

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

RECEIVED

2023 SEP 22 A 11:15

**ALISON M. BOUCHARD**  
CITY CLERK

CITY CLERK  
FALL RIVER, MA

**INÊS LEITE**  
ASSISTANT CITY CLERK

**MEETINGS SCHEDULED**  
**CITY COUNCIL CHAMBER, ONE GOVERNMENT CENTER**  
**TUESDAY, SEPTEMBER 26, 2023**  
**AGENDA**

**6:00 P.M. CITY COUNCIL COMMITTEE ON FINANCE MEETING**

1. Citizen Input
2. \*Loan Order re Fall River School Department's proposal to Massachusetts School Building Authority for the Robert L. Medeiros Resiliency Preparatory Academy renovation project (referred 9-12-23)
3. \*Bank Street Armory Proposal Review and Recommendation (tabled 8-15-23)
4. Transfers and appropriations

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

**PRIORITY MATTERS**

1. \*Mayor requesting confirmation of the appointment of Sedryk Sousa as the City Auditor
2. \*Mayor and order transferring the sum of \$49,999 to Health and Human Services Department, Expenses from Opioid Settlement Receipts Stabilization Fund
3. \*Mayor and order appropriating \$236,374.29 from Community Preservation Act (CPA) undesignated fund for CPA Historic Resources Preservation Projects
4. \*Mayor and order amending the Fall River Waterfront Urban Renewal Plan to allow inclusion of Lots O-22-0009 and O-23-0004 as properties for acquisition, disposition and redevelopment
5. \*Mayor and request to establish ordinance creating the position of a Finance, Management & Compliance Analyst to the Financial Services Department

**PRIORITY COMMUNICATIONS** - None

**COMMITTEE REPORTS**

**Committee on Finance recommending:**

- Grant Leave to Withdraw:**
6. \*Resolution - Discussion with Administration re strategies to decrease the number of homeless encampments within the City.

**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](mailto:city_clerks@fallriverma.org)

## **ORDINANCES**

### **Second Reading and Enrollment:**

7. \*Proposed Ordinance – Traffic, miscellaneous  
Handicapped parking removals  
Fifth Street      Alden Street      Barnaby Street      Bradford Avenue      Buffinton Street  
Charles Street      Division Street      Globe Street      Merchant Street
8. \*Proposed Ordinance - Amendments regarding registered and certified mail notification requirements
9. \*Proposed Ordinance – Thin-Film Plastic Bags

## **RESOLUTIONS**

10. \*Administration and related departments address shrub overgrowth within the median on Middle Street near Kennedy Park

## **CITATIONS**

11. Citations for Brightman Street Fire responders
  - a. Chief Roger St. Martin
  - b. District Chief Scott Flannery
  - c. Jason Burns, Fall River Fire Department Union President

## **ORDERS – HEARINGS**

### **ORDERS – MISCELLANEOUS**

12. Police Chief's report on licenses:  
Taxicab Driver  
Kyle Wilson  
  
Private Livery Driver  
Joseph Ozak
13. Auto Repair Shop License Renewals  
Michael Camara d/b/a Performance Auto Center, Inc. - 1148 Davol Street  
Jewel Saeed d/b/a Henry's Tire Enterprises, Inc. – 714 Globe Street
14. Auto Repair Shop License Transfer  
Auto Repair Shop License No. 183 located at 127 Eastern Avenue from Antonio F. Garcia, A. Garcia Inc. d/b/a Garcia Automotive to Ziad Elkhoury, JBIEL LLC  
d/b/a Rochefort Auto Repair

## **COMMUNICATIONS – INVITATIONS – PETITIONS**

15. \*Claims
16. \*Communication from Commander of the Disabled American Veterans re: Disabled American Veterans, William S. Greene Chapter 9 withdrawing from the Fall River War Veterans Council
17. \*Communication from Pauline Luiz, 1269 President Avenue, re: Municipal Government Improvement Project and Community Utilities Water Replacement Project

18. \*City Engineer – Street opening less than 5 years on Purchase Street between Bedford Street and Granite Street
19. \*Structure on or over a public way application for Timao Center located at 371 Bay Street – 3' x 3' aluminum non-illuminated sign on bracket (permanent)
20. \*Planning Board Minutes – August 9, 2023

City Council Minutes:

21. \*Public Hearings – September 12, 2023
22. \*Committee on Finance – September 12, 2023
23. \*Regular Meeting – September 12, 2023

**BULLETINS – NEWSLETTERS – NOTICES**

24. \*Massachusetts Department of Environmental Protection - notice of new regulatory reporting requirement rel. to medium and heavy duty vehicles operated/dispatched in Massachusetts.

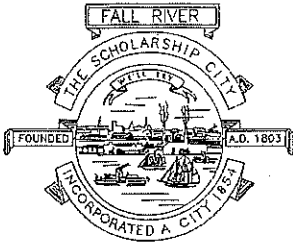
  
City Clerk

**OTHER POTENTIAL MATTERS TO BE ACTED UPON: (if received)**

**COMMITTEE REPORTS**

Committee on Finance recommending action:

25. Loan Order re Fall River School Department's proposal to Massachusetts School Building Authority for the Robert L. Medeiros Resiliency Preparatory Academy renovation project
26. Bank Street Armory Proposal Review and Recommendation



City of Fall River  
Massachusetts  
Office of the Mayor

FINANCE 2

RECEIVED

2023 SEP -7 P 4:00

CITY CLERK  
FALL RIVER, MA

PAUL E. COOGAN  
Mayor

September 7, 2023


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

Dear Councilor President and Members of the Honorable Council:

Attached for your consideration please find the Fall River School Department's proposal to the Massachusetts School Building Authority for the Robert L. Medeiros Resiliency Preparatory Academy project.

Thank you and as always I am available for any questions or concerns you may have regarding this matter.

Sincerely,

  
Paul E. Coogan  
Mayor

PC/amos

CITY OF FALL RIVER  
IN CITY COUNCIL

SEP 12 2023

APC + placed on  
file

Loan Order  
Robert L. Medeiros Resiliency Preparatory Academy Renovation Project

ORDERED, that the City appropriates eight million one hundred one thousand six hundred thirty six dollars (\$8,101,636) to pay costs of a door and window replacement project at Robert L. Medeiros Resiliency Preparatory Academy, 290 Rock Street, Fall River. The project consists of the replacement of exterior doors and windows and the addition of an accessible bathroom, which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the City may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of School Department. To meet this appropriation the City Treasurer, with the approval of the Mayor, is authorized to borrow said amount under G.L. Chapter 44, or pursuant to any other enabling authority. The City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; provided further that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) eighty percent (80%) of eligible, approved project costs, as determined by the MSBA, and (2) the total maximum grant amount determined by the MSBA, and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the City and the MSBA.

CITY OF FALL RIVER

IN CITY COUNCIL

Sept. 12, 2023  
Authorized to be  
published and  
referred to the  
Committee on Finance



FINANCE 2

**FALL RIVER PUBLIC SCHOOLS**  
*Facilities & Operations*

Maria Pontes  
Superintendent of Schools

Kenneth C. Pacheco  
Chief Operations Officer

MEMORANDUM

TO: Mayor Paul Coogan

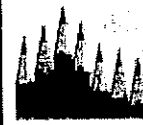
FROM: Kenneth Pacheco, Chief Operating Officer

DATE: Tuesday, September 12, 2023

RE: RLMRPA Design Development & Construction Phase

I am attaching herewith, for your consideration and vote to approve a total project budget proposal which will be presented to the Massachusetts School Building Authority on August 30, 2023. The project submission is for windows, doors and associated work at Robert L. Medeiros Resiliency Preparatory Academy, which is located on 290 Rock Street. This request was submitted as Statement of Interest on March 25, 2022 to the Accelerated Repair Program and was then moved to Feasibility Phase which was just completed. I have attached the total project budget along with the reimbursement schedule. Thank you in advance for your consideration to this matter.

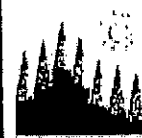
# Existing Building Information Checklist MSBA Accelerated Repair Program



District: Fall River, MA  
 School: Resiliency Preparatory Academy  
 Scope: Window and Door Replacement  
 Project ID: 202200950325

## Existing Building Information Deliverables:

OPM	District	Building was reassessed on 6/21/2023 (see attached). Acknowledged: OPM <u><i>[Signature]</i></u> 6/26/2023 Superintendent of Schools
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Assessed value of the building: <u><del>\$20,596,400</del> \$28,067,800</u>  Districts and their consultants are responsible for determining the applicability of 521 CMR, which is designed to make public buildings and facilities accessible to, functional for, and safe for use by persons with disabilities. Projects will not be recommended for Project Funding Agreement approval unless the scope, budget, and schedule in the Schematic Design submission include all ADA accessibility upgrades as required by CMR 521. If the District wishes to pursue a variance from the Massachusetts Architectural Access Board, a copy of the approved variance and the ADA upgrades required by the variance must be included in the Schematic Design submission.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Age of Invited Building System(s) <ul style="list-style-type: none"> <li>• Age is the difference between the year of Statement of Interest submission and the first year of system use.</li> <li>• First year of system use for a system original to the school building is the first year of building occupancy.</li> </ul> Roof: _____ or N/A Windows: <u>38 years (1984)</u> or N/A Boilers: _____ or N/A  *Use N/A where building system is not applicable based on Invitation to Accelerated Repair Program Board Action Letter.  If during the Schematic Design Study phase, it is determined that the potential project does not meet the qualifying criteria of the Board of Directors' invitation, the District will be required to remove its Statement of Interest and will not be authorized for a Project Funding Agreement. The qualifying criteria is outlined in the Invitation to Accelerated Repair Program Board Action Letter.

Existing Building Information Checklist  
MSBA Accelerated Repair Program

I certify, as evidenced by the boxes set forth under the heading, "Existing Building Information Deliverables", which I have checked above, that I have done the following with the district and the designer:

- a) determined the assessed value of the building;
- b) reviewed existing information and confirmed the ages of the invited system(s);
- c) reviewed the minimum qualifying age requirements of the invited system(s) in the Invitation to Accelerated Repair Program Board Action Letter;
- d) and acknowledged that, if additional information is discovered during the Schematic Design Study phase that determines the potential project does not meet the qualifying criteria of the Board of Directors' invitation, the District will be required to remove its Statement of Interest and will not be authorized for a Project Funding Agreement for the project.

I understand that if a conflict is created between this form and the Statement of Interest, this document is the controlling document. I further recognize that the purpose of this form is to further understand existing building information.

Rudolph Barajas for Robert J. Lebreque

Title: Project Director, Owner's Project Manager

Firm: STV Inc.

Date: February 7, 2023

I certify, as evidenced by the boxes set forth under the heading, "Existing Building Information Deliverables", which I have checked above, that I have done the following with the Owner's Project Manager and the designer:

- a) determined the assessed value of the building;
- b) reviewed existing information and confirmed the ages of the invited system(s);
- c) reviewed the minimum qualifying age requirements of the invited system(s) in the Invitation to Accelerated Repair Program Board Action Letter;
- d) and acknowledged that, if additional information is discovered during the Schematic Design Study phase that determines the potential project does not meet the qualifying criteria of the Board of Directors' invitation, the District will be required to remove its Statement of Interest and will not be authorized for a Project Funding Agreement for the project.



Existing Building Information Checklist  
MSBA Accelerated Repair Program

I understand that if a conflict is created between this form and the Statement of Interest, this document is the controlling document. I further recognize that the purpose of this form is to further understand existing building information.

*Maureen Lortie*

Title: Superintendent of Schools

Date: 2-8-2023



IN PROCESS APPRAISAL SUMMARY

No.	AE No.	Direction/Street/City	Val.
290		ROCK ST, FALL RIVER	
OWNERSHIP			
Owner 1		FALL RIVER CITY OF	
Owner 2			
Owner 3			
Street 1	417	ROCK ST	
Street 2			
Town/City		FALL RIVER	
SUPP/MA			
Postal	02720		

Owner	City	Own Occ	Type
Owner 1			
Owner 2			
Street 1			
Street 2			
Town/City			
SUPP/MA			
Postal			

**NARRATIVE DESCRIPTION**  
This parcel contains 51,401 SQ. FT. of land mainly classified as CITY ED with a SCHOOL Building built about 1930, having primary BRICK Exterior and 126146 Square Feet. with 1 Unit, 3 Bath, 0 3/4 Bath, 0 Half Bath, 0 Rooms, and 0 Bdrm.

Code	Description	Amount	Com. Unit

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
1	A-2	Appl < 7' x 19	100	Water		
2				Sewer		
3				Electr		
4				Exempt		
5				Topo		
6				Street		
7				Gas		

LAND SECTION (First 7 lines only)

Use	Description	Code	Fact	No of Units	Depth	Price/Unit	Unit Type	Land Type	Factor	Unit	SQ FT	SITE
934	CITY ED			51401								

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Total Parcel
934	51,401.000	27,886,100	10,800	170,900	28,067,800	28,067,800
Source: Market Adj Cost						
		1,180	27,886,100	10,800	170,900	28,067,800
		1,180	27,886,100	10,800	170,900	28,067,800
Source: Market Adj Cost						
		1,180	27,886,100	10,800	170,900	28,067,800

Tax Yr	Use	Code	Val	Yrd Items	Land Size	Land Value	Total Value	Assess Value	Notes	Date
2023	934	FV	20,586,400	10800	51,401	170,900	20,778,100		Year End Roll	12/9/2022
2022	934	FV	20,586,400	10800	51,401	170,900	20,778,100		Year End Roll	12/7/2021
2021	934	FV	20,586,400	10100	51,401	166,200	20,772,200		Year End Roll	12/16/2020
2020	934	FITCH	19,955,000	9500	51,401	169,000	20,133,500		Year End Roll	12/15/2020
2019	934	FV	19,955,000	9500	51,401	169,000	20,133,500		Year End Roll	12/20/2020
2018	934	FV	19,955,000	9500	51,401	169,000	20,133,500		Year End Roll	12/20/2020
2017	934	FV	19,955,000	9500	51,401	169,000	20,133,500		Year End Roll	12/20/2020

Granor	Legal Ref	Type	Date	1st	Verd	No	No	Notes
	N/A		11/1/1900					

Building Permits	Date	Number	Description	Amount	GO	Last Visit	Fed Code	F. Descr	Comment
	5/21/2020	671	REPAIRS	3,146,300	C				

Activity Information	Date	Result	By	Name
	6/21/2023	INSPECTED	DR	Doug Rehbe
	9/19/2022	MEASURED	DW	DAN WERT
	1/11/1999	MEAS-INSPECT	000	

Sign	Verification of Vist. Act Data	Alt	Spec	Land	Code	Fact	Use Value	No
					CNTR		170,900	CITY SITE

Total ACHAs	1,18000	Total SF/SM	51401	Parcel LUC	934	CITY ED	Prime NB Desc	C1 04 SF	Total	170,900	Total	170,900
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**COMMENTS**

Full Bath	Rating:
A Bath	Rating:
3/4 Bath	Rating:
1/2 Bath	Rating:
1/2 Bath	Rating:
A Hbht	Rating:
Other Fc 160	Rating:
AVERAGE	
OTHER FEATURES	
Kits	Rating:
A Kits	Rating:
Fpk	Rating:
WSPue	Rating:
CONDO INFORMATION	
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION		
Phys Cont.	VG - Very Good	18%
Functional:		%
Economic:		%
Special:		%
Overall:		5%
Total:		16%

CASC SUMMARY		Rate	WYA	Spa
Basic	\$/SQ	191.00		
Size Adj	0.76046766			
Const Adj	1.06451578			
Adj \$/SQ	154.702			
Other Features	115729			
Grades Factor	1.93			
NBHD Int	1.00000000			
NBHD Mod				
LUC Factor	1.00			
Adj Total	32964230			
Depreciation	6274277			
Depreciated Total	27689953			

[illegible]SUB AREA

Code	Description
UFL	UPPER FLOOR
FFL	1ST FLOOR
BMT	BASEMENT
SFL	2ND FLOOR
TFL	3RD FLOOR
OPP	OPEN PORCH
	Net Staircase Area
Size Adj	115020 Gross

[illegible]

FINANCE 2

**SUB AREA DETAIL**

[illegible]

**Pro Patriot Properties**



**IMAGE**

# Schematic Design Submission Checklist MSBA Accelerated Repair Program



District: City of Fall River, MA School District  
 School: Resiliency Preparatory Academy  
 Scope: Door & Window Replacement

## Schematic Design Deliverables:

OPM	District	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Project Narrative: <ul style="list-style-type: none"> <li>- Existing conditions analysis (hazardous materials, structural, etc.)</li> <li>- Explanation of proposed solution</li> <li>- Designer statement that the proposed solution meets the Massachusetts Stretch Energy Code and/or the International Energy Conservation Code</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Code Analysis
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Schematic Design Drawings
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cost Estimate (CSI Format) <ul style="list-style-type: none"> <li>- Include all Proposed Alternates</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Form 3011 – Total Project Budget
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Project Cash Flow (cumulative line chart illustrating Total Project Budget)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Project Schedule (Gantt Chart)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Accelerated Repair Program Reimbursement Rate Certification signed by the District
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed project scope and budget vote language in compliance with MSBA standard vote language

Schematic Design Submission Checklist  
MSBA Accelerated Repair Program



**Program Guidelines and Project Funding Agreement:**

OPM	District	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	MSBA Board of Directors authorization to execute a Project Funding Agreement is tied to the specific project scope and budget presented in the Schematic Design.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	The portion of the Construction Contingency potentially eligible for reimbursement is set at 5% of the total estimated eligible construction costs as included in the PFA's Total Project Budget and is intended for hard costs only. The MSBA will complete one Change Order review per district in which the MSBA will review Change Orders for eligibility not validity. All ineligible costs will not be reimbursed.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	The portion of the Owner's Contingency potentially eligible for reimbursement is set at 0.5% of the total estimated eligible construction costs as included in the PFA's Total Project Budget and is intended for soft costs only. All ineligible costs will not be reimbursed.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Prior to securing project funding, the district will draft proposed project scope and budget vote language in compliance with MSBA standard vote language and will provide the vote language to the MSBA for review and approval prior to taking the vote.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	After bids have been received and actual construction costs are established, the district's potential Project Funding Agreement must be revised to reflect the actual construction costs in accordance with paragraph 2.3 of the Project Funding Agreement. If there are bid savings, the MSBA shares in the cost savings by reducing the maximum facilities grant to reflect reimbursable costs. If there is a bid overage, construction contingency is transferred to the construction budget to reflect the additional costs and is deemed ineligible. The transfer of construction contingency due to the bid overage results in a reduction to the maximum facilities grant.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	MSBA's standardized Schedule of Values will be used by the district to ensure that all budget entries in the MSBA's ProPay system mirror the Total Project Budget Form 3011 following the PFA Bid Amendment. The MSBA will only reimburse eligible costs if they are entered to the correct cost codes in the Total Project Budget.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Budget Revision Requests will be submitted by the district in a timely manner to reflect changes to the Total Project Budget. After a Budget Revision Request is executed, the district will enter the Budget Revision Request into the ProPay system for approval by the MSBA.

Schematic Design Submission Checklist  
MSBA Accelerated Repair Program



<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	MSBA's Audit Department will review requests for reimbursement in the ProPay system of \$50,000 or more. All reimbursement requests which are less than \$50,000 will be returned to the district without review. All districts are encouraged to attend ProPay training conducted by the Audit Department following the execution of a Project Funding Agreement.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	OPM monthly reporting begins when the OPM contract is executed and continues until the project receives Board of Directors approval of the final audit. Failure to submit timely and complete reports may impact district reimbursement review and payment. OPM monthly reporting supports MSBA review of reimbursement requests.

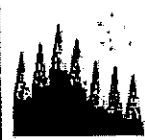
I certify, as evidenced by the boxes set forth under the heading, "Schematic Design Deliverables," which I have checked above, that I have fulfilled all requirements described in Section 8.2 of the MSBA Standard Contract for Project Management Services (Accelerated Repair Program) by submitting the listed deliverables by the established deadline to the MSBA. I further certify, as evidenced by the boxes set forth under the heading, "Program Guidelines and Project Funding Agreement," which I have checked above, that I have explained the Program Guidelines and Project Funding Agreement to the district.

I understand that if a conflict is created between this form and the Project Funding Agreement, the Project Funding Agreement is the controlling document. I also understand that if a conflict is created between this form and the MSBA Standard Contract for Project Management Services (Accelerated Repair Program), the MSBA Standard Contract is the controlling document. I further recognize that the purpose of this form is to further understand the Project Funding Agreement and the MSBA Standard Contract for Project Management Services (Accelerated Repair Program).

Rudolph Barajas for  
Robert J. Labrecque

Title: Project Director, Owner's Project Manager  
Firm: STV, Inc.  
Date: June 23, 2023

I certify, as evidenced by the boxes set forth under the heading, "Program Guidelines and Project Funding Agreement," which I have checked above, that I have read and understand the Program Guidelines and Project Funding Agreement. I certify, as evidenced by the boxes set forth under the heading, "Schematic Design Deliverables," which I have checked above, that I have reviewed the enumerated deliverables within the Schematic Design Submittal with the Owner's Project Manager and Designer. I further

Schematic Design Submission Checklist  
MSBA Accelerated Repair Program

certify, as evidenced by the boxes set forth under the heading, "Schematic Design Deliverables," which I have checked above, that the OPM has explained to me the OPM's responsibilities as described in Section 8.2 of the MSBA Standard Contract for Project Management Services (Accelerated Repair Program) to submit the designer's deliverables listed above.

I understand that if a conflict is created between this form and the Project Funding Agreement, the Project Funding Agreement is the controlling document. I also understand that if a conflict is created between this form and the MSBA Standard Contract for Project Management Services (Accelerated Repair Program), the MSBA Standard Contract is the controlling document. I further recognize that the purpose of this form is to further understand the Project Funding Agreement and the MSBA Standard Contract for Project Management Services (Accelerated Repair Program).

A handwritten signature in black ink, appearing to read "Marie Potts", written over a horizontal line.

Title: Superintendent of Schools

Date:

MSBA Accelerated Repair Program Reimbursement Rate Certification  
Calendar Year 2022

Fall River

MSBA Reimbursement Rate Calculation

Base Points	31.00
Income Factor	10.11
Property Wealth Factor	23.58
Poverty Factor	17.00
<b>MSBA Reimbursement Rate*</b>	<b>80.00</b>

Certification

By signing this Reimbursement Rate Certification, I hereby certify that I have read, understand, and accept the reimbursement rate set forth above, and I hereby acknowledge and agree on behalf of the Eligible Applicant that the above-stated reimbursement rate is the rate that will be used to calculate the maximum Total Facilities Grant for the proposed project.


