authority as voucher funds become available, and/or the State Department of Housing and Community Development, augmented by additional capital loans from City, MassHousing and/or DHCD sources, and

WHEREAS, use of PBV's to save at risk 13A housing is an innovative approach that provides Fall River an opportunity for statewide leadership on the 13A crisis, now therefore

BE IT RESOLVED, that the Fall River City Council:

1. Support the Riverview Towers Tenants Associations goals of preserving Riverview Towers as permanently affordable housing, for the same income mix of low, moderate and market rate tenants as live there now, with priority to elderly and veteran tenants;
2. Appeals to the building's owner, Ed Juke, to recognize and respect tenants' rights, including the Right to Organize, and to negotiate in good faith with the Tenants Association to prevent displacement and preserve affordable housing;
3. Supports the award of at least 90 Project Based Vouchers (PBV's) by the Fall River Housing Authority and/or the State Department of Housing and Community Development (DHCD) as the best way to prevent displacement of 90 currently rent burdened low income elderly and handicapped tenants, when Chapter 40T rent restrictions end in March 2021;
4. Encourage the City of Fall River, the Fall River Housing Authority, the State Department of Housing and Community Development and MassHousing to provide PBV's and other funds to ensure that the current owner can receive market rents while protecting tenants;
5. Convene a hearing through the Committee on Human Services, Housing, Youth and Elder affairs, to invite the Tenants Association, the owner, the Fall River Housing Authority, City and State officials and other interested parties to discuss the preservation of affordable housing and prevention of displacement at Riverview Tower.