\* Per M.G.L. c. 70B §10, the reimbursement rate shall not be greater than 80%.

  
Local Chief Executive Officer

6/22/2023  
Date

  
School Committee Chair

6/22/2023  
Date

  
Superintendent of Schools

6/21/2023  
Date



ARTICLE

To see if the City of Fall River vote to appropriate, borrow or transfer from available funds, an amount of money to be expended under the direction of *the Fall River School Committee* for a MSBA Accelerated Repair Project at Robert L. Medeiros Resiliency Preparatory Academy, 290 Rock Street, consisting of Windows and Doors replacement project, the project consists of replacement of exterior doors and windows and addition of an accessible bathroom, which this proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program and for which the City may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"). The City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City. Any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) 80 percent ( %) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA.

MOTION/VOTE/ORDER

That the City of Fall River, MA appropriates the amount of \$8,101,636.00 Dollars for the purpose of paying costs of a door and window replacement project at Robert L Medeiros Resiliency Preparatory Academy, 290 Rock Street, Fall River, MA. The project consists of replacement of exterior doors and windows and addition of an accessible bathroom, which this proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the City of Fall River, MA may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the Director of City Operations and Fall River School Department's Chief Operating Officer. To meet this appropriation the Mayor, through the City Council, is authorized to borrow said amount under M.G.L. Chapter 44, or pursuant to any other enabling authority. The City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; provided further that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) 80 percent ( %) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the City of Fall River, and the MSBA.

**Yeni Proje Budge**[illegible][illegible]

## 8/23/2023

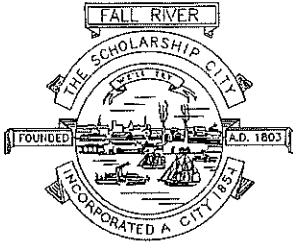
## 07/23/2023

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Contingency Cap Calculations	
1. Single Construction Budget	\$16,842,837
2. Single Construction Cap Cost 10%	\$342,142
3. Single Construction Budget	\$16,842,837
4. Single Construction Cap Cost 10%	\$342,142

Tom & Carol Ellingbo Scott (both deceased) Bensenville, Ill. 60015.

[illegible][illegible]



City of Fall River  
Massachusetts  
Office of the Mayor

FINANCE **3**

RECEIVED

2023 JUL 13 A 11:36

CITY CLERK \_\_\_\_\_  
FALL RIVER, MA

PAUL E. COOGAN  
Mayor

July 13, 2023

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

Dear Councilor President and Members of the Honorable Council:

Attached please find the Bank Street Armory Proposal Review and Recommendation for your information and consideration.

Thank you and as always I am available for any questions or concerns you may have regarding this matter.

Sincerely,

*Paul E. Coogan*

Paul E. Coogan  
Mayor

PC/amos

CITY OF FALL RIVER  
IN CITY COUNCIL

JUL 18 2023

*Referred to the Committee  
on Finance*

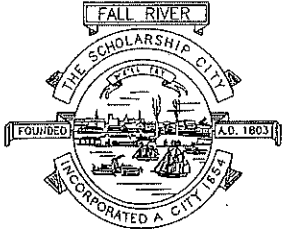
*Tabled 8/15/23*

ORDERED, that the Mayor is hereby authorized to execute a Purchase & Sales Agreement, in a form acceptable to the Corporation Counsel, for the sale of the Bank Street Armory, 72 Bank Street, Fall River, MA, shown as Fall River Assessors' Parcel # N10-0048, to Main Street Property, LLC for the sum of Two Hundred Thousand and 00/100 (\$200,000.00) Dollars, and further, upon satisfaction of any contingencies set forth in said Purchase & Sales Agreement, that the Mayor is hereby authorized to execute a Quitclaim Deed of said parcel to Main Street Property, LLC, and all closing documentation necessary to effectuate said conveyance.

CITY OF FALL RIVER  
IN CITY COUNCIL

JUL 18 2023

Referred to the Committee  
on Finance



CITY OF FALL RIVER, MASSACHUSETTS

FINANCE **3**

RECEIVED

2023 JUL 13 A 11:37

CITY CLERK \_\_\_\_\_  
FALL RIVER, MA

7/13/23

Honorable Paul E. Coogan  
Office of the Mayor  
City of Fall River

Re: RFP# 23-05, Bank Street Armory Proposal Review

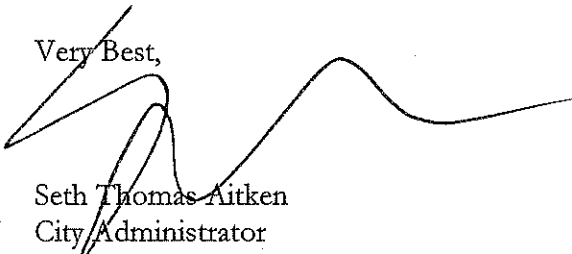
Mister Mayor:

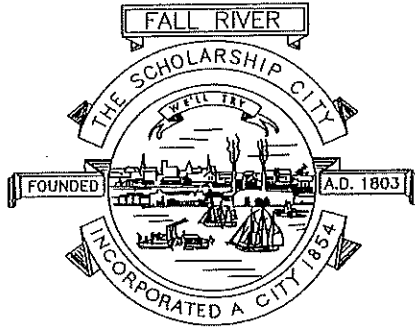
As you know, in response to Request for Proposals (RFP) 23-05 regarding the Bank Street Armory, the City received one proposal from Main Street Projects, LLC. Pursuant to the terms of the RFP, the proposal was subject to a committee review to evaluate the strength of the proposal.

Attached, please find a summary of the proposal review as well as the Committee's recommendation based on eight (8) different criteria that the proposal is, "Advantageous" to the City.

I ask that you submit this summary and recommendation to the City Council for their consideration.

Very Best,

  
Seth Thomas Aitken  
City Administrator

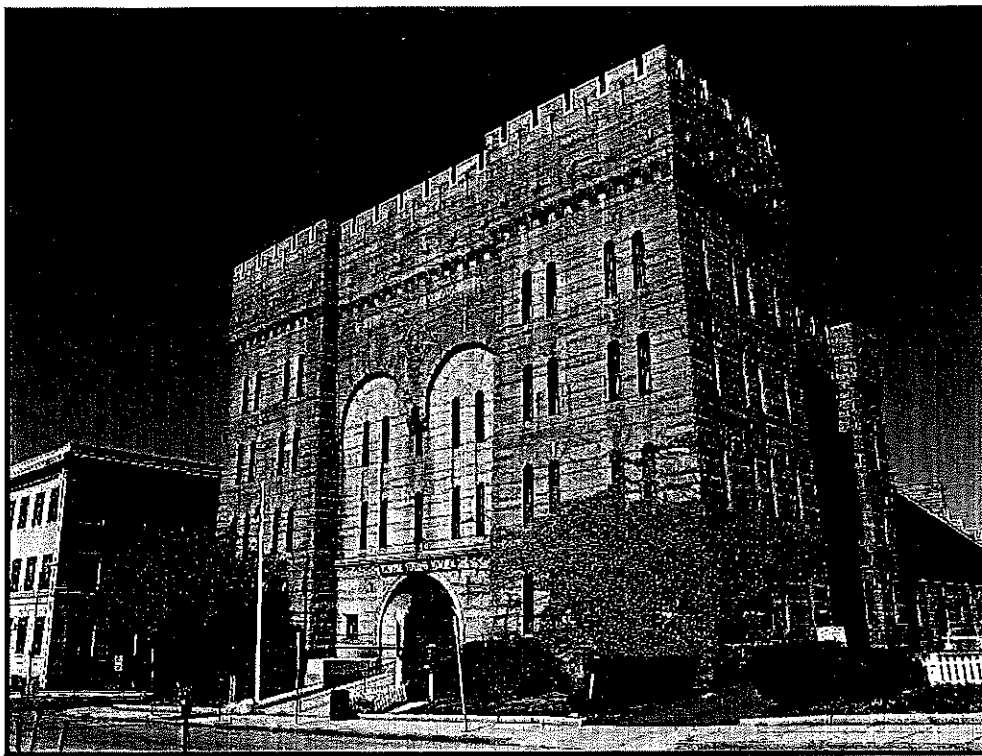


# CITY OF FALL RIVER

REQUEST FOR PROPOSALS

## SALE OF BANK STREET ARMORY

RFP# 23-05



MAIN STREET PROJECTS, LLC  
PROPOSAL REVIEW & RECOMMENDATION



The City has previously issued RFP# 23-05 seeking proposals for the sale of the Bank Street Armory. One proposal was received in response to the RFP. The sole response was from Main Street Projects, LLC. The Proposal contained a Price Proposal and a Non-Price Proposal which contained the details of the proposed redevelopment. The Price Proposal was for \$200,000.00. The Main Street Projects, LLC Proposal satisfied all submission requirements and I issued a Completeness Review on May 30, 2023 finding that all the minimum requirements had been met and the Proposal could be evaluated by the Proposal Review Team. The proposal was then referred to the Proposal Review Team. Section 10 of the RFP# 23-05, as amended, provides:

#### **10.0 SELECTION CRITERIA AND PROCESS**

10.1 The Proposal Review Team - The Proposal Review Team shall consist of the City Administrator, the Assistant City Planner, the City Engineer, the Executive Director of the Fall River Community Development Agency, the Chairperson of the City of Fall River Historical Commission, the Chairperson of the City Council Real Estate Committee, and one (1) additional member of the City Council as selected by the City Council President.

10.2 Comparative Evaluation Criteria – The following Comparative Evaluation Criteria shall be used:

1. Proposed Reuse of the Property;
2. Qualifications and experience of staff expected to work on the redevelopment of the Property;
3. Adequate resources and staffing to successfully redevelop the Property, including availability of pertinent technical disciplines;
4. Adequate funding to successfully redevelop the Property;
5. Knowledge of the City of Fall River;
6. Knowledge of requirements to successfully redevelop the Property and technical approach to the redevelopment project;
7. Price Proposal.

10.3 Comparative Evaluation Matrix - The Comparative Evaluation Matrix attached as Exhibit "A" shall be used for comparative evaluation of all proposals submitted.

10.4 Selection of Most Advantageous Proposal – Following the review of the Comparative Evaluation Criteria by the Proposal Review Team, the City Administrator shall prepare a report identifying the most advantageous Proposal from a responsive and responsible bidder, taking into consideration price and all other evaluation criteria set forth in this RFP, and will deliver the report to the Mayor and City Council for review and award. The selected bidder may not necessarily be the highest Price Proposal. The Property has a present assessed value of \$260,400.00. The City Administrator reserves the right to recommend

CITY OF FALL RIVER  
SALE OF BANK STREET ARMORY, FALL RIVER, MA

MAIN STREET PROJECTS LLC PROPOSAL REVIEW  
RFP# 23-05

acceptance of a bid price below said assessed value in accordance with the provisions of M.G.L. c. 30B, § 16(g) and in accordance with the terms and conditions of this RFP. The City will award the bid within sixty (60) days of the submission deadline.

The Proposal Review Team has met and reviewed the proposal submitted by Main Street Projects, LLC.

The following Table sets forth each Reviewer's Score of the Proposal for each Criteria along with each Reviewer's Average Score and the Composite Score for the Proposal:

<u>Criteria</u>	<u>Reviewer A</u>	<u>Reviewer B</u>	<u>Reviewer C</u>	<u>Reviewer D</u>	<u>Reviewer E</u>	<u>Reviewer F</u>	<u>Reviewer G</u>	<u>Avg. Score</u>
Proposed Reuse of the Property	1.00	2.00	0.00	1.00	1.00	1.00	2.00	1.14
Qualifications and experience of staff expected to work on the redevelopment of the Property	3.00	3.00	3.00	3.00	3.00	3.00	2.00	2.86
Adequate resources and staffing to successfully redevelop the Property, including availability of pertinent technical disciplines	2.00	3.00	2.00	2.00	2.00	2.00	2.00	2.14
Adequate funding to successfully redevelop the Property	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Knowledge of the City of Fall River	3.00	3.00	3.00	3.00	2.00	3.00	2.00	2.71
Knowledge of requirements to successfully redevelop the Property and technical approach to the redevelopment project	3.00	3.00	3.00	3.00	3.00	3.00	2.00	2.86
Preservation Restriction	2.00	3.00	2.00	2.00	2.00	2.00	2.00	2.14
Price Proposal	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Composite Score								17.86

Based on the foregoing, the Proposal of Main Street Project, LLC achieved a score of 17.86 which is deemed "Advantageous".

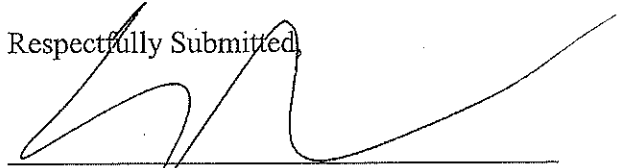
CITY OF FALL RIVER  
SALE OF BANK STREET ARMORY, FALL RIVER, MA

MAIN STREET PROJECTS LLC PROPOSAL REVIEW  
RFP# 23-05

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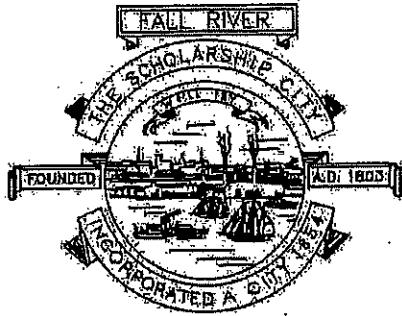
In light of the foregoing, I would recommend that the Proposal be forwarded to the City Council along with a request that the Council issue an Order authorizing the Mayor to a Purchase and Sale Agreement for the sale of the former Bank Street Armory to Man Street Projects, LLC in a form approved by the Corporation Counsel.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Seth T. Aitken', written over a horizontal line.

Seth T. Aitken  
City Administrator

Dated: July 10, 2023

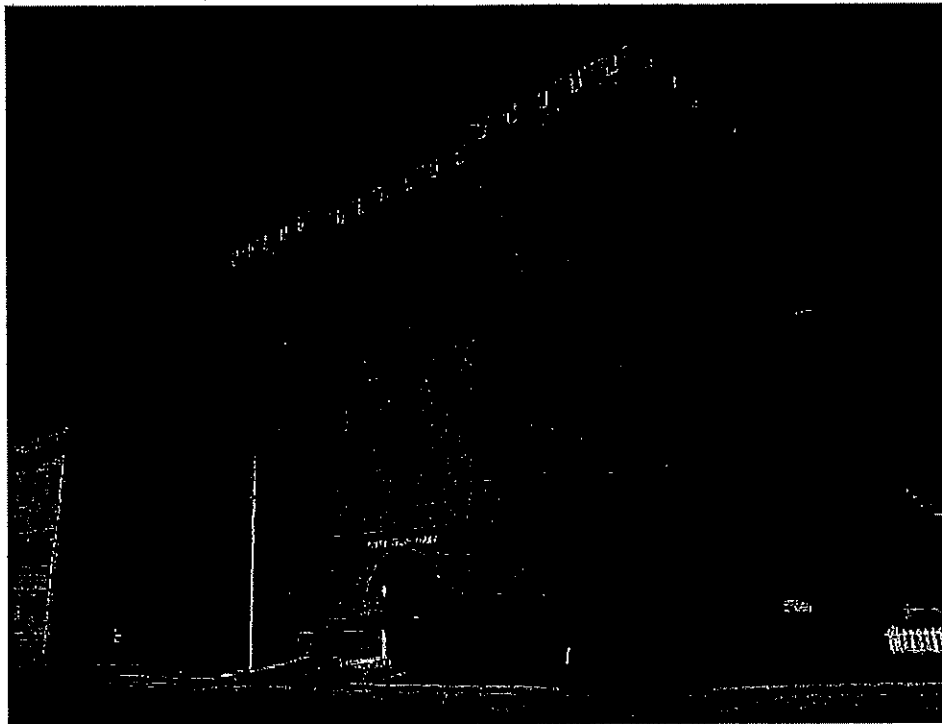


# CITY OF FALL RIVER

REQUEST FOR PROPOSALS

## SALE OF BANK STREET ARMORY

RFP# 23-05



PROPOSAL REVIEW TEAM MATERIALS

**10.5 Execution of a Purchase & Sales Agreement** - Upon the selection of a successful bidder, the City Administrator will cause a Purchase and Sale Agreement to be prepared and presented to the selected bidder for execution. The Purchase and Sale Agreement shall be executed by an authorized official(s) of the selected bidder and by the Mayor of the City of Fall River.

All the information contained in this RFP, and the selected bidder's submitted proposal in response to this RFP, shall be incorporated by reference into the Purchase and Sale Agreement which is to be entered into between the selected bidder and the City.

The Purchase and Sale Agreement shall at a minimum require a deposit of 10% of the purchase price and shall require the selected bidder to complete all of its due diligence for the Property and close on the Property no later than December 30, 2023.

**10.6 Non-Assignment of Rights** - The selected bidder may not assign its rights under the selected Proposal or the Purchase and Sale Agreement without the prior written consent of the City of Fall River

**10.7 Rejection of Proposals** - The City of Fall River reserves the right to reject any and all proposals received in response to this RFP.

Section 11 of the RFP contained the Proposed Redevelopment Benchmarks. The Proposed Redevelopment Benchmarks set forth in the RFP will be adjusted to account for the delay in commencing the review process.

Section 11 of the RFP provided as follows:

## **11.0 PROPOSED REDEVELOPMENT BENCHMARKS**

Redevelopment of the Property shall be subject to the following proposed Redevelopment Benchmarks:

June 16, 2023	A mutually agreeable Purchase and Sales Agreement for Conveyance of the Property must be executed by this date.
December 31, 2023	The conveyance of the Property must be completed by this date.
December 31, 2024	All environmental remediation must be completed by this date and all necessary permits and approvals for the proposed redevelopment of the Property must be submitted by this date. All Bank Financing must be secured and in place by this date.
June 1, 2025	Construction must begin by this date.

## EXHIBIT "A"

### COMPARATIVE EVALUATION MATRIX

		HIGHLY ADVANTAGEOUS (3)	ADVANTAGEOUS (2)	NOT ADVANTAGEOUS (1)	UNACCEPTABLE (0)
1	Proposed Reuse of the Property	A redevelopment that includes a mix of commercial units/live performance or exhibition space and market rate housing units on the upper floors.	A redevelopment that includes commercial units or live performance/exhibition space, with market rate housing units on the upper floors.	A mixed redevelopment that does not include commercial space or live performance/exhibition space.	Not used
2.	Qualifications and experience of staff expected to work on the redevelopment of the Property	Has over ten years of experience with the redevelopment of urban historically significant properties.	Has between five and ten years of experience with the redevelopment of urban historically significant properties.	Has less than five years of experience with the redevelopment of urban historically significant properties.	No experience with the redevelopment of urban historically significant properties.
3.	Adequate resources and staffing to successfully redevelop the Property, including availability of pertinent technical disciplines	Clearly demonstrates the ability to meet the RFP's Benchmarks.	Presents, with some exceptions, the ability to meet the RFP's Benchmarks.	Does not clearly evidence the ability to meet the RFP's Benchmarks.	No evidence of ability to meet the RFP's Benchmarks.
4.	Adequate funding to successfully redevelop the Property	Clearly demonstrates the funding to meet the RFP's Benchmarks.	Presents, with some exceptions, the funding to meet the RFP's Benchmarks.	Does not clearly evidence the funding to meet the RFP's Benchmarks.	No evidence of the funding to meet the RFP's Benchmarks.
5.	Knowledge of the City of Fall River	Clearly demonstrates a strong understanding of the history, culture and demographics of the City of Fall River, and the role the Bank Street Armory has played in that history.	Presents, with some exceptions, a general understanding of the history, culture and demographics of the City of Fall River, and the role the Bank Street Armory has played in that history.	Does not clearly evidence an understanding of the history, culture and demographics of the City of Fall River, and the role the Bank Street Armory has played in that history.	No evidence of an understanding of the history, culture and demographics of the City of Fall River, and the role the Bank Street Armory has played in that history.



Main Street Projects  
*Re-imagining Historical Properties*

3/17/23

City of Fall River  
One Government Center  
Fall River, MA 02722

Re: RFP# 23-05 Sale of the Bank Street Armory

For the City's consideration, please accept our proposal to purchase and rejuvenate the Armory.

We have invested significant time and money to return the Bradford Durfee Textile School to the City's tax roll and will begin redevelopment of the Post Office garage building. We would like to redevelop the Armory as it is adjacent to these properties offering an integrated live/work area for the City.

Our intent with the Post Office building was to change the use from commercial to residential as allowed in the Arts Overlay district. There were to be apartments on the top two floors with parking on the lower level. If granted the opportunity to re-develop the Armory our intention with the Post Office building will change. We would renew the exiting leases with the current commercial tenants, use the top two floors to supplement parking for the Armory and add apartments as a vertical addition.

In our opinion, the City's preferred use of the Armory as an arts and entertainment venue would be prohibitive financially and also impact the economics of other venues nearby, specifically the Narrows and the black box theater underway at the Creative Class. We would be excited if the City could develop a regional arts and entertainment center at the Armory, but we would need to reassess the viability of a black box theater across the street.

We plan to redevelop the Armory into thirty-seven market rate apartments, but would be open to a mixed rate project with twenty percent of the units being designated affordable. The drill hall would accommodate seventeen one-bedroom townhouses and the headhouse would accommodate eighteen one-bedroom residences on the first three floors and a pair of large two-bedroom units on the fourth floor. The property would be marketed as an expansion of the Creative Class campus and be managed by the same on-site staff currently in place.



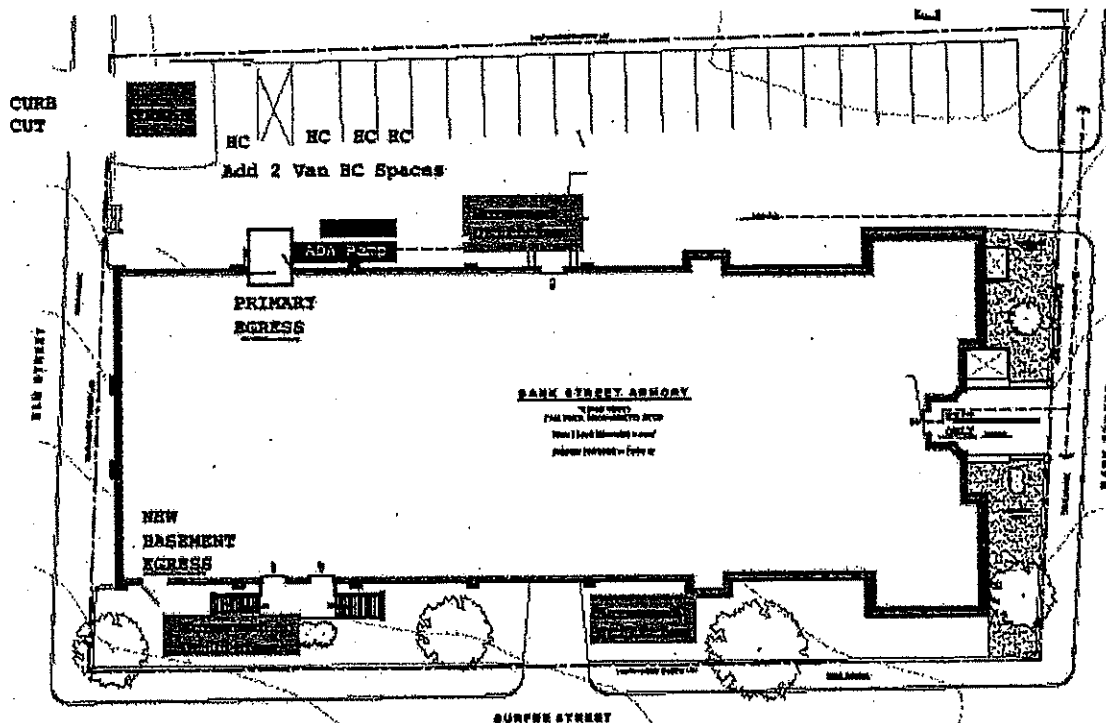
**Main Street Projects**  
*Re-imagining Historical Properties*

## Development Plan

We propose to develop the Bank Street Armory to complement our recently completed Creative Class project which re-developed the Bradford Durfee Textile School. The Armory, located across the street, will be developed into 37 apartments, expanding the Creative Class campus to include 92 residences, a coworking office space, a black box theater, retail and an enrichment program for Autistic adults.

The site will accommodate 22 parking spaces, far short of the 74 required by zoning ordinance or the 50 spaces we deem necessary for a successful project. We are prepared to supplement parking with our re-development of the Post Office Garage building. Ultimately, we envision the Creative Class Campus revitalizing three city blocks and becoming the gateway between the City's waterfront and downtown.

## **Proposed Site Plan**



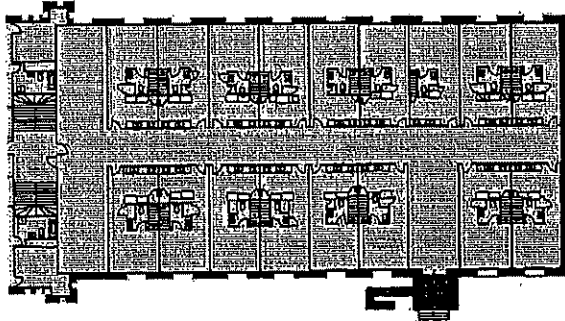




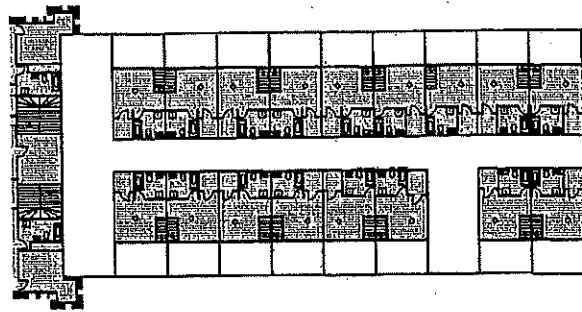
**Main Street Projects**  
Re-imagining Historical Properties

The drill house will have seventeen townhouse apartments in a double loaded corridor set-up.

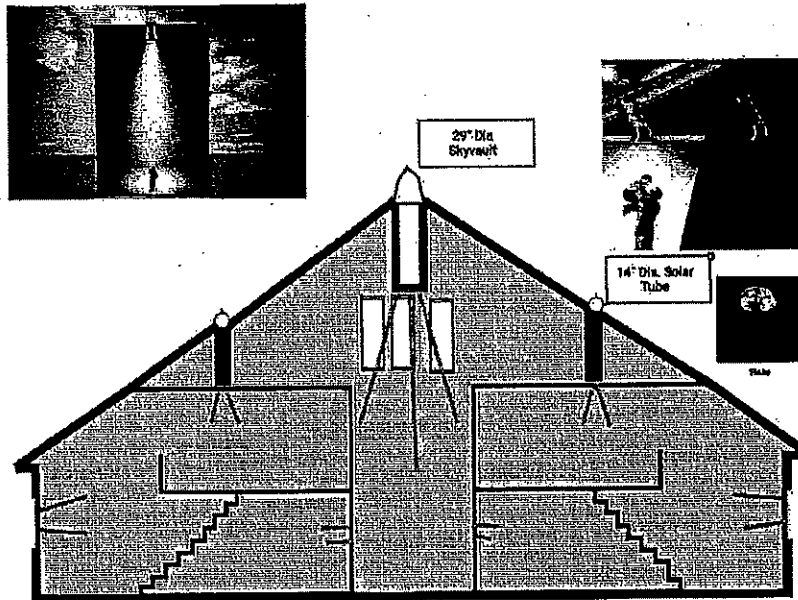
Level 1



Level 2



Daylight will be added through a unique application of an existing technology.

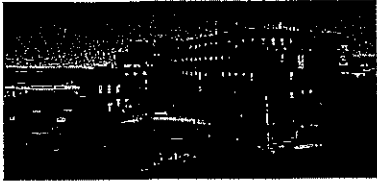


We have refined our concept to have minimal impact on the Armory's character defining features. The exterior architecture remains as is, including the main entrance, retaining the drill hall gallery and exposed drill hall roof structure. In addition, wood wall paneling, baseboards, main staircase and wood components, and the sequence of spaces will generally remain intact. The pressed tin and ornamented plaster ceilings will be impacted when a new fire suppression system code compliant MEP systems are installed.



Main Street Projects  
Re-imagining Historical Properties

## Developer's Qualifications



**2010 – 2017 Commonwealth Landing.** A 200,000 square foot historic textile mill overlooking Mount Hope Bay in Fall River. Redeveloped into restaurants, retail, office, and market rate apartments. Total development cost \$33M.



**2017 -2022 The Creative Class.** Transformed a 100,000 square foot historic college campus overlooking Mount Hope Bay in Fall River's downtown. Redeveloped into a mix of office, retail, art and, market rate and affordable apartments. Total development cost \$21M.

Alan Macomber the Principal of Main Street Projects LLC is a graduate of Worcester Polytechnic University and the University of Connecticut. He has been active in the community serving as a board member with FROED, Bristol County WIB, Greater Fall River Development Corporation, South Coast Hospital President's Council, the Fall River Children's Museum and Child and Family Services.

## Development Benchmarks

The proposed benchmarks are acceptable but will require adjustment based on required actions defined in the Preservation Restriction.

In accordance with the Preservation Restriction, the Massachusetts Historical Commission (MHC) must approve the proposed project to insure ***"the characteristics which contribute to the architectural and historical integrity are preserved according to the Secretary of the Interior's Standards for the Treatment of Historic Properties for Preserving, Rehabilitating, Restoring and Reconstruction Historic Buildings."***



Main Street Projects  
*Re-imagining Historical Properties*

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### Organizational Structure

Main Street Projects LLC will be the developer of the Armory Project. The real estate will be purchased through a single purpose LLC. This is the same structure we used in the re-development of Mechanics Mill and the Bradford Durfee Textile School. Alan Macomber is the sole member of Main Street Projects LLC.

### Brownfield Development Experience

The developer has re-developed brownfield sites totaling ten acres and 300,000 SF of repurposed space.

### Regulatory Actions and Litigation

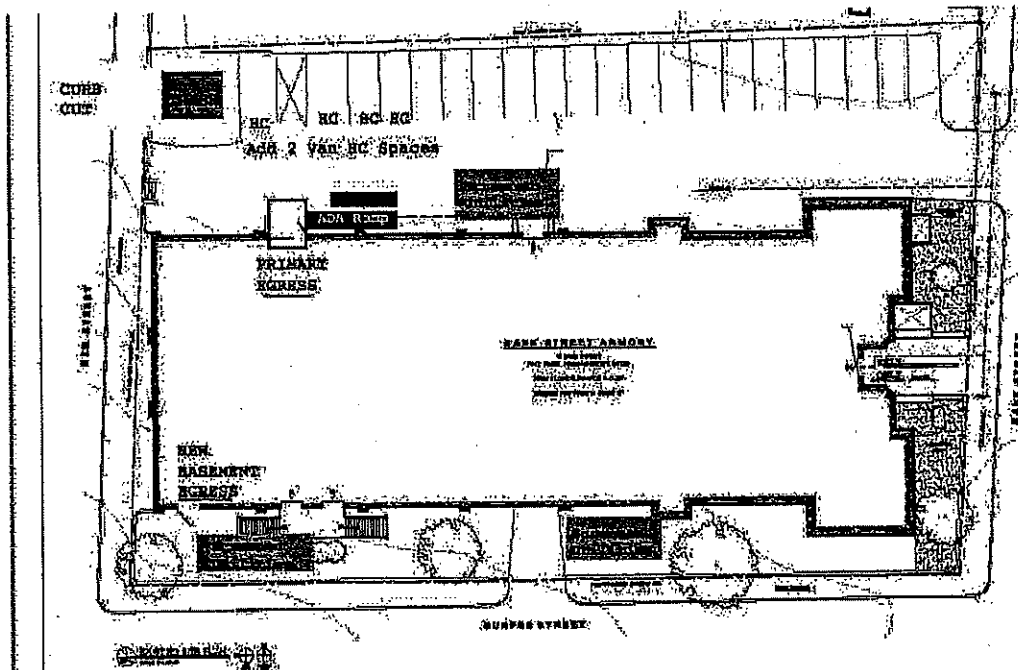
None.



**Main Street Projects**  
*Re-imagining Historical Properties*

Two Bank Street  
 Fall River, MA 02720

## Proposed Site Plan



- Primary accessible entrance moved to existing northeast egress. Front entrance to become exit only in order to forego changes impacting historic character.
- Basement level egress added to northwest corner.
- Curb cut added to Elm Street.
- Drill Hall will not facilitate roof top units. Heat pump compressors to be hidden with a screened fencing.
- On-site parking space count 22. Additional parking can be provided at 10 Durfee Street in order to meet zoning ordinance parking load requirements.

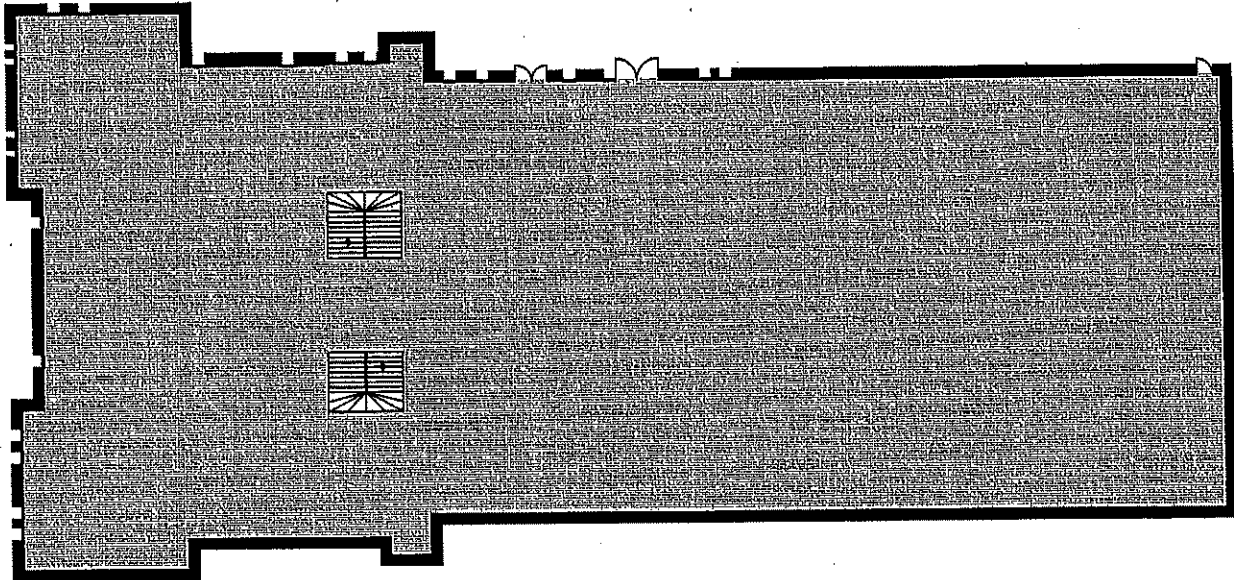
# Bank Street Armory

72 Bank St, 02720 Fall River, MA, United States  
FLOORS: 5

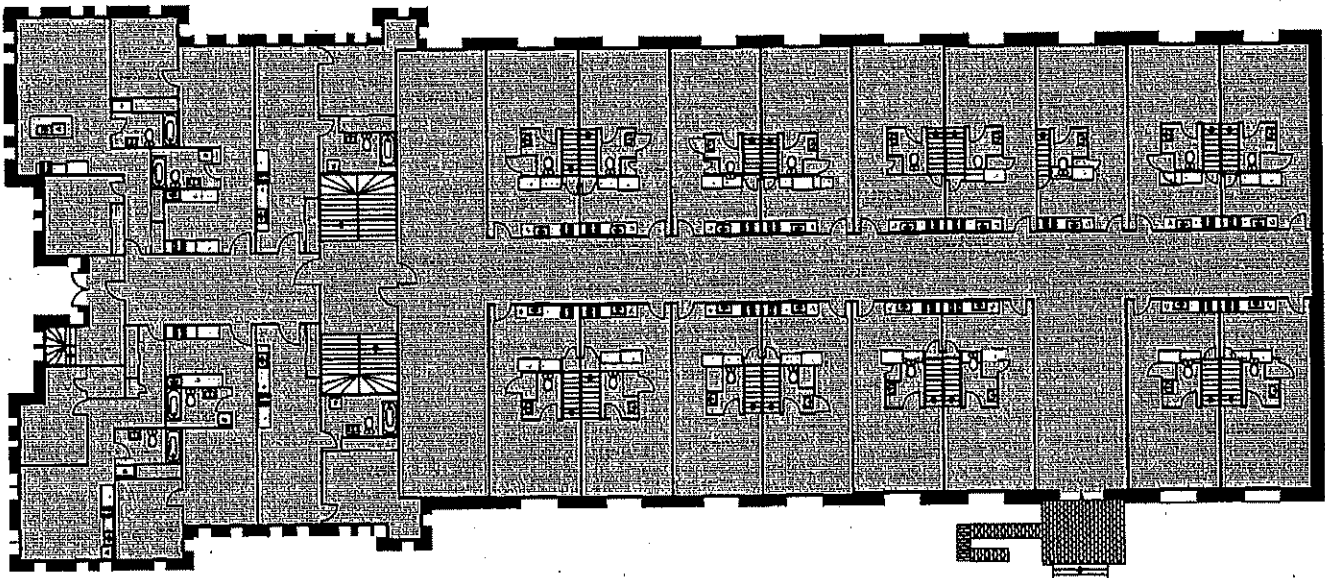
**m** magicplan

SUBMITTED BY Main Street Projects  
alanmacomber@gmail.com

## ▼ Ground Floor



## ▼ 1st Floor



0' 16' 32' 48' 1:352

Page 1/3

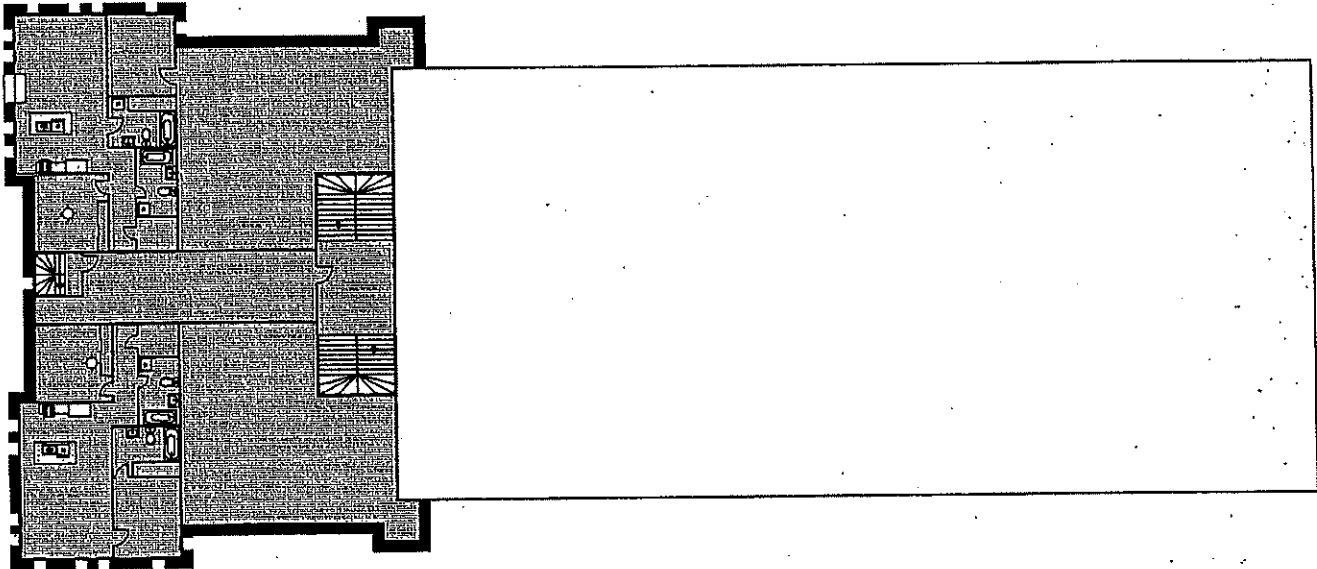
## Bank Street Armory

72 Bank St, 02720 Fall River, MA, United States  
FLOORS: 5

**m magicplan**

SUBMITTED BY Main Street Projects  
alanmacomber@gmail.com

### ▼ 4th Floor



0' 16' 32' 48'  
1:352  
Page 3/3



# Main Street Projects Re-imagining Historical Properties

## FINANCE 3

Two Bank Street  
Fall River, MA 02720

### Main Street Projects

3/17/2023

#### Multifamily

#### Bank Street Armory

#### Surface Area Sq. Ft.

Ground Floor	16,227
1st Floor	17,538
2nd Floor	12,446
3rd Floor	5,834
4th Floor	5,859
	<u>57,905</u>

#### Living Area Sq. Ft.

Ground Floor	16,224
1st Floor	10,412
2nd Floor	5,139
3rd Floor	3,067
4th Floor	<u>34,842</u>

#### Wall Area sq. ft.

Electric Supply AMP	145,137
	1500

Floors	5
Rooms	287
Bedrooms	39
Bathrooms	54
Dishwasher	37
Electric Stove	37
Two-door Refrigerator	37
Stacked Washer and Dry	37
Bypass Door	27
Double Hinged Door	4
Hinged Door Interior	146
Hinged Door Apartment	37
Solar Tubes	19
Skyvault	3
Electric Water Heater	37
150 AMP Metered Load	37
300 AMP Metered Load	1
3 Ton Heat Pump System	37
12 Ton Heat Pump System	1
Electric Hot Water Heater	37
Vanity Sink	39
Rectangular Sink	17
Back-to-wall Bath	39
Double Sink	37
Toilet	56
12/12 Window	20
1/1 Window	168
Fixed Window	17

**Attachment "C"**  
**COMMONWEALTH OF MASSACHUSETTS**  
**INDIVIDUAL CERTIFICATE OF TAX COMPLIANCE**

Pursuant to M.G.L. c. 62C, §49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Federal Identification  
Number or SS#

85-0547102

Company Name: Main Street Projects, LLC

Address: Two Bank Street Suite 10

Fall River, MA 02720

BY:

Alan F. Macomber  
Name of Company Officer (printed)

*Alan F. Macomber*

Signature

3/16/23

Date



CITY OF FALL RIVER  
SALE OF BANK STREET ARMORY, FALL RIVER, MA

RFP# 23-05  
PAGE 22

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**Attachment "F"**  
**CERTIFICATE OF NON-COLLUSION**

The undersigned certifies under penalties of perjury that this Proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity or group of individuals.

Alan F. Macomber

Signature of individual submitting bid



Main Street Projects LLC

Name of business/organization

3/16/23

\_\_\_\_\_  
Date

**Attachment "I"**  
**TAX STATUS AND HISTORY DISCLOSURE\***

The undersigned states that the Proposer, Main Street Projects LLC, is not delinquent in the payment of taxes on any property in the City of Fall River or is current in a pre-existing repayment agreement with the City of Fall River Treasurer's Office. The undersigned further states that the City of Fall River has never foreclosed on property owned by the Proposer.

***If Proposer is Corporation, LLC or Trust:***

Company Name: Main Street Projects LLC

BY: Alan F. Macomber  
Name of Company Officer (printed)

Alan F. Macomber  
Signature

3/16/23  
Date

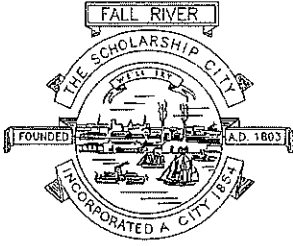
***If Proposer is an Individual or Partnership:***

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Proposer's Name (printed)

\_\_\_\_\_  
Date

\* If Proposer is delinquent in the payment of taxes on any property in the City of Fall River, or is not current in a pre-existing repayment agreement with the City of Fall River Treasurer's Office, or the City of Fall River has foreclosed on property owned by the Proposer, state the circumstances of same below. (Attach additional sheets, if necessary.)



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

**PAUL E. COOGAN**  
*Mayor*

RECEIVED

2023 SEP 21 P 1:56

CITY CLERK \_\_\_\_\_  
FALL RIVER, MA

September 20, 2023

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

Honorable Members of the City Council:

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

Name: Sedryk Sousa  
Address: 1224 Old Fall River Road North Dartmouth, MA 02747  
To: City Auditor  
Effective Date: October 2, 2023  
Annual salary: \$90,000.00

Sincerely,

Paul E. Coogan  
Mayor



PAUL E. COOGAN  
*Mayor*

City of Fall River  
Massachusetts  
Office of the Mayor

RECEIVED

2023 SEP 21 P 1:17

CITY CLERK \_\_\_\_\_  
FALL RIVER, MA

September 20, 2023

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


Dear Council President and Members of the Honorable Council:

In accordance with the provisions of Chapter 44, Section 32 of the Massachusetts General Laws, I recommend the following appropriations to your Honorable Body.

1. \$49,999.00 That the sum of \$49,999.00 be, and the same is, hereby appropriated to the HEALTH AND HUMAN SERVICES DEPARTMENT EXPENSES, Transfer from OPIOID SETTLEMENT RECEIPTS STABILIZATION FUND.

If you have any questions or concerns regarding this, please feel free to contact me.

Best Regards,

  
Paul E. Coogan  
Mayor

*City of Fall River, In City Council*

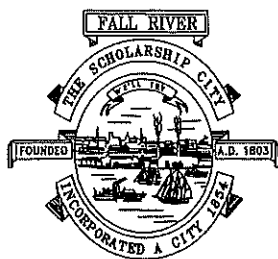
September 26, 2023

**ORDERED:**

**That the sum of \$49,999.00, and the same is, hereby transferred to the Health and Human Services Department Expenses from the Opioid Settlement Receipts Stabilization Fund.**

**Opioid Settlement Receipts Stabilization Fund**

**\$49,999.00**



**City of Fall River**  
**Massachusetts**  
 Department of Health & Human Services

**PAUL E. COOGAN**  
*Mayor*

**TESS CURRAN, MPH**  
*Director Health & Human Services*

September 8, 2023

Mayor Coogan  
 One Government Center  
 Fall River, MA 02722

Dear Mayor Coogan,

The Fall River Health and Human Services Department is seeking a consultant to support with technical assistance to support the planning and allocation of Massachusetts Opioid Settlement Funds to address substance abuse in Fall River. The strategic plan will highlight strengths and barriers in the existing SATF and recommend next steps for implementation. I am respectfully requesting that **\$49,999** of the Opioid Settlement Funds be utilized for contracting with Pacific Institute for Research and Evaluation (PIRE).

After receiving an approved vendor list from the Massachusetts Department of Public Health Bureau of Substance Addiction Services a total of 3 organizations were contacted via e-mail for RFQ.

<u>VENDOR</u>	<u>RESPONSE</u>
<b>Dr. Andrew Kolodny</b> Brandeis University	Submitted response above budget of requested funds
<b>Sean Varano, PhD.</b> Roger Williams University	Indicated no capacity at this time
<b>Karen Friend, PhD.</b> PIRE	See scope of work below

(PIRE) will assist the City of Fall River's Department of Health and Human Services and the Fall River Opioid Settlement Advisory Committee. As proposed, the work is designed in two tasks:

***Task 1: Grantee Selection Support***

Fall River seeks to distribute the opioid settlement money in fair and transparent ways consistent with their policies of governance. PIRE's ongoing work with SATF and through interviewing members and other key stakeholders in the City has built excitement and hope that funding can be distributed in ways aligned with the Strategic Plan. PIRE is well-placed to assist with the building of a workgroup and tools for the selection process. At the direction of the Fall River Department of Health, PIRE can assist with processes like drafting the request for proposals (RFP), building a review committee representing different sectors of stakeholders, developing and sharing a scoring process, and ultimately developing ways to provide the necessary information to the mayor's office and/or decision-making bodies.

Specific proposed activities included within efforts to support the selection of grantee organizations in Fall River are included below. All activities would be supported by the findings from the previous Strategic Plan development and under the direction of the Fall River Department of Health. Tasks include:

- a) Develop a timeline to release an RFP and under which potential grantees will apply;
- b) Develop a plain language rubric summarizing the strategic plan and priorities for funding;
- c) Draft the RFP for which community-based organizations would apply; making changes as needed;
- d) Provide technical assistance to potential grantees to help them with their applications. This may include assisting grantees to further define their evaluation plans for evaluation so that they can readily assess the impact of their efforts;
- e) Train and convene workgroup members from the SATF and other key stakeholders identified through PIRE's prior work that would report to the Director of the Department of Health's designee and assist the Department of Health and the Mayor in selecting potential applications;
- f) Develop an evaluation rubric for the applications to achieve consistency in application review; and
- g) Provide technical assistance to the workgroup.

***Task 2: Early Implementation***

The Fall River Mayor's Office and Department of Health have identified a critical need to quickly and fairly disseminate the Opioid Settlement Funds. PIRE has built momentum through extensive needs assessment, data gathering, and strategic plan development in Fall River. While PIRE will have no contributions to the actual decision-making awarding grants, PIRE can provide technical assistance (TA) to the workgroup convened in Task 1, as well as grantees who apply for funding. PIRE has extensive evaluation and TTA experience with states and municipalities to turn funding opportunities into ongoing and impactful programs. For more information about PIRE's experience with TA provision and related efforts please see Appendix A and <https://www.pire.org/statecom/>.

These efforts could include:

- 2
- h) Advise on ways to streamline grant oversight processes and communicate reporting expectations to grantees at the start of the funding cycle;
  - i) Create and/or suggest tools for grantees like logic models, instructions for how to better understand health disparities within their service communities, and a “sustainability checklist” so that sustainability of efforts is a key aspect of program planning. Provide technical assistance as needed for grantees to use the tools; and
  - j) Suggest ways to strengthen evaluation components of funded projects so that outcomes can be better understood and shared community-wide.

### **Roles and Responsibilities**

Our PIRE approach is one of collaboration. We have deep experience with both the content and methodologies required. Vitas for the three key staff are included in Appendix B.

If you should have any questions or concerns, please feel free to contact me.

Sincerely,

Tess Curran

Director of Health and Human Services



# FY24 Appropriation/Transfer Number Analysis

Line	Original/Revised Appropriation	Amount Transferred	Adjusted Balance
OPIOID STABILIZATION FUND	\$ 1,042,654.27	\$ (49,999.00)	992,655.27
Health and Human Services, Expense	\$ -	\$ 49,999.00	49,999.00

I certify that there are sufficient funds available for these transfers.



City Auditor  
September 26, 2023



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

RECEIVED

2023 SEP 21 P 1:17

CITY CLERK \_\_\_\_\_  
 FALL RIVER, MA

**PAUL E. COOGAN**  
*Mayor*

September 21, 2023

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

Dear Councilor President and Members of the Honorable Council:

Attached please find a request from the Community Preservation Committee to appropriate emergency funding for the Fall River Historical Society's electrical work in the amount of \$236,374.29.

Thank you and as always I am available for any questions or concerns you may have regarding this matter.

Sincerely,

*Paul E. Coogan*

Paul E. Coogan  
 Mayor

PC/amos

# City of Fall River, In City Council

## APPROPRIATION ORDER

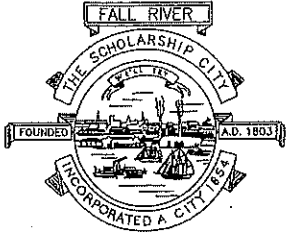
ORDERED, that the following FY 24 supplemental appropriations be provided through the Community Preservation Act (CPA), reserves under the MGL Chapter 44B Sections 4 to 7 in the aggregate, amounting to \$236,374.29 to be appropriated as follows:

Voted: That \$236,374.29 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	\$236,374.29
For CPA Community Housing	\$0

<b><u>TOTAL</u></b>	<b><u>\$236,374.29</u></b>
---------------------	----------------------------

**Note:** Please note this is a supplemental CPA appropriation for FY24. The City Council had earlier appropriated \$1,771,608 for various CPA projects on April 25, 2023. The CPA fund balance is reported at \$2,378,420 on June 30, 2023 and is more than sufficient to cover this supplemental appropriations.



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

**JOHN BRANDT**  
Chairman

**KRISTEN CANTARA OLIVEIRA**  
Vice-Chairman

September 19, 2023

City of Fall River  
Mayor Paul Coogan  
One Government Center  
Fall River, MA 02722

Dear Mayor Coogan:

The Community Preservation Committee voted for emergency funding for The Fall River Historical Society project at their last meeting, Monday, September 18, 2023.

The Fall River Historical Society  
Electrical Work  
\$236,374.29  
Historic Preservation

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

A copy of the requested funding is attached.

We need this as soon as possible so it can get on the City Council agenda for their next meeting, Tuesday, September 26, 2023.

Respectfully,

John Brandt, Chair  
Fall River Community Preservation Committee

3

Fall River Historical Society  
451 Rock Street  
Fall River, Massachusetts 02720

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

Dear Committee Members,

I am writing to you on behalf of the Fall River Historical Society (FRHS) and submitting a request for emergency funding to facilitate an unexpected electrical service upgrade for the museum building. This service must be installed concurrent with a major grant-funded installation that is currently underway of an HVAC system for the entire museum building. The electrical service currently in place is insufficient to support the new system. The FRHS was not made aware of this situation prior to applying for and being awarded grant funding for the HVAC installation.

The situation is critical, the need is imperative, and the timing is urgent.

**Request for Emergency Funding:**

National Grid has recently confirmed that the underground utility line that runs along Maple Street and serves the FRHS museum building, via a vault transformer, provides only single-phase power to the building. However, single-phase power will not be sufficient to service the 10-ton condenser units called for in the mechanical engineer's design for the HVAC system, which requires three-phase power.

The scope of work described in the engineer's contract documents calls for the existing single-phase feed to the building to be removed and replaced with new wires in the same conduit feed from Maple Street. However, National Grid has further advised that the nearest utility line with three-phase power is routed to an underground just north of the intersection at Walnut and Rock Streets. New underground infrastructure will need to run from this vault to the FRHS.

To ensure the appropriate infrastructure is provided to the new HVAC units, National Grid has provided a design proposal for the installation of two (2) 4" concrete encased underground conduits extending from the existing vault located near the intersection of Rock and Walnut Streets, to a heavy-duty handhole on the property and then to a transformer pad. The new transformer pad would be located south of the FRHS building, along the edge of their existing off-street parking lot. The new pad must be provided with oil containment and a meter enclosure on the secondary side. From the proposed transformer, a new 4" non-encased conduit would extend underground to the south side of the building.

Upon completion of the proposed electrical work, the contractor will restore all paved and unpaved site areas damaged during the work, back to their original condition.

August 11, 2023

Michael Martins  
451 Rock St  
Fall River MA 02720

RE: Electric Service Proposal WR# 30805013

Dear Michael Martins:

Per your request, below is the work breakdown for your project. Our work includes for:

NGrid UG to: Run approx 250ft of 3-1/C #2 CU from Vault 18-1 Rock St thru HDHH into Pad 18-1 located in the driveway of 451 Rock St. Land a 75kVA 120/208V transformer on Pad 18-1. Build 3 elbows and install into bushing of transformer. Build 3 deadbreak joints and install into H-Joints in Vault 18-1. Check sec'd conn. & install meter on pedestal. Customer to: install 2-4" conduit from Vault to HDHH to Pad 18-1. install the HDHH & Pad 18-1 including oil containment and bollards around Pad 18-1. NGrid Civil to stub 2-4" conduit into Vault 18-1

A breakdown of the costs is as follows:

Install Labor	\$ 4,904.44
Remove Labor	\$ 801.54
Operations & Maintenance	\$ -
Materials	\$ 12,729.09
Transportation	\$ 393.75
Contractor Costs (if applicable)	\$ 3,832.48
Additional Items	\$ -
Joint Billing	\$ -
<b>Total Estimated Costs</b>	<b>\$ 22,661.30</b>
<hr/>	
Initial Customer Advance after Credit	\$ 15,808.36
Total Taxes (Associated Tax Liability)	\$ 3,110.72
<b>Total Customer Advance</b>	<b>\$ 18,919.08</b>

As we discussed, please obtain a contact name and mailing address for where the invoice will be sent. Should you have any questions, please contact me at 508-897-5756.

Best regards,

Ann Adduci  
Complex Commercial Acct Rep  
Customer Connections  
National Grid  
100 East Ashland Street  
Brockton, MA 02302

**nationalgrid**

August 11, 2023

Michael Martins  
451 Rock St  
Fall River MA 02720

**Electric Service Proposal for WR 30805013**

Enclosed please find an Electric Service Proposal for a service upgrade at the Fall River Historical Society at 451 Rock St.

If this Proposal is acceptable, please sign and return the enclosed copy of the Service Agreement. Upon receipt of your acceptance, you will then be billed under separate cover in the amount of \$18,919.08 including applicable taxes. This price is valid for 90 days.

This work will be scheduled upon receipt of this signed Service Agreement, payment of invoice, and completion of all responsibilities as outlined in the attached proposal.

Should you have any questions, please contact me at 508-897-5756.

Sincerely,

Ann Adduci  
Complex Commercial Acct Rep  
National Grid  
100 East Ashland Street  
Brockton, MA 02302

## ELECTRIC SERVICE PROPOSAL 30805013

Michael Martins  
Fall River Historical Society  
451 Rock St  
Fall River MA 02720

<b>Service Request:</b>	30805013
<b>Electrical Contractor:</b>	Pat Hannon elec, 5084635638, phannon@hannonelectricinc.com
<b>Customer's Contribution:</b>	\$18,919.08
<b>Billing Party:</b>	Fall River Historical Society
<b>Customer's Responsibilities:</b>	<ul style="list-style-type: none"> <li>▶ Return signed Service Agreement, if accepted.</li> <li>▶ Provide all necessary right-of-way easements, if applicable.</li> <li>▶ Notify National Grid if any changes in the Billing Party will occur.</li> <li>▶ Payment in full, upon receipt of the invoice.</li> </ul>
<b>National Grid Responsibilities:</b>	<p>NGrid UG to: Run approx 250ft of 3-1/C #2 CU from Vault 18-1 Rock St thru HDHH into Pad 18-1 located in the driveway of 451 Rock St. Land a 75kVA 120/208V transformer on Pad 18-1. Build 3 elbows and install into bushing of transformer. Build 3 deadbreak joints and install into H-Joints in Vault 18-1. Check sec'd conn. &amp; install meter on pedestal. Customer to: install 2-4" conduit from Vault to HDHH to Pad 18-1. install the HDHH &amp; Pad 18-1 including oil containment and bollards around Pad 18-1. NGrid Civil to stub 2-4" conduit into Vault 18-1</p>
<b>Construction Lead Time:</b>	<p>Upon receipt of payments, permits, right-of-way, trench approval and the signed Proposal, this project will be added to National Grid's construction schedule. Approximately 4-6 weeks before construction to begin.</p> <p><b>Note: Payment must be made upon receipt of the invoice. The correct mailing address for payments will be listed on the invoice.</b></p>
<b>Remarks:</b>	<p>This proposal is based upon projected cost and rate schedule provisions in effect at the date of this proposal and will be withdrawn if not accepted within 90 days of the date of this Proposal.</p> <p>This proposal and all attached documentation is proprietary property of National Grid and can only be used for its intended purpose upgrade to 3PH 400A, and shall not be otherwise disclosed.</p>
<b>Prepared By:</b>	<p>Ann Adduci Complex Commercial Acct Rep 508-897-5756</p>



# Hannon Electric, Inc.

117 Eastman Street, South Easton MA 02375  
PHONE 508-285-9955 FAX 508-285-9055

8/1/2023

Tony DiGiantommaso  
Page Building Construction Inc.  
135 Old Page St.  
Stoughton, MA

**RE: Fall River Historical Society**  
**451 Rock St.**  
**Fall River, Ma**

## Change Proposal 001

Tony,  
Hannon Electric Inc. is pleased to submit the following change proposal for electrical work on the above referenced project. This proposal came from owner, GC, or design team request as well as **Bulletin 001** drawings

**Quote:**

**\$ 39,705.21**

### Scope of Work

- Demo existing utility pull box in basement electric room shown on EDL.1
  - Includes removing wire from basement electric room to handhole on the edge of the property
- Furnish and install wiring to 100A panel RLP from new panel MP location shown on EL.1
- Furnish and install primary conduits from utility handhole, located at the corner of Rock St. and Walnut St., to new transformer pad location
  - Excludes furnishing and installation of Heavy-Duty Hand Hole
  - Concrete encasement of primary conduits by others
  - Excludes furnishing and installation of transformer pad
- Furnish and install all grounding requirements for transformer pad location
  - Transformer furnished and installed by utility company
- Furnish and install secondary conduits and wiring from transformer panel MP
  - Includes furnishing and installation of 400A WP disconnect
  - Excludes furnishing as installation of pedestal for Utility Meter and Disconnect
- Furnish and install (2) 3P 60A breakers for Condensing units 1 and 2
- Furnish and install water main grounding requirements
  - Includes demo of existing water main grounding

### Qualifications

*"Let Hannon do it!"*

- 
- Excludes any finished surface repairs needed for this install – IF ANY.
  - Excludes utility company charges
  - Excludes off hour work
  - Pricing is valid for 30 days
  - Excludes Ma State Sales Tax

---

Also included in Price

- Insurance

Supervision

We thank you for allowing us to quote this project and look forward to working with you in the very near future.

Sincerely,

Pat Hannon  
President  
Hannon Electric Inc.

		Change Order				
Hannon Electric, Inc.						
117 Eastman Street					Date:	8/2/2023
South Easton MA 02375					Project:	Fall River Historical Society
508-285-9955					Project #	23-029
fax 508-285-9055						
Contractor: Page Building Construction						
Estimator: Pat Hannon						
Job Name		Fall River Historical Society				
Bulletin 1						
Itemized Breakdown:						
Description						
Material			Price	Total Price Mat	Hours	Total hour
EDL.1						\$ Cost
Demo pull box and secondaries		1	\$0.00	\$0.00	6	6
EL.1						\$0.00
1 1/2 EMT		75	\$3.75	\$281.25	0.064	4.8
1 1/2 coupling		20	\$3.96	\$79.20	0.15	3
1 1/2 connectors		4	\$3.98	\$15.92	0.15	0.6
1 1/2 minnies		20	\$3.22	\$64.40	0.22	4.4
1 1/2 EMT 90 degree bends		6	\$10.50	\$63.00	0.45	2.7
NEMA 1 12x12x6 Can		1	\$29.00	\$29.00	1.19	1.19
Plastic Bushings		1.75	\$4.00	\$7.00	0.09	0.1575
#2 THHN CU		325	\$2.69	\$874.25	0.017	5.525
#8 THHN CU		80	\$0.70	\$56.00	0.017	1.36
ES1.0						
4 inch PVC		600	\$8.65	\$5,190.00	0.11	66
4 inch chair bottoms		120	\$2.50	\$300.00	0.09	10.8
4 inch bell ends		6	\$7.50	\$45.00	0.493	2.958
4 inch PVC 90 degree bends		10	\$21.00	\$210.00	0.66	6.6
4 inch Rigid 90 degree bends long radius		2	\$2.00	\$4.00	3.2	6.4
4 inch PVC female adapter		2	\$5.64	\$11.28	0.33	0.66
4 inch bonding bushings		3	\$21.44	\$64.32	0.89	2.67
4 inch PVC expansion fitting		2	\$155.00	\$310.00	0.45	0.9
4 inch PVC connectors		5	\$5.65	\$28.25	0.33	1.65
400A WP Disconnect		1	\$1,534.00	\$1,534.00	5	5
2/0 Bare CU Transfomer ground and water main		120	\$5.52	\$662.40	0.017	2.04
3/4 ground rods		2	\$55.00	\$110.00	1.3	2.6
Ground rod Acorns		2	\$7.50	\$15.00	0.25	0.5
2/0 Ground lug water main		2	\$11.20	\$22.40	0.43	0.86
500 MCM CU		400	\$12.50	\$5,000.00	0.065	26
E5.1						
3P 60A breaker		2	\$272.00	\$544.00	1	2
Existing water main ground Demo		1	\$0.00	\$0.00	2	2
Project Management		1	\$0.00	\$0.00	8	8
				\$15,520.67		177.37
SUMMARY						
General Materials						\$ 15,520.67
Material Tax		(@0.0)				\$
Material Total						\$ 15,520.67
Total Hours		\$116.00				\$ 20,574.98
Subtotal						\$ 36,095.65
10% OH / P						\$ 3,609.56
Total						\$ 39,705.21

**CENTURY PAVING & CONSTRUCTION CORP.**

Mailing: 167 Hyacinth Street  
Office: 42 North Quarry Street  
Fall River, MA 02720

Tel. # (508) 674-2000  
Fax # (508) 674-5982

**PROPOSAL**

TO: PAGE BUILDING CONSTRUCTION  
135 OLD PAGE STREET SUITE 4  
STOUGHTON, MA 02072  
ATTN: TONY DIGIANTOMMASO

Via Email - <a href="mailto:tonyd@pagebuildingconstruction.com">tonyd@pagebuildingconstruction.com</a>	
Tel. 774-766-2296 (Cell)	Date: August 4, 2023
JOB NAME/LOCATION	
FALL RIVER HISTORICAL SOCIETY	
451 ROCK ST. FALL RIVER, MA	
JOB NO.	JOB PHONE: S/P: KS

We hereby submit the following specifications for the above referred project.

**\*\*REGULAR WAGES APPLIED**

**\*\*NORMAL WORKING HOURS**

Scope of Work: Per RFQ Sent Via Email on 7/26/23

<b>ITEM #1</b>	<b><u>SITE PREP &amp; SELECT DEMOLITION</u></b>	<b>\$3,800.00</b>
	<u>Includes:</u> Labor, Equipment, Material to Sawcut Matchpoints, Remove & Dispose(R&D) Asphalt with Trench Limits at Roadway & Parking Lot, R&D Concrete Sidewalk at Roadway within Trench Limits	
<b>ITEM #2</b>	<b><u>ASPHALT ROADWAY RESTORATION</u></b>	<b>\$18,000.00</b>
	<u>Includes:</u> Labor, Equipment, Material to Prep & Install Superpave 19.0 Binder Course (4"-5") to Meet Surface Grade, Mill Existing Pavement at Roadway (Curb to Curb) within Limits of Trench Work, Sweep & Clean Milled Surface, Apply Tack Coat, Install Superpave 9.5" Surface Overlay(1.5")	
<b>ITEM #3</b>	<b><u>ASPHALT PARKING LOT RESTORATION</u></b>	<b>\$14,000.00</b>
	<u>Includes:</u> Labor, Equipment, Material to Install Geogrid Fabric at Subgrade, Install Processed Gravel Subbase, Fine Grade & Compact Subbase, Install Superpave 19.0 Binder Course(2.5") & Superpave 9.5 Surface Course(1.5"), Install Pavement Markings (Painted) per Original Layout	
<b>ITEM #4</b>	<b><u>CEMENT CONCRETE SIDEWALK RESTORATION</u></b>	<b>\$2,800.00</b>
	<u>Includes:</u> Labor, Equipment, Material to Install Processed Gravel Subbase, Fine Grade & Compact Subbase, Form, Pour Concrete 4,000 PSI 3/4"(6") & Provide Broom Finish	
<b>ITEM #5</b>	<b><u>UNDERGROUND ELECTRICAL PRIMARY SERVICE AT ROADWAY (90 LF)</u></b>	<b>\$27,300.00</b>
	<u>Includes:</u> Labor, Equipment, Material to Trench for Conduits, Form & Pour Concrete 3,000 PSI 3/4" Ductbank, Pour Excavatable Flowable Fill to Subbase	
<b>ITEM #6</b>	<b><u>UNDERGROUND ELECTRICAL PRIMARY SERVICE AT PARKING LOT (130 LF)</u></b>	<b>\$33,500.00</b>
	<u>Includes:</u> Labor, Equipment, Material to Trench for Conduits, Form & Pour Concrete 3,000 PSI 3/4" Ductbank, Install Layer of Screened Sand, Backfill & Compact to Subgrade. Excavate for Handhole, Install 38"x54"x48" Precast Handhole with Electric Frame & Cover, Backfill & Compact to Subgrade	
<b>ITEM #7</b>	<b><u>UNDERGROUND ELECTRICAL SECONDARY SERVICE AT LAWN (70 LF)</u></b>	<b>\$4,500.00</b>
	<u>Includes:</u> Labor, Equipment, Material to Trench for Conduits, Install Pipe Sand Encasement, Backfill & Compact to Grade, Install Screened Loam(4"), Rake & Install Dry Grass Seed	
<b>ITEM #8</b>	<b><u>PRECAST TRANSFORMER PAD WITH OIL CONTAINMENT (1 EA)</u></b>	<b>\$23,850.00</b>
	<u>Includes:</u> Labor, Equipment, Material to Excavate to Oil Containment Subbase, Install 124"x142" Precast Oil Containment, Install Filter Fabric/Sand/Gravel Subbase at Transformer Pad, Install 64"x81"x10" Precast Transformer Pad, Install Crushed Stone at Perimeter of Transformer Pad, Install 6" Dia. x 9' SCH40 Galvanized Steel Bollards(9) with Concrete Footings	

**TOTAL.... \$127,750.00**

**EXCLUDES:** PERMITS, TEMPORARY FENCING, CONDUITS/PIPES, LEDGE REMOVAL, UNSUITABLE SOIL REMOVAL/REPLACEMENT, TESTING, SURVEYING, AS-BUILTS, CORE FOUNDATION, BOLLARDS COVERS/PAINTING, WATERING & MAINTENANCE AT LAWN RESTORATION, CONNECTION AT EXISTING ELECTRICAL MANHOLES

**NOTE:** INCLUDES POLICE DETAILS

**ESCALATION CLAUSE:**

THIS QUOTE FOR BITUMINOUS CONCRETE PAVING IS BASED ON THE CURRENT (August 4, 2023) FOB REFINERY PRICES FOR LIQUID ASPHALT AS LISTED BY THE MASS. DEPT. OF TRANSPORTATION ([www.mhd.state.ma.us](http://www.mhd.state.ma.us)). THE BASE PRICE OF LIQUID ASPHALT FOR THE QUOTE IS \$625.00. ANY CHANGE IN THE PRICE OF LIQUID ASPHALT MAY REQUIRE AN EXTRA CHARGE OF \$0.055 PER TON FOR EVERY \$1.00 PER TON INCREASE IN THE PRICE OF LIQUID ASPHALT.

CONTINUED AT PAGE NO. 2

CENTURY PAVING & CONSTRUCTION CORP.

PROPOSAL

Date: 4-Aug-23

TO: Tony DiGiantomasso (Page Building)

PAGE NO. 2

**LEDGE CLAUSE**

**IF LEDGE/ROCK IS ENCOUNTERED, OWNER AGREES TO PAY THE FOLLOWING FOR EACH:**

Backhoe with Operator	\$160.00 /hr.
Excavator	\$200.00 /hr.
Hydraulic "Rammer" Attachment for Excavator	\$180.00 /hr.
Air Compressor w/ Pneumatic Tools	\$90.00 /hr.
Hydraulic Rock Splitter for Air Compressor (8-hr. Day)	\$750.00 /day - w/ 4-hr. min.
Dump Truck	\$120.00 /hr.
Laborer with Service Truck	\$90.00 /hr.
Police Details	\$65.00 /hr.
Gravel for Infilling Void From Rock Removal	\$25.00 /ton

If Ledge/Rock Cannot Be Removed by Means Provided Above

Other Means Such as Hiring a Rock Splitting Subcontractor  
or Rock Drilling/Blasting Subcontractor.

Quoted Price + 15%

Options Available for Ledge/Rock Removal Not on Above

List, Such as Blasting.

Plus 15% Overhead and Profit Added to Above Prices.

15 %

WE PROPOSE hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of:

\*\*\*One Hundred-Twenty Seven Thousand, Seven Hundred-Fifty Dollars and Zero Cents\*\*\*\*\*

\$127,750.00

Payment to be made as follows:

TO BE DETERMINED UPON ACCEPTANCE

All 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 order, 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 Worker's Compensation insurance.

Authorized

Signature

*Kyle Silva*

Kyle Silva, Estimator/PM

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

within **30** days.

Signature \_\_\_\_\_

Signature \_\_\_\_\_


Acceptance of Proposal... The above price, 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: \_\_\_\_\_

N	BUILDING #	DESCRIPTION	SERIAL NUMBER
1	701-223		
DATE			

SEAL	SEAL
------	------

[illegible]

SCALE:	HORIZ: 1" = 20'
DATE:	VOLE: _____
MORT: NAD83	
VERT: _____	
	
GRAPHIC SCALE	



**FUSS & O'NEILL**  
100 HARTFILL STREET, FORT LAUDERDALE, FL 33304  
QUINCY, ILL 61711  
617.282.4575  
www.fussandoneill.com

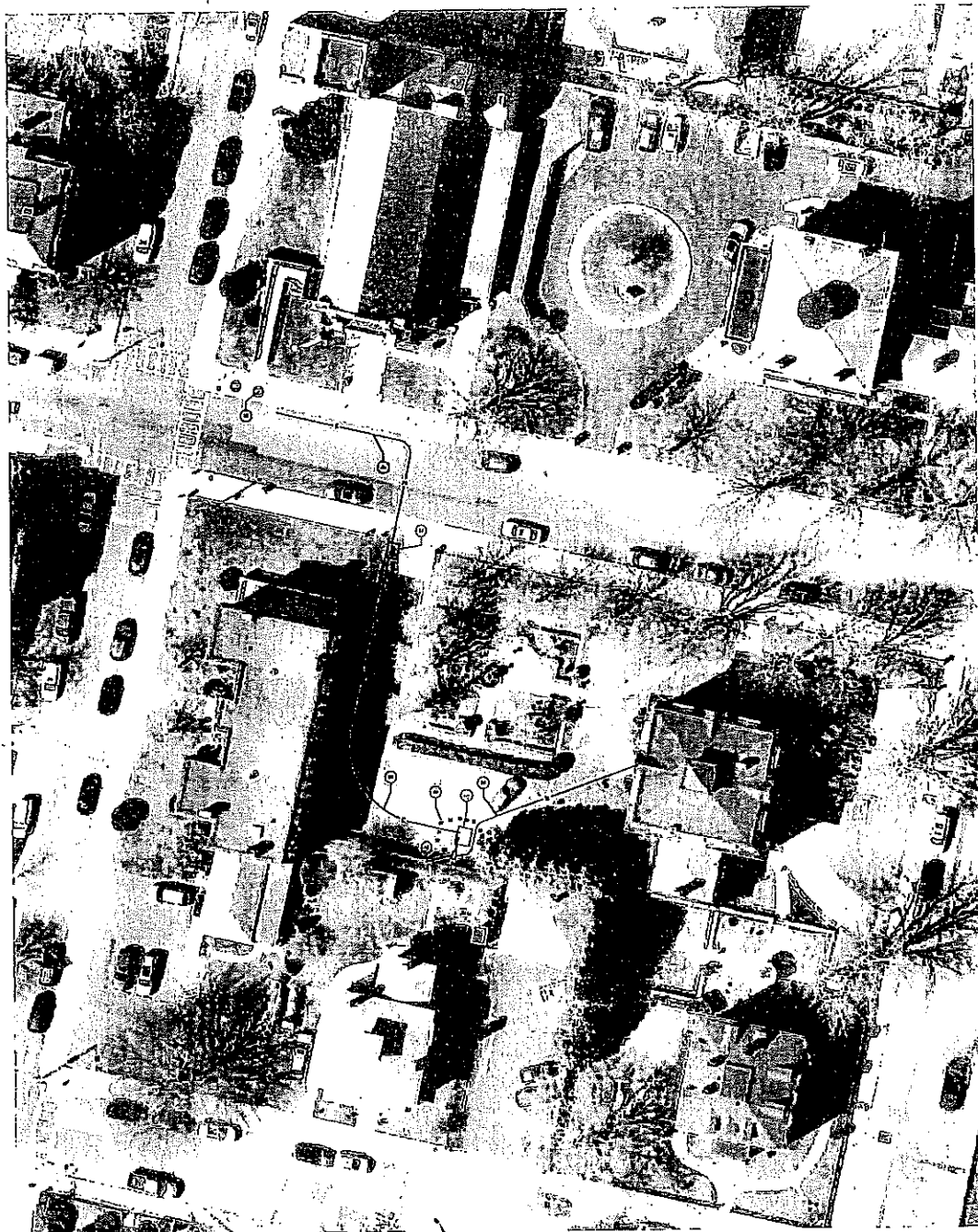
FALL RIVER

FALL RIVER HISTORICAL SOCIETY

ELECTRICAL SITE PLAN

**451 ROCK STREET**

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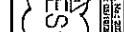


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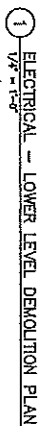
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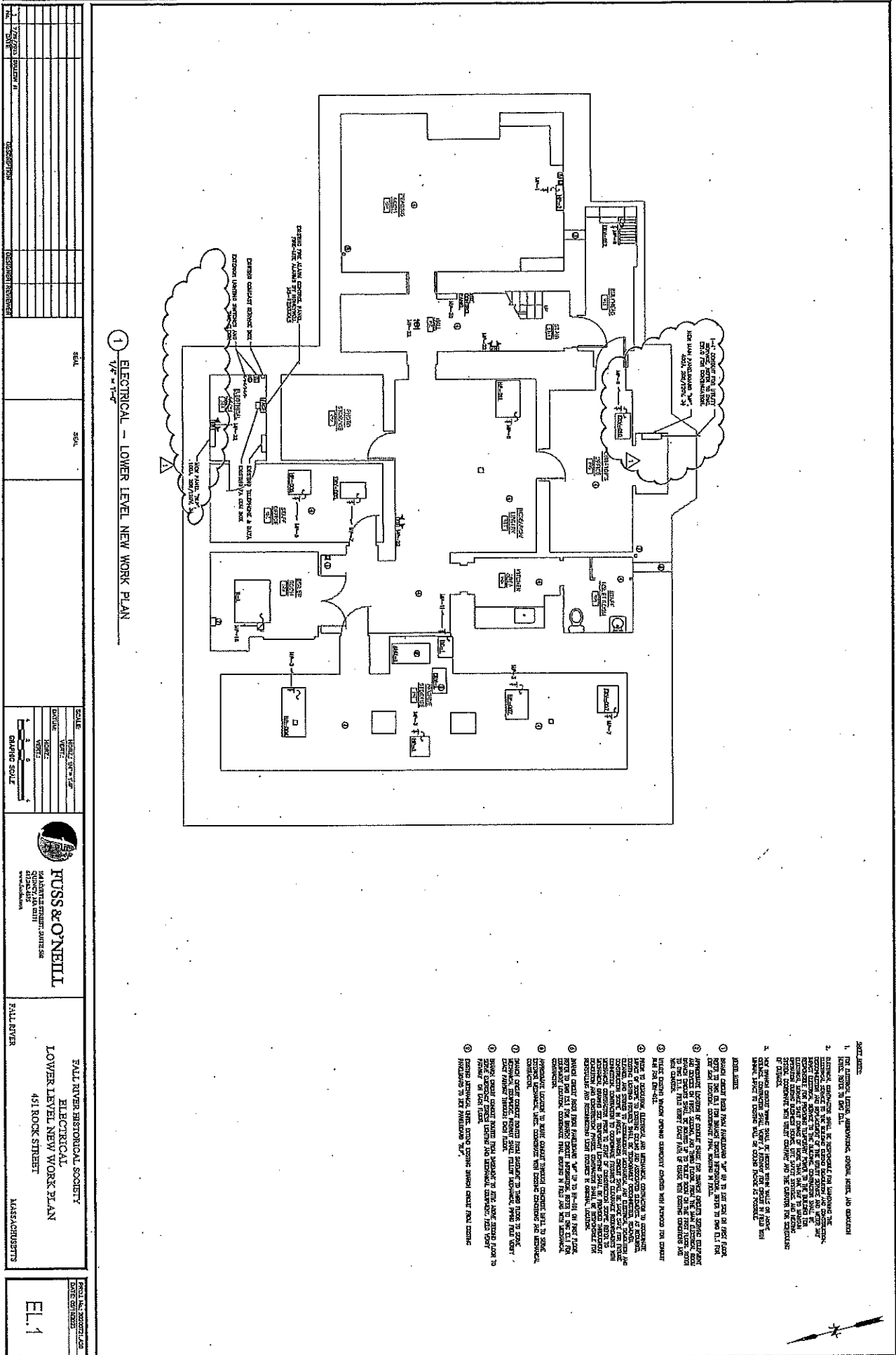
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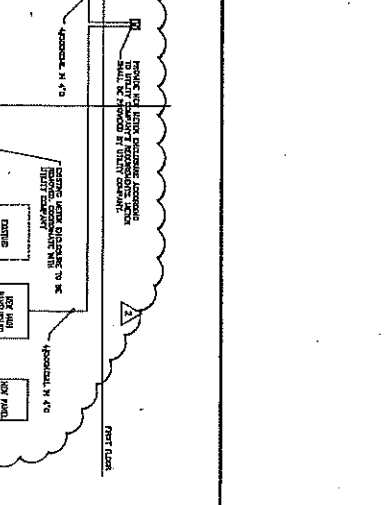
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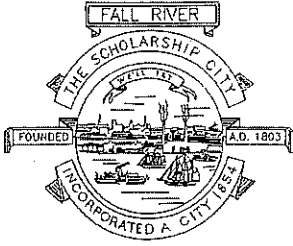


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DATE: 08/19/2023  
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**City of Fall River**  
**Massachusetts**  
**Office of the Mayor**

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2023 SEP 21 P 1:17

CITY CLERK \_\_\_\_\_  
FALL RIVER, MA

**PAUL E. COOGAN**  
*Mayor*

September 21, 2023

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

Dear Councilor President and Members of the Honorable Council:

I am respectfully requesting your vote to adopt Amendment 1 to the Fall River Waterfront Urban Renewal Plan. Said Amendment is described fully in the attached correspondence from Sarah Page, Executive Director of the Fall River Redevelopment Authority. I have also attached a proposed order for your consideration.

Thank you and as always I am available for any questions or concerns you may have regarding this matter.

Sincerely,

Paul E. Coogan  
Mayor

# City of Fall River, *In City Council*

## Proposed Order

Whereas, the City Council adopted an order on April 11, 2019 approving the Fall River Waterfront Urban Renewal Plan in accordance with M.G.L c.121B and 760 CMR 12.00 and approved the boundaries of the Waterfront Urban Renewal Area as depicted in Figure 1-1 in the Plan, and

Whereas, there exists a need to amend the 2019 Waterfront Urban Renewal Plan to facilitate further development and redevelopment of the designated waterfront area in the City to reflect the current status, progress, and priorities of the City of Fall River, therefore be it

Ordered, that the City Council hereby adopt Amendment 1 to the Fall River Waterfront Urban Renewal Plan attached as Exhibit 1 as adopted by the Fall River Redevelopment Authority on August 23, 2023 and submit it to the Executive Office of Housing and Livable Communities for approval. This Order authorizes the Mayor to approve minor, non-substantiative language changes in Amendment 1 to the Waterfront Urban Renewal Plan if such changes are recommended by the Executive Office of Housing and Livable Communities. This Order shall take effect upon the final approval of Amendment 1 by the Executive Office of Housing and Livable Communities.



## FALL RIVER REDEVELOPMENT AUTHORITY

SARAH PAGE  
*Executive Director*

BOARD OF DIRECTORS

JOHN R. ERICKSON  
*Chair*

ANNE KEANE  
*Vice-Chair*

JOAN MEDEIROS  
*Treasurer*

LUIS GONSALVES

RON RUSIN

Maggie Schmitt, AICP, LEED AP BD+C  
Urban Renewal and Relocation Coordinator  
Executive Office of Housing and Livable Communities (EOHLC)  
100 Cambridge Street, Suite 300  
Boston, MA 02114

Re: Amendment to the Fall River Waterfront Urban Renewal Plan  
(Waterfront URP Amendment #1)

Dear Ms. Schmitt:

The Fall River Redevelopment Authority (FRRA) kindly requests an amendment to the Fall River Waterfront Urban Renewal Plan (the Plan or URP). This amendment identifies the Turner Street Lot (O-22-0009), located on Davol Street south of Turner, and the MS Gasoline Services gas station (O-23-0004), located at 431 Davol Street, as properties for acquisition, disposition, and redevelopment. These parcels are decadent and substandard. The Turner Street Lot is also a contaminated blighted open area.

Acquisition by the FRRA will provide maximum opportunity for privately-financed urban revitalization consistent with the 2019 URP and the ongoing Route 79 development project. When approved, this change will be the first amendment to the Waterfront Urban Renewal Plan.

These two parcels are ripe for redevelopment but will require public investment and support to bring redevelopment projects to fruition. Consistent with the vision outlined in the 2019 URP, redevelopment of these parcels will result in additional housing units (at varying income levels) and commercial space, bringing needed vibrancy to Fall River's Waterfront District and supporting several of the 2019 Plan Objectives. Redevelopment of these two parcels would fill in "missing teeth" in the vicinity of the proposed commuter rail station while addressing blighted open space. In this area, both sides of Davol Street are in active transition. Multiple projects are planned or in progress. Given current market conditions and potential redevelopment interest, the FRRA has the opportunity to encourage the redevelopment of these two parcels. Neither parcel is located within Fall River's Historic Districts, nor is either parcel listed on state or federal registries of historic places.

The Turner Street Lot (O-22-0009) formerly supported both a natural gas distribution system and a coal gasification facility. Environmental assessments have uncovered excess concentrations of certain oil and hazardous materials in the soil and groundwater on and below the parcel, resulting in the filing of a Release Tracking Form (RTF) with the Massachusetts Department of Environmental Protection (MassDEP) and the development of an Activities Use Limitation (AUL) for the property which will determine the range of potential future uses allowable at this site. The current owners have not pursued redevelopment; public investment and partnership will be necessary to complete a redevelopment project at this site.

The MS Gasoline Services site (O-23-0004) was last sold in 2010 and continues to be operated as a gas station. The parcel hosts a functionally obsolete building, which cannot be converted to other commercial or residential uses. Clearance of the structures will require the FRRA to conform to an approved Relocation Plan, pursuant to MGL Chapter 79A and 760 CMR 27.00.

Both redevelopment projects will be subject to Land Use Disposition agreements with the FRRA and the design guidelines outlined in the 2019 URP in addition to any other land use controls and environmental permitting.

The two new acquisition/disposition parcels are shown in blue on the new and updated maps in Attachment B. The two parcels are within the existing urban renewal area and add 0.59 acres to the overall URP, an increase of less than 0.5 percent. Table 2-2a Amendment 1 Parcels for Acquisition provides pertinent information on each of the new acquisition parcels as of July 2023 as available in the City's Assessor's Database and on the City's online GIS platform. The original Table 2-2: List of Parcels for Acquisition and Disposition has not been updated and is included here for reference. These Tables can be found in Attachment A.

A public hearing was held on August 23, 2023. The public hearing was advertised consistent with Fall River procedures and fliers were sent via email to known stakeholders (including the affected property owners). Following the close of the public hearing, the FRRA voted unanimously in favor of the amendment. The amendment was then approved by the Fall River Planning Board on September 13, 2023 and by the Fall River City Council on September XX, 2023. Materials presented at these meetings are included in Attachment C of this Amendment and evidence of certified votes/meeting minutes are included in Attachment D.

Thank you for your assistance.

Sincerely,

Sarah Page, Executive Director

*On behalf of the Fall River Redevelopment Authority*

## **Attachments**

### **Tables**

#### **A: Tables**

Table 2-2a: Amendment 1 Parcels for Acquisition and Disposition

Table 2-2: List of Parcels for Acquisition and Disposition (2019 URP, Included for Reference)

#### **B: Figures**

Figure 2-20: Parcels to be Acquired (Revised, Amendment 1)

Figure 2-20a: Amendment 1 Parcels to be Acquired

Figure 2-24: Lots to be Created for Disposition (Revised, Amendment 1)

Figure 2-24a: Amendment 1 Lots to be Created for Disposition

Figure 2-28: Buildings to be Demolished, Rehabilitated, and/or Constructed (Revised, Amendment 1)

Figure 2-28a: Amendment 1 Buildings to be Demolished, Rehabilitated and/or Constructed

#### **C: Public Materials**

Public Hearing Flier

Public Hearing Presentation

Planning Board Presentation

City Council Presentation

#### **C: Evidence of Requisite Municipal Approvals**

FRRA Certified Vote

Planning Board Vote/Minutes

City Council Vote/Minutes



**Attachment A**  
**Tables**

Table 2-2a: Amendment 1 Parcels for Acquisition and Disposition

Table 2-2: List of Parcels for Acquisition and Disposition (2019 URP, Included for Reference)

**Table 2-2a: Amendment 1 Parcels for Acquisition and Disposition**

PARCEL ID	ADDRESS	OWNER	AREA (AC)	VALUE	PLANNED ACTION	CURRENT USE	PROPOSED USE
O-22-9	Davol Street	Liberty Utilities (New England Natural Gas Company) Corp	0.269	\$172,800	Acquisition	Vacant, Former Utility Distribution	Mixed Use (Residential / Commercial)
O-23-4	431 Davol Street	SM Fall River Properties LLC c/o Syed Mashuddin	0.32	\$424,400	Acquisition Spot Clearance	Gas Station	Mixed Use (Residential / Commercial)

**Table 2-2: List of Parcels for Acquisition and Disposition (2019 URP, Included for Reference)**

PARCEL ID	ADDRESS	OWNER	AREA (AC)	VALUE	PLANNED ACTION	CURRENT USE	PROPOSED USE
I-02-1	81 Ferry Street	Lee Francis LLC	8.28	\$1,238,100	Acquisition, Rehabilitation	Buildings for manufacturing operations	Mixed-use residential/ commercial
N-12-11	30 Pond Street	Commonwealth of Mass; c/o DCR	0.71	\$230,200	Acquisition, Spot Clearance	Dept. of Conservation and Recreation	Mixed-use residential/ commercial
N-12-13	Pond Street	New York Central Lines LLC	0.35	\$2,800	Acquisition	Undevelopable Residential Land	Mixed-use residential/ commercial
N-12-3	104 Anawan Street	Shane Landing, LLC	2.63	\$1,239,100	Acquisition, Rehabilitation	Buildings for manufacturing operations	Mixed-use residential/ commercial
N-16-11	56 Water Street	Azar Jeanne Etali	0.4	\$577,800	Acquisition, Rehabilitation	Eating and Drinking Establishments	Connect Gates of the City to Maritime Museum
N-16-16	Water Street	Edward J Nasser, II; Nasser Real Estate Trust	0.74	\$130,600	Acquisition	Developable Commercial Land	Mixed-use residential/ commercial
N-16-2	45 Anawan Street	Liberty Utilities (New England Natural Gas Company) Corp	2.06	\$561,500	Acquisition, Spot Clearance	Buildings for manufacturing operations	Connect Gates of the City to Maritime Museum
N-16-32	Central Street	Commonwealth of Mass; Dept Environmental Mngmt	1.18	\$174,700	Acquisition	Dept. of Conservation and Recreation	MassDOT Infra-Space improvements
N-16-4	115 Anawan Street	SAS International, LLC	1.23	\$556,500	Acquisition, Rehabilitation	Buildings for manufacturing operations	Connect Gates of the City to Maritime Museum

PARCEL ID	ADDRESS	OWNER	AREA (AC)	VALUE	PLANNED ACTION	CURRENT USE	PROPOSED USE
N-16-9	28 Anawan Street	Megara Properties Massachusetts LLC	0.71	\$620,600	Acquisition, Rehabilitation	Buildings for manufacturing operations	Connect Gates of the City to Maritime Museum
None	Route 79/Davol Street	"Massachusetts Department of Transportation/City of Fall River"	~10	0	Acquisition	Route 79	Roadway realignment; Mixed-use residential/commercial
O-15-1	825 Davol Street	Tetrault Real Estate LLC	0.82	\$268,200	Acquisition, Spot Clearance	"Warehouses for storage of manufactured products"	Proposed commuter rail platform
O-15-11	174 Baylies Street	Ayotte David W	0.06	\$170,300	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-12	184 Baylies Street	"Camara Antonio S; Camara Laureana A; Camara Joseph C"	0.09	\$179,700	Acquisition, Spot Clearance	Two-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-13	852 & 856 North Main Street	Patel Niragi; Patel Brijesh Mahesh	0.1	\$317,200	Acquisition, Spot Clearance	Small Retail and Services stores	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-14	928 North Main Street	"Mendes Maria E; Mendes Irrevocable Trust; Silva Trustee Maria G"	0.21	\$304,400	Acquisition, Spot Clearance	Multiple Houses	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-15	121 Pearce Street	Marques Timothy; Silva-Marques Rebecca	0.1	\$236,700	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-16	127 Pearce Street	Dacamara Eduino; Dacamara Mary	0.13	\$200,000	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-17	956 North Main Street	Daponte Jonathan J	0.08	\$150,700	Acquisition, Spot Clearance	Two-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-19	870 North Main Street	Shum David Trustee; 840 Plaza Real Estate Trust	2.25	\$1,944,500	Acquisition, Spot Clearance	Shopping Centers/Malls	Parking for proposed commuter platform; Mixed-use residential/commercial

Table 2-2 Continued (2 of 5)

PARCEL ID	ADDRESS	OWNER	AREA (AC)	VALUE	PLANNED ACTION	CURRENT USE	PROPOSED USE
O-15-21	844 North Main Street	Marques Georgina; Botelho Luis B	0.07	\$203,900	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-22	170 Baylies Street	Shum David	0.14	\$171,500	Acquisition, Spot Clearance	Warehouses for storage of manufactured products	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-23	105 Pearce Street	Faria Maria Fernanda; Garcia Maria Graca	0.13	\$201,500	Acquisition, Spot Clearance	Single-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-24	10 Dyer Street	Viera Filomena M	0.13	\$234,900	Acquisition, Spot Clearance	Single-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-25	192 Baylies Street	Marques Georgina; Botelho Luis B	0.06	\$174,000	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-3	11 Dyer Street	Chin Angela	0.16	\$79,100	Acquisition, Spot Clearance	Developable Residential Land	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-4	137 Pearce Street	Paiva Andrew Scott	0.09	\$205,400	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-5	948 North Main Street	Arruda John S; Arruda Maria; Tavares Hildeberto C	0.14	\$202,900	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-8	753 Davol Street	Cotter Electrical Co Inc	0.38	\$436,500	Acquisition, Spot Clearance	"Other Storage, Warehouse, and Distribution"	Parking for proposed commuter platform; Mixed-use residential/commercial
O-20-2	1 Hathaway Street	Massachusetts Electric Co; c/o Property Tax Dept	3.25	Unknown	Acquisition	Electricity Regulating Substations	National Grid sites: continuation of Bicentennial Park Trail/Waterfront Boardwalk
O-22-11	175 Baylies Street	Cotter Electrical Co Inc	0.47	\$171,700	Acquisition, Spot Clearance	Other Storage, Warehouse, and Distribution	Parking for proposed commuter platform

Table 2-2 Continued (3 of 5)

PARCEL ID	ADDRESS	OWNER	AREA (AC)	VALUE	PLANNED ACTION	CURRENT USE	PROPOSED USE
O-22-5	729 Davol Street	Raposa James M	0.17	\$199,700	Acquisition, Spot Clearance	Auto Repair Facilities	Parking for proposed commuter platform
S-21-1	Davol Street	Commonwealth of Mass	0.26	\$97,500	Acquisition	Dept. of Conservation and Recreation	Mixed-use residential/commercial
S-21-13	Davol Street	Commonwealth of Mass; DPW	0.14	\$52,900	Acquisition	Mass. Highway Dept. (MHD)	Mixed-use residential/commercial
S-21-6	1244 Davol Street	1244 Davol Realty Assoc LLC	3.61	\$1,781,600	Acquisition, Spot Clearance	Buildings for manufacturing operations	Mixed-use residential/commercial
S-21-7	1338 Davol Street	D&S Marine Inc	4.41	\$671,200	Acquisition	Other Storage, Warehouse, and Distribution	Mixed-use residential/commercial
S-22-1	223 Remington Avenue	St Pierre Michael; St Pierre Debra	0.21	\$243,000	Acquisition, Spot Clearance	Three-family Residential	Mixed-use residential/commercial
S-22-12	1190 Davol Street	1244 Davol Realty Associates LLC	3.3	\$1,263,400	Acquisition, Spot Clearance	Buildings for manufacturing operations	Mixed-use residential/commercial
S-22-14	W End Remington Ave	Verizon New England Inc; c/o Duff and Phelps	0.07	\$63,800	Acquisition, Spot Clearance	Undevelopable Commercial Land	Mixed-use residential/commercial
S-22-2	201 Remington Avenue	1148 Davol Street LLC	0.35	\$167,500	Acquisition, Spot Clearance	Buildings for manufacturing operations	Mixed-use residential/commercial
S-22-6	1148 Davol Street	1148 Davol Street LLC	2.34	\$895,100	Acquisition, Spot Clearance	Automotive Vehicles Sales and Service	Mixed-use residential/commercial
S-22-8	Brownell Street	New England Power Co; c/o Property Tax Dept	1.22	\$223,900	Acquisition	Electric Transmission Right-of-Way	National Grid sites: continuation of Bicentennial Park Trail/Waterfront Boardwalk

Table 2-2 Continued (4 of 5)

5

PARCEL ID	ADDRESS	OWNER	AREA (AC)	VALUE	PLANNED ACTION	CURRENT USE	PROPOSED USE
S-22-9	Remington Ave	New England Power Co; c/o Property Tax Dept	0.81	\$182,600	Acquisition	Electric Transmission Right-of-Way	National Grid sites: continuation of Bicentennial Park Trail/ Waterfront Boardwalk
T-01-38	2680 North Main Street	Weavers Cove Industrial Park LLC; c/o Thibault Development LLC	4.12	\$250,000	Acquisition	Developable Commercial Land	Future development; open space/recreation
T-02-1	No Main Street	Weavers Cove Industrial Park LLC; c/o Thibault Development LLC	50.05	\$6,013,300	Acquisition, Spot Clearance	Piers, Wharves, Docks, and related facilities that are used for storage and transit of goods	Shell Oil site : Marine industrial or other (with removal of DPA); public access
T-03-10	75 Weaver Street	Stanley Street Treatment and Resources Inc	3.02	\$360,500	Acquisition, Spot Clearance	Vacant (Classified as Charitable Services)	Mixed-use residential/ commercial
T-03-17	93 Weaver Street	Albernaz Paul P; Teixeira Scott	0.42	\$196,100	Acquisition, Spot Clearance	Warehouses for storage of manufactured products	Mixed-use residential/ commercial
T-03-20	75 Weaver Street	Weaver Cove Mill; c/o Gary Pave	1.55	\$177,900	Acquisition, Spot Clearance	Buildings for manufacturing operations	Mixed-use residential/ commercial
T-03-24	77 Weaver Street	Albernaz Paul P; Teixeira Scott	0.41	\$193,100	Acquisition, Spot Clearance	Warehouses for storage of manufactured products	Mixed-use residential/ commercial
T-15-2	No Main Street	New England Power Co; c/o Properties Dept	5.93	\$272,600	Acquisition	Electric Transmission ROW	Open space/recreation
T-15-33	No Main Street	"Weavers Cove Industrial Park LLC; c/o Thibault Development LLC"	13.78	\$198,500	Acquisition	Developable commercial land	Open space/recreation

Table 2-2 Continued (5 of 5)

## **Attachment B**

### **Figures**

Figure 2-20: Parcels to be Acquired (Revised, Amendment 1)

Figure 2-20a: Amendment 1 Parcels to be Acquired

Figure 2-24: Lots to be Created for Disposition (Revised, Amendment 1)

Figure 2-24a: Amendment 1 lots to be Created for Disposition

Figure 2-28: Buildings to be Demolished, Rehabilitated, and/or Constructed (Revised, Amendment 1)

Figure 2-28a: Amendment 1 Buildings to be Demolished, Rehabilitated, and Constructed

Figure 2-20: Parcels to be Acquired (Revised, Amendment 1)

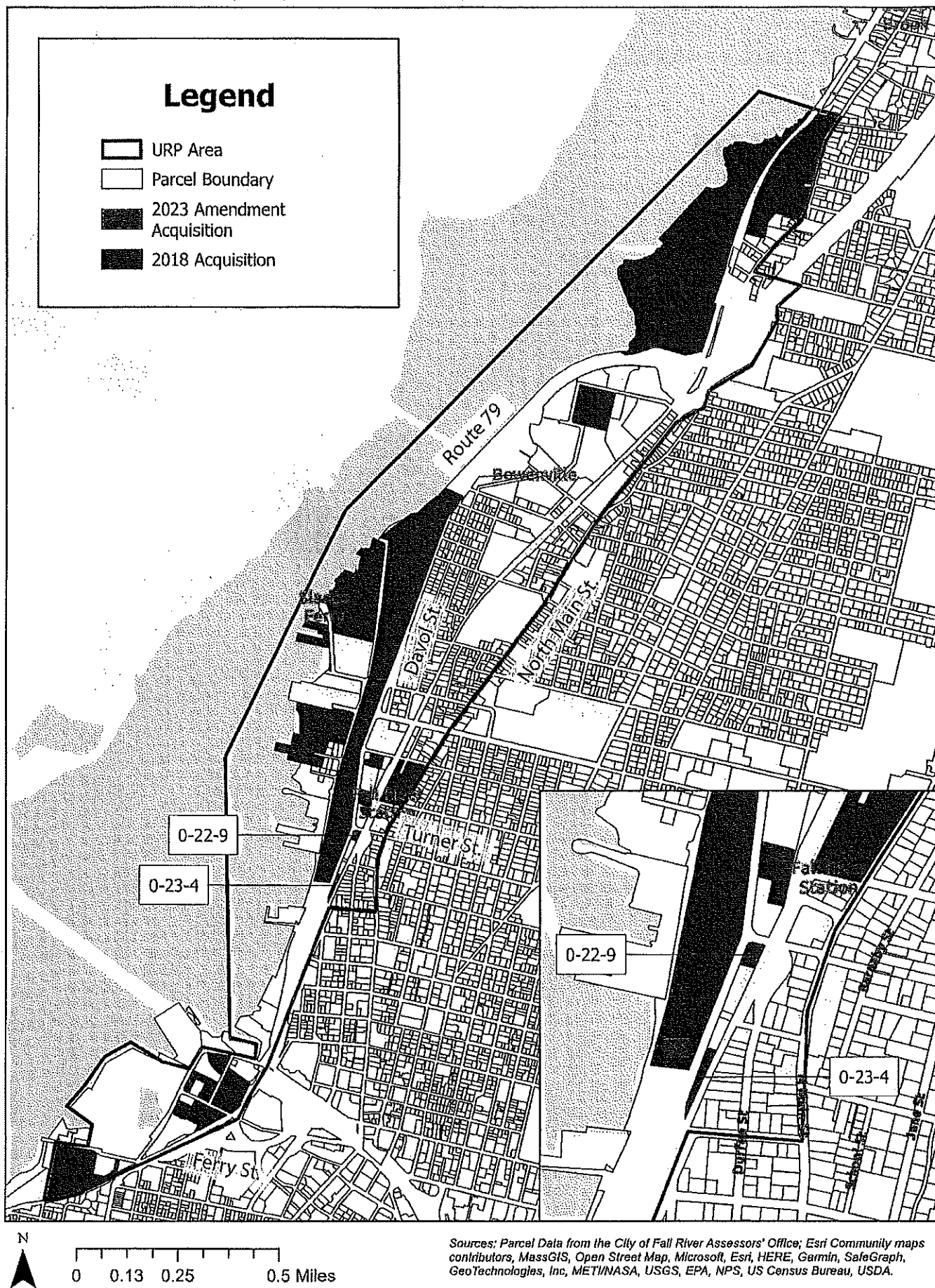




Figure 2-20a: Amendment 1 Parcels to be Acquired

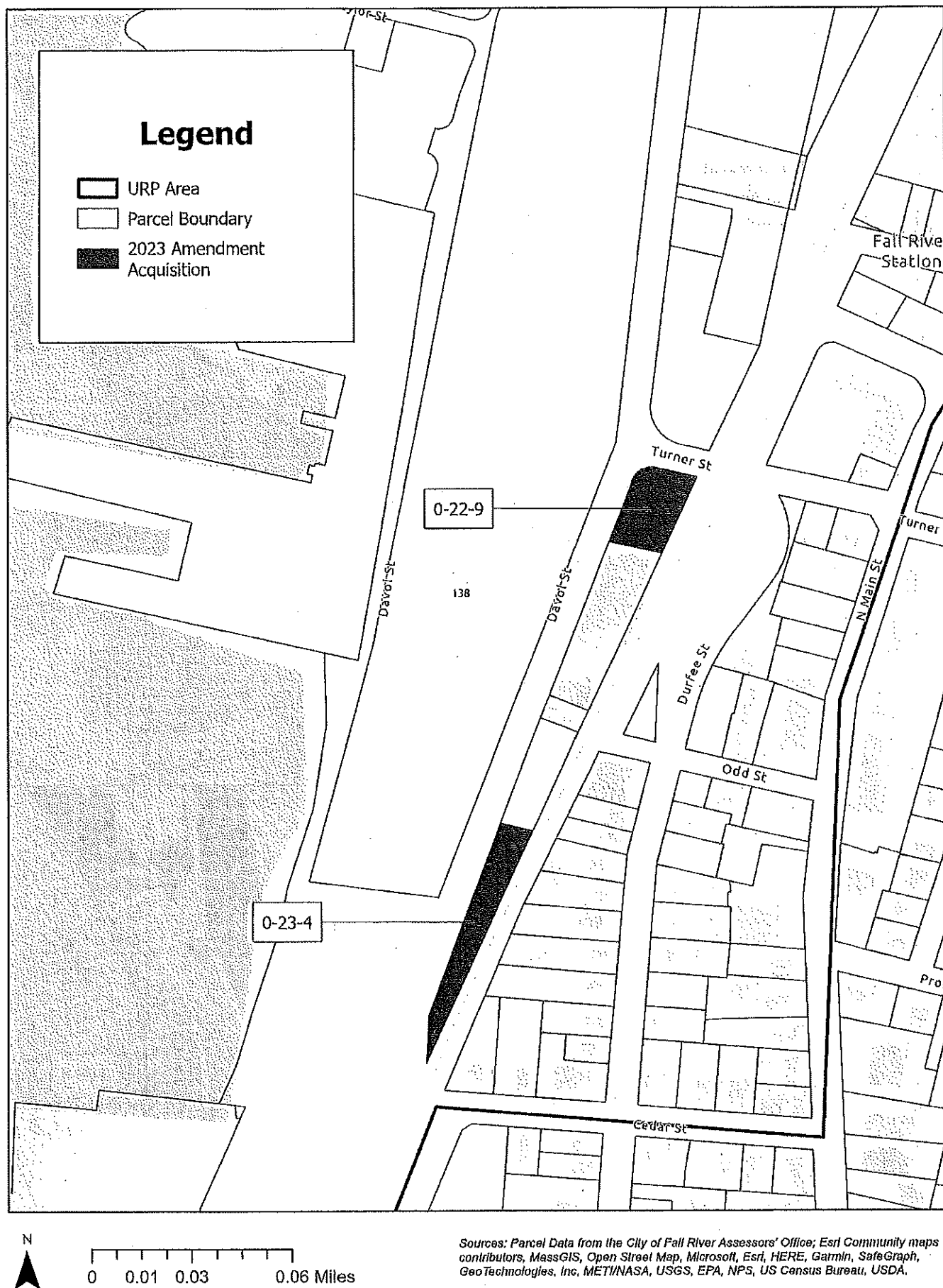


Figure 2-20: Parcels to be Acquired (Revised, Amendment 1)

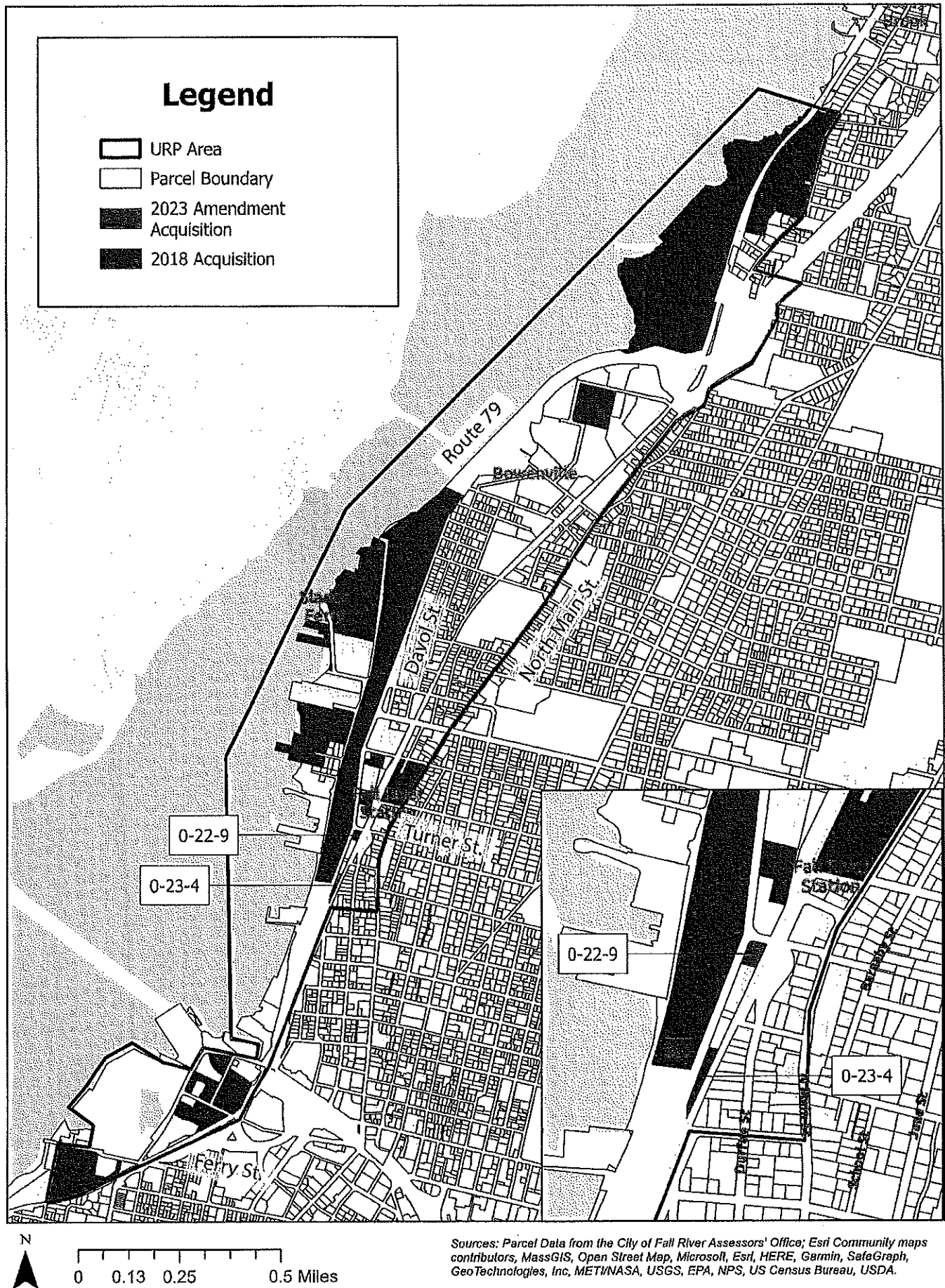


Figure 2-24a: Amendment 1 lots to be Created for Disposition

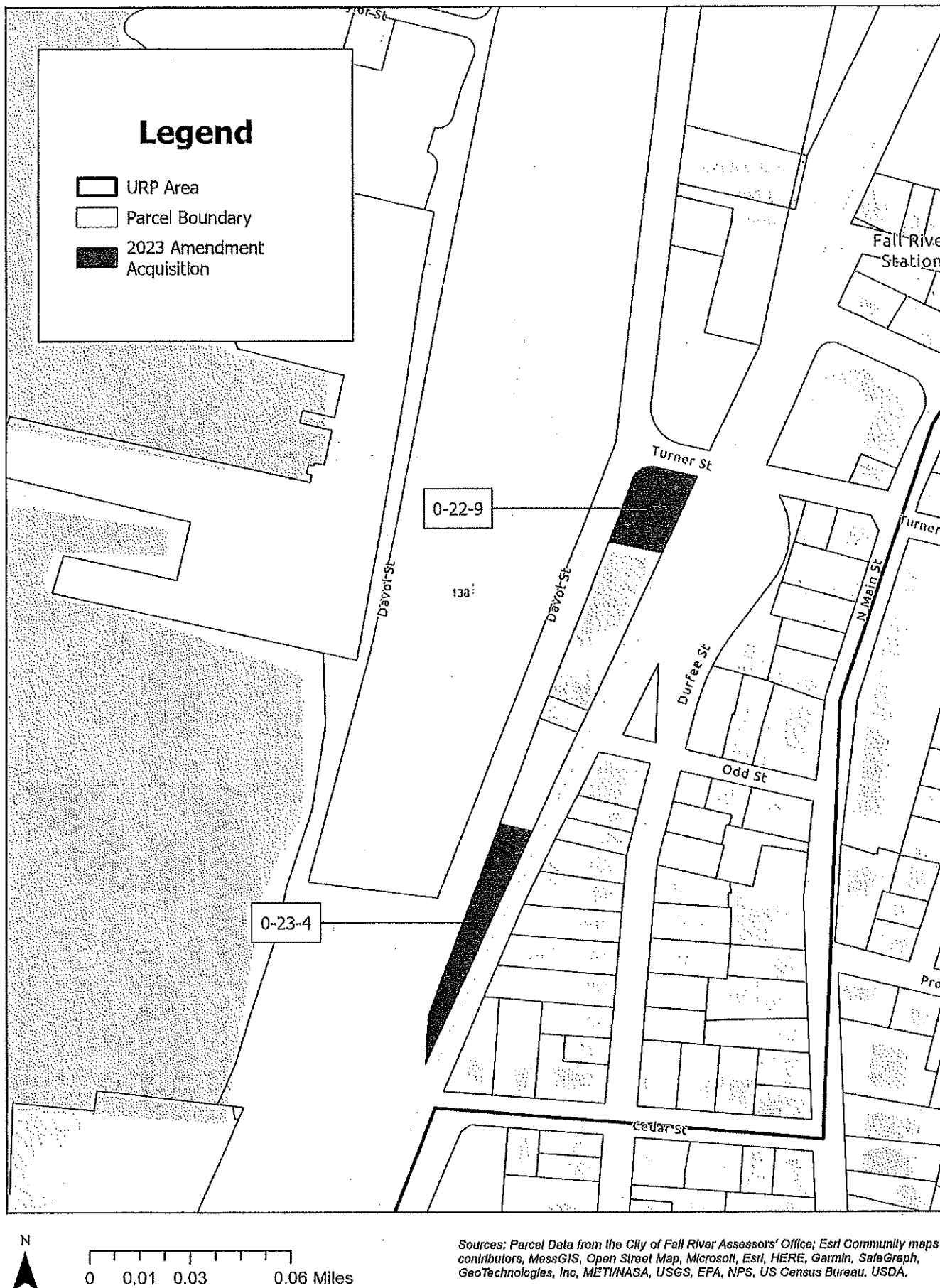


Figure 2-28: Buildings to be Demolished, Rehabilitated, and/or Constructed (Revised, Amendment 1)

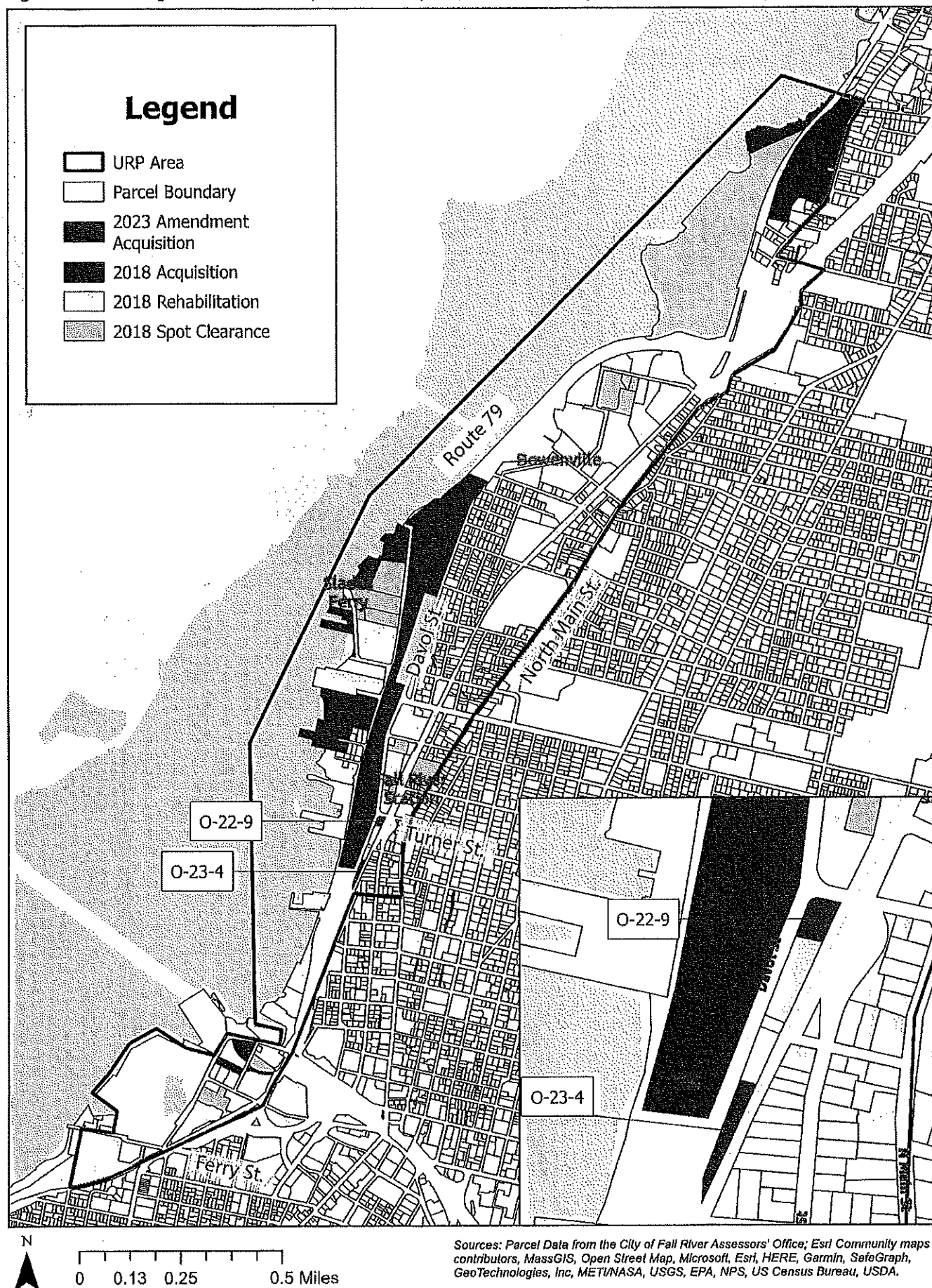
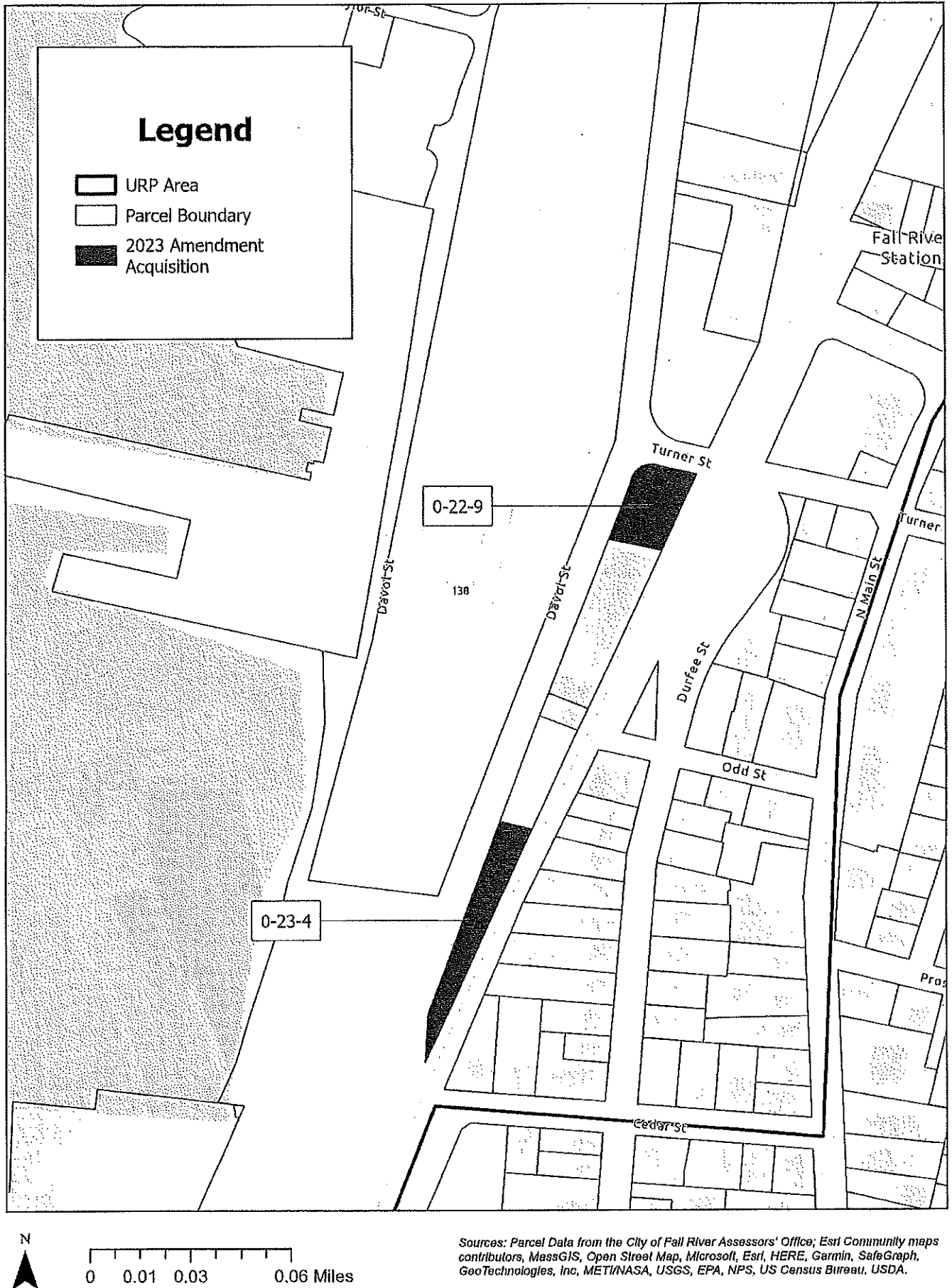


Figure 2-28a: Amendment 1 Buildings to be Demolished, Rehabilitated, and Constructed



**Attachment C**  
**Public Materials**

Public Hearing Flier

Public Hearing Presentation

Planning Board Presentation

City Council Presentation

Public Hearing Flier

The

# FALL RIVER REDEVELOPMENT AUTHORITY

is holding a

# PUBLIC HEARING

Wednesday,  
August 23rd  
5pm

City Council Hearing Room  
One Government Center  
Fall River, MA 02722

On a proposed amendment to the Fall River Waterfront Urban  
Renewal Plan (URP).

The amendment would add two properties to the original URP list of 48 properties for potential acquisition, disposition, and redevelopment. These two properties are the **Turner Street Lot** (O-22-0009), located on Davol Street south of Turner, and the **MS Gasoline Services gas station** (O-23-0004), located at 431 Davol Street.

A recording of the  
public hearing can be  
viewed at

[frgtv.fredtv.us](http://frgtv.fredtv.us)

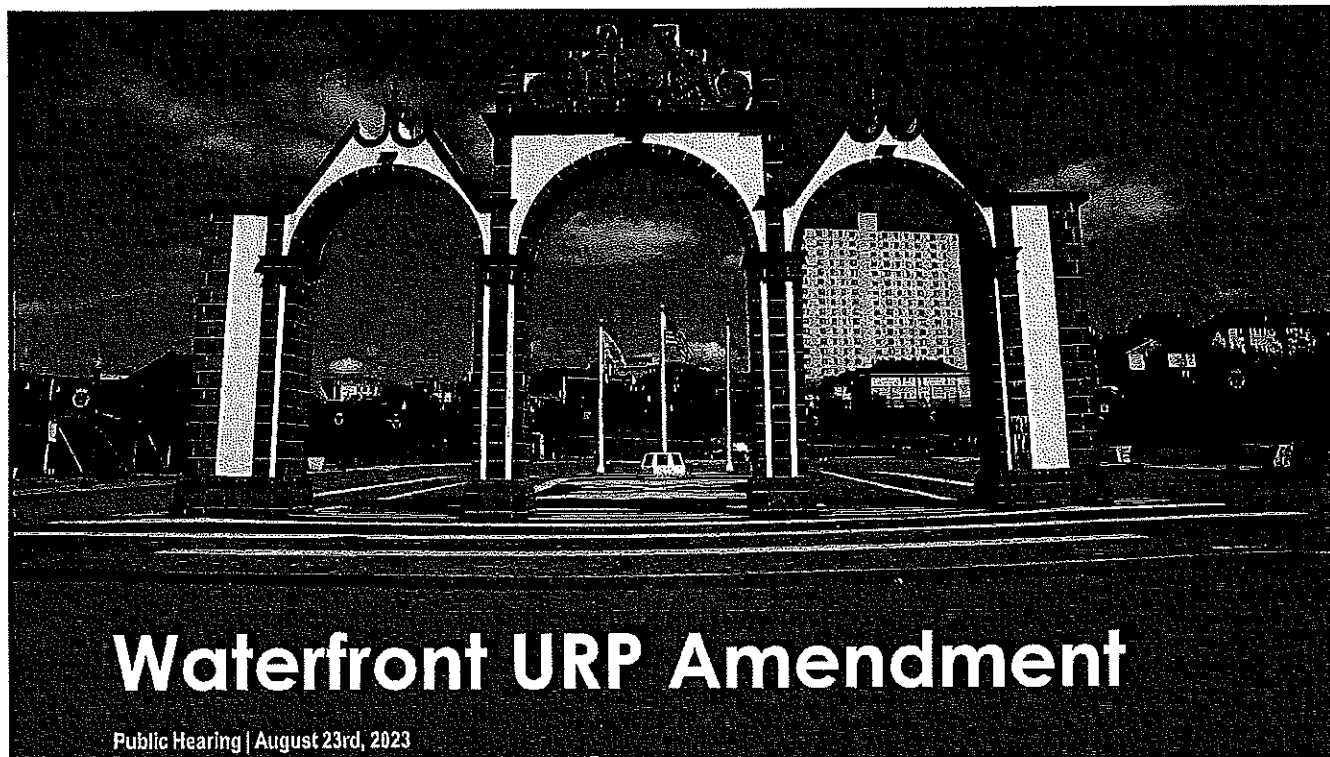
Video on Demand

Playlists  
Redevelopment  
Authority

Please join us at the hearing for a brief  
presentation and opportunity to comment,  
or send comments by letter to:

Sarah Page, Executive Director,  
Fall River Redevelopment Authority,  
One Government Center, Fall River, MA  
02722.

## Public Hearing Presentation



## AGENDA

1. Introductions
2. Urban Renewal Plan (URP) Process
3. 2019 URP
4. Implementation to Date
5. 2023 Amendment
6. Public Comment



## 1) Introduction

### Fall River Redevelopment Authority Board

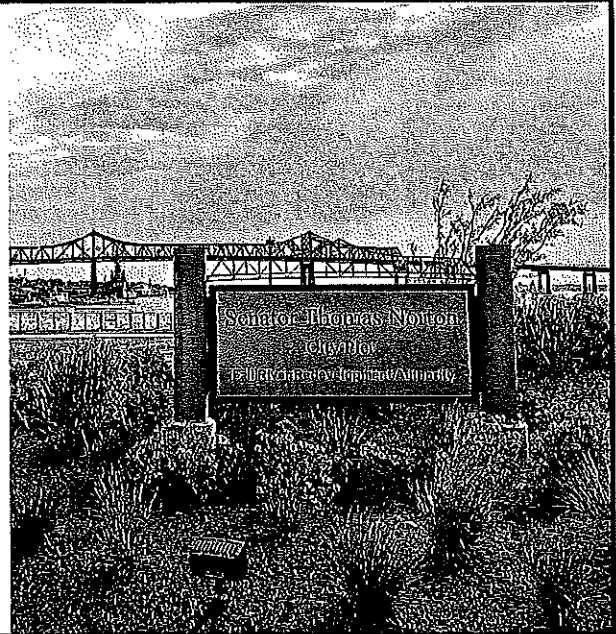
- John R. Erickson, Chair
- Ann Keane, Vice Chair
- Joan Medeiros, Treasurer
- Luis Gonsalves
- Ron Rusin

### Fall River Redevelopment Authority Staff

- Sarah Page
- Karen Martin

### Administrative Services Consultant

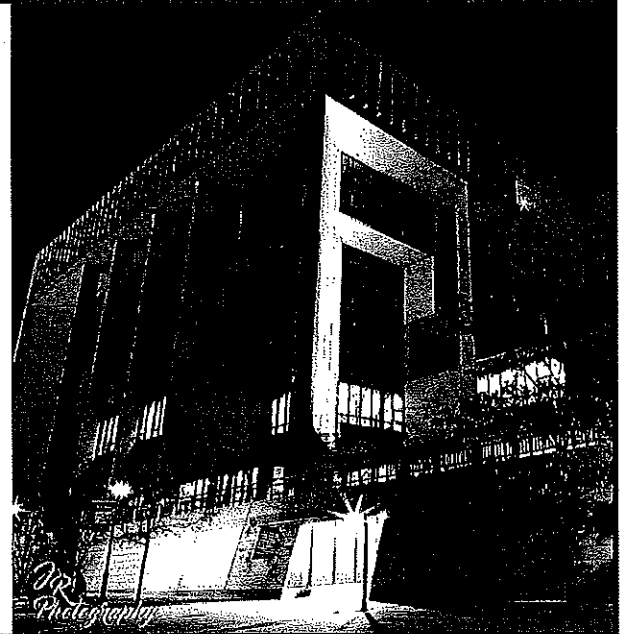
- Kenneth Fiola, Jr. Esq.



## 1) Introduction

### Stantec Consultant Team

- Alison LeFlore, AICP
- Sonya Sternlieb



## 2) Urban Renewal Plan (URP) Process

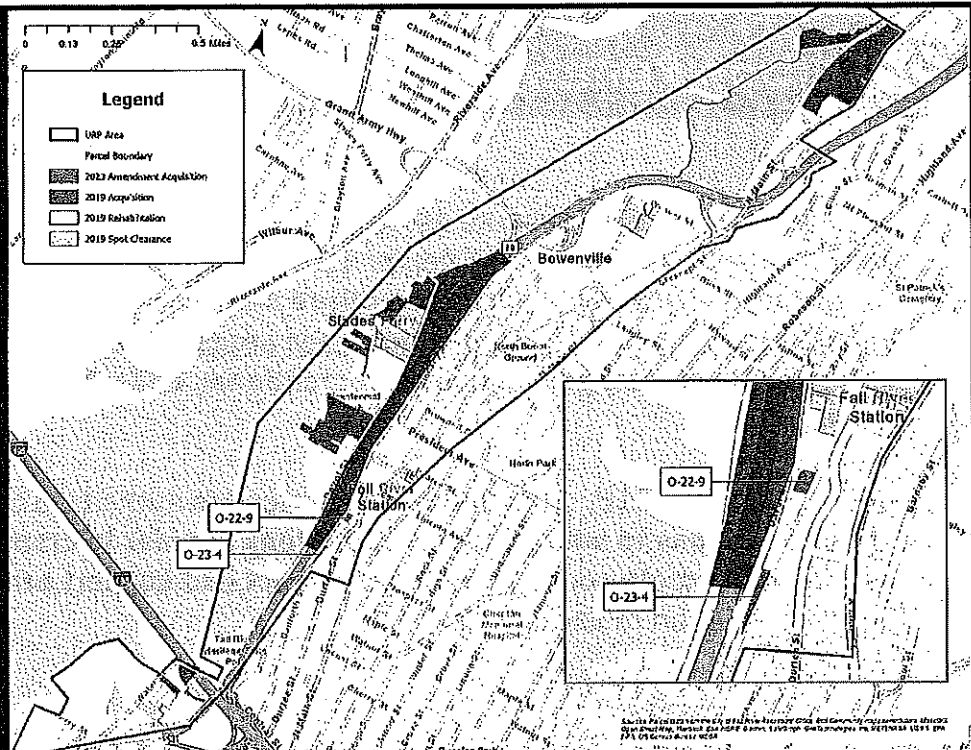
The Massachusetts Legislature established the Urban Renewal Program under Massachusetts General Laws Chapter 121B (M.G.L. c. 121B) to **assist communities to revitalize disinvested and underutilized neighborhoods and redevelop substandard, decadent, and blighted open areas for residential, commercial, industrial, business, governmental, recreational, educational, hospital or other uses.**

Under M.G.L. c. 121B, urban renewal agencies are authorized to **undertake a range of public actions to address these conditions in order to create the environment needed to promote sound growth and attract and support private investment** in designated urban renewal areas.

## 2) Urban Renewal Plan (URP) Process

- Combined **vision and redevelopment strategy** and revitalization of a defined area that outlines specific projects for the Fall River Redevelopment Authority (FRRA) to pursue.
- Requires and **provides opportunities for community input/engagement** focused entirely on the study area
- **Gives FRRA the ability to induce projects** by providing tools that enable FRRA to gain ownership of parcels and properties as identified in the plan and/or providing use restrictions on certain parcels and properties
- Provides a **“blueprint” for decision-making** dictating how resources will be directed and what public actions are needed to support redevelopment
- Approved by the Executive Office of Housing and Livable Communities (EOHLC) as well as the FRRA and Fall River City Council

### 3) 2019 URP



### 3) 2019 URP

- Existing Urban Renewal Plan for Fall River was approved in 2019.
- Consisted of three-part vision:
  - South Waterfront: Strengthening Current Assets: Arts, Museums, Parks
  - North Waterfront: Rehabilitating Land for Jobs and Open Space: Shell Oil Site Area
  - **Central Waterfront: Developing a New Community: Route 79 and Davol Street**
    - This new community will connect the three parts of the waterfront to each other, and to the City as a whole
- Responded to MassDOT's plan to de-elevated and realign Route 79, which will reconnect the waterfront with the rest of the city and create 19 new developable acres of land.

### 3) 2019 URP

#### Goals

- Provide new **multifamily housing** – 80 units planned so far!
- **Activate the waterfront** with new residential, retail, and commercial uses
- Physically **connect** the existing neighborhoods to the waterfront
- Provide **new space** for office, retail, and other **commercial uses**.

#### Acquisition Parcels

- 51 parcels, on 135 acres of land

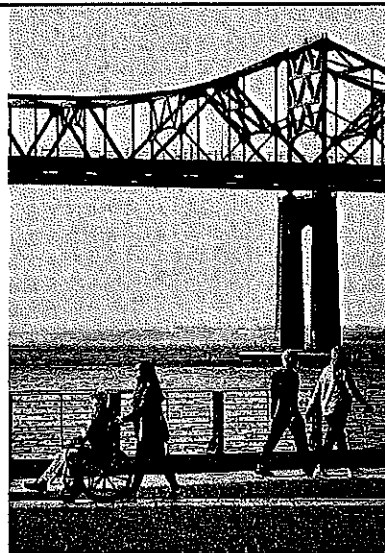
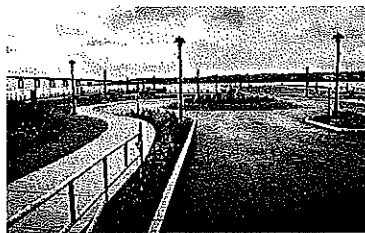
*"The general purpose of this Urban Renewal Plan is to **identify current conditions** that have been **obstacles to private investment**, determine the **needs of the waterfront** and the **goals for its redevelopment**, and define those actions that will create **incentives for the private market**, over time, to address the existing conditions."*

<https://www.fallriverma.org/urban-renewal-plan/>

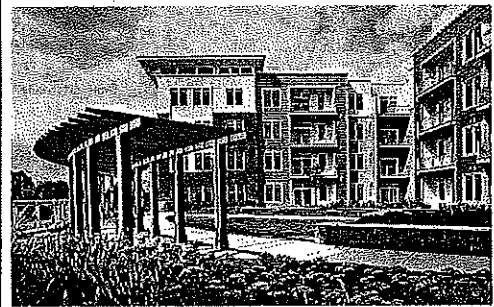
### 4) Implementation to Date

#### Development

City Pier



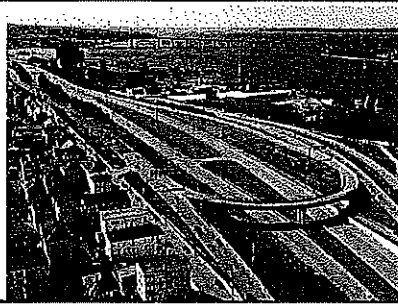
The Residences at River's Edge



## 4) Implementation to Date

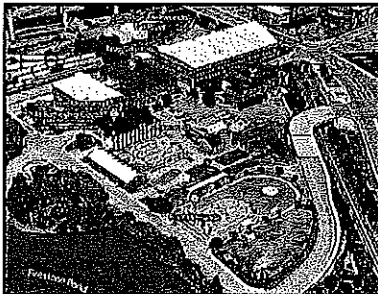
### Reparcelization

Route 79  
reparcelization  
process will begin at  
the end of August



### Clearances

Quaker Fabrics factory building  
demolished

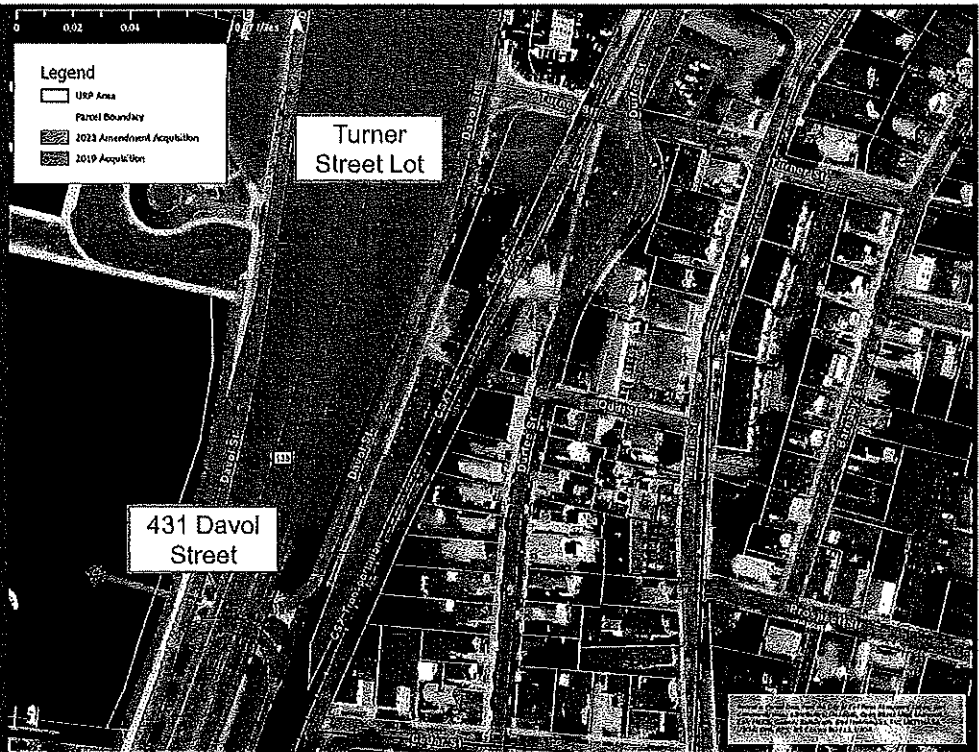


### Acquisitions

FRRA is in negotiations  
to purchase  
45 Anawan Street

## 5) 2023 Amendment

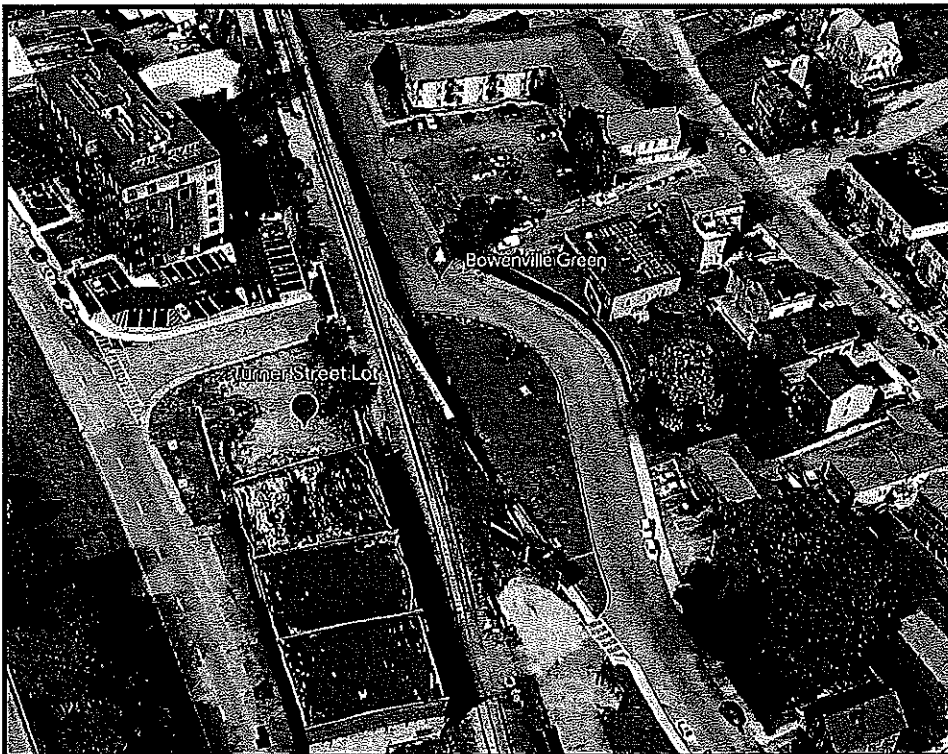
Adding two  
parcels for  
potential  
acquisition,  
disposition, and  
redevelopment





**431  
Davol Street**

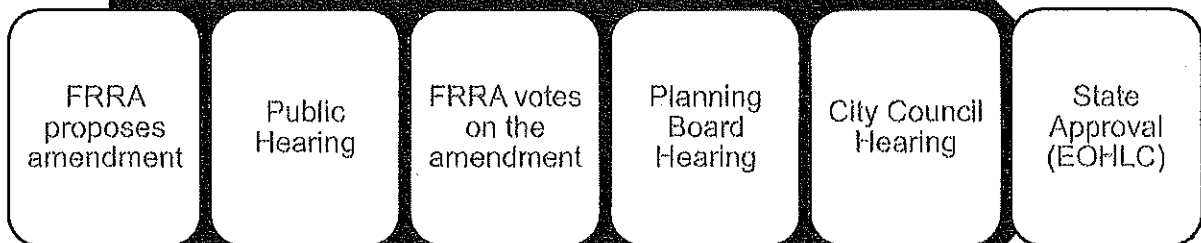
**MS Gasoline  
Services Site**



**Turner  
Street Lot**

**Former natural gas  
distribution and  
coal gasification  
site**

## 5) 2023 Amendment





## Planning Board Presentation



## 1) Introduction

### Fall River Redevelopment Authority Board

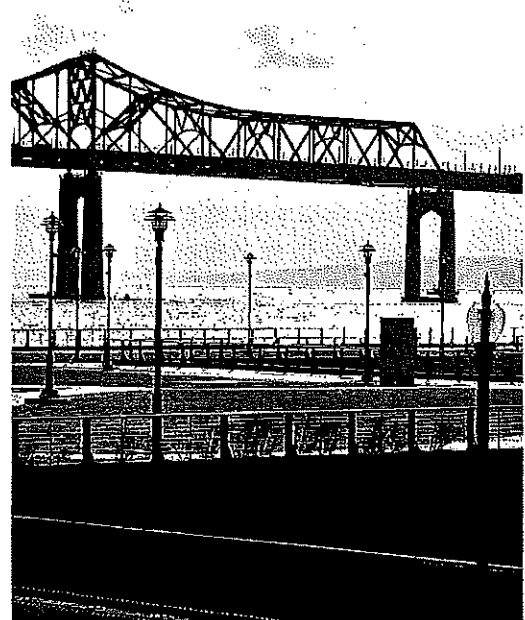
- John R. Erickson, Chair
- Anne Keane, Vice Chair
- Joan Medeiros, Treasurer
- Luis Gonsalves
- Ron Rusin

### Fall River Redevelopment Authority Staff

- Sarah Page
- Karen Martin

### Administrative Services Consultant

- Kenneth Fiola, Jr. Esq.

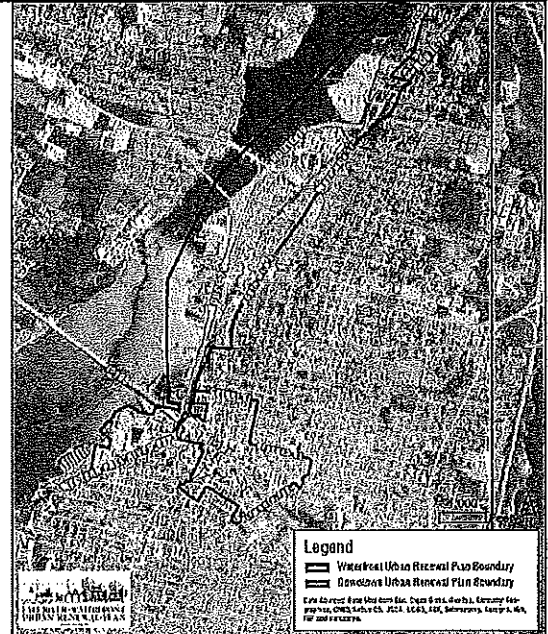




# 1) Introduction

## 2019 URP Overview

- Approved by the Planning Board on May 9<sup>th</sup>, 2018
- Planning process survey:
  - A Citizens' Advisory Group,
  - Two public workshops,
  - One open house,
  - a local survey of building conditions, and
  - analysis of assessor's data.

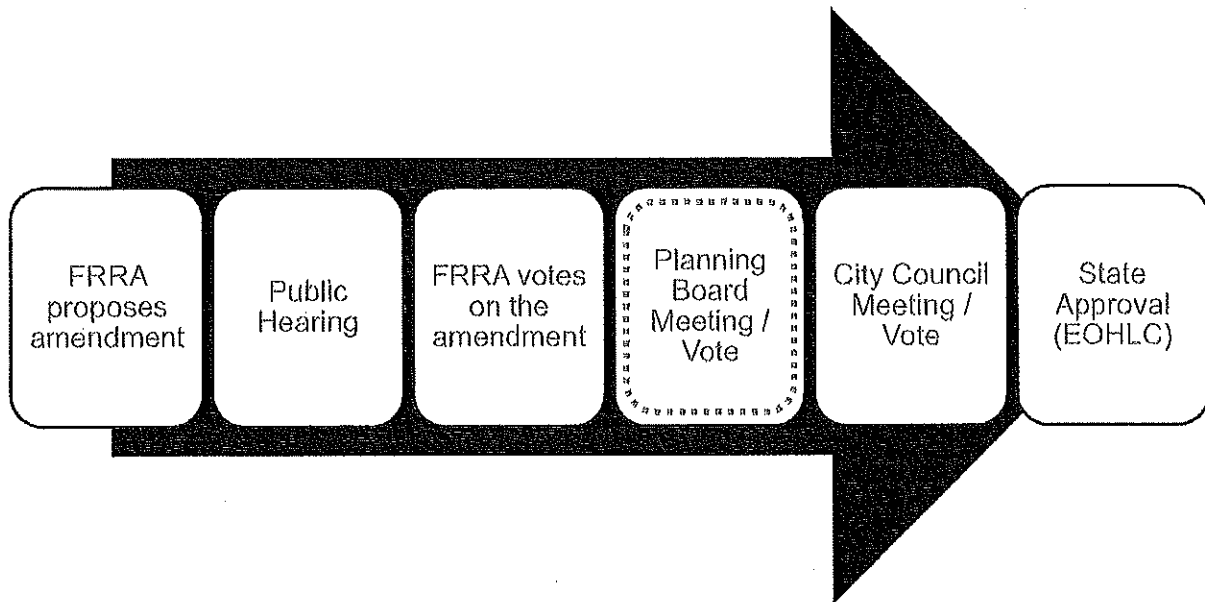


# 2) Urban Renewal Plan (URP) Process

To assist communities to revitalize disinvested and underutilized neighborhoods and redevelop substandard, decadent, and blighted open areas (M.G.L. c. 121B).

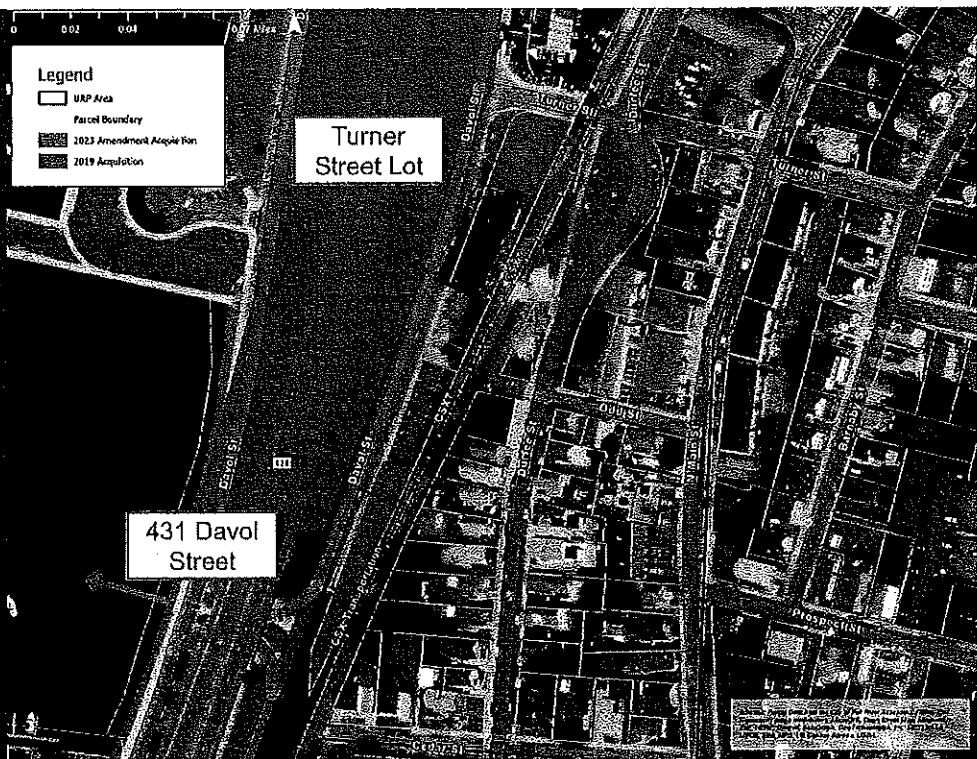
Urban renewal agencies can undertake a range of public actions to address these conditions in order to create the environment needed to promote sound growth and attract and support private investment in designated urban renewal areas (M.G.L. c. 121B).

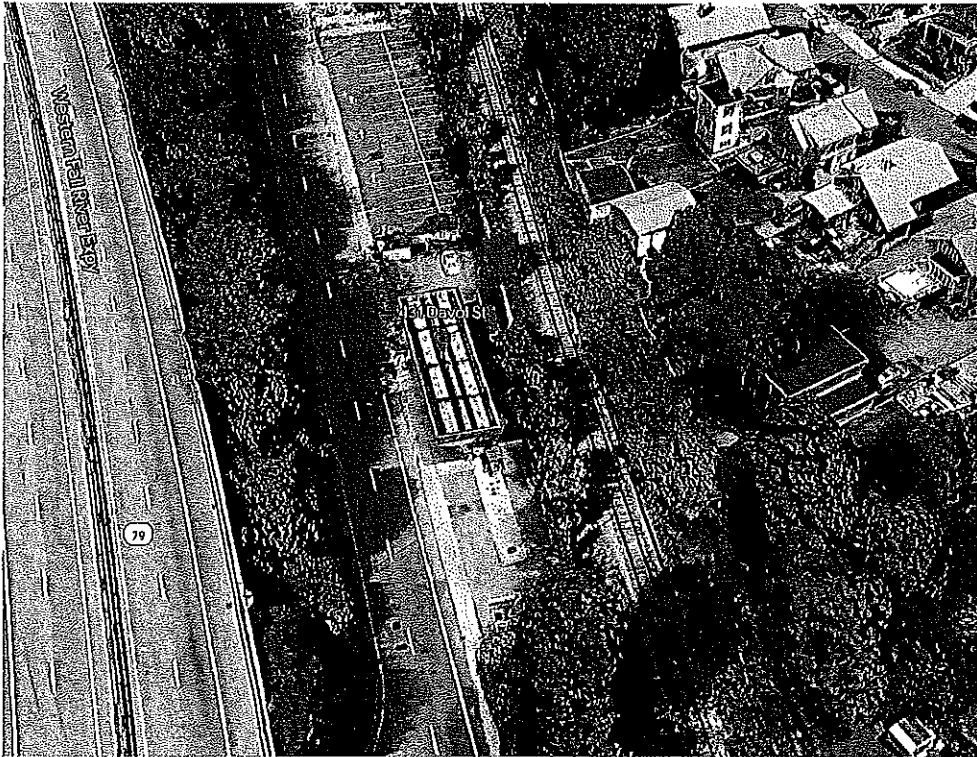
## 2) Urban Renewal Plan (URP) Process - Amendment



## 3) 2023 Amendment

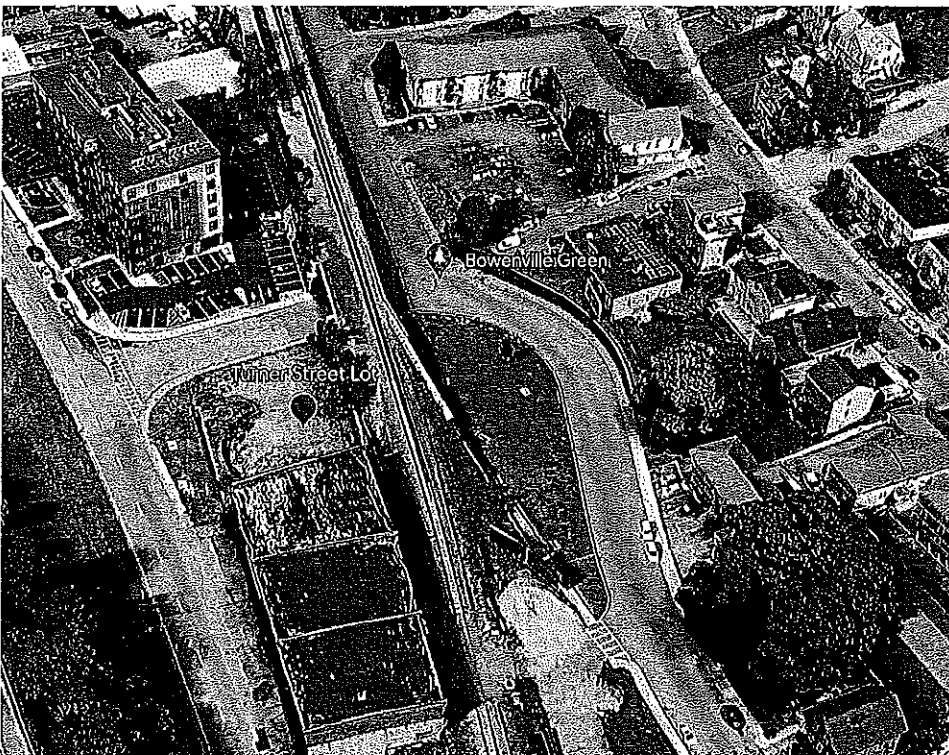
Adding two parcels for potential acquisition, disposition, and redevelopment





**431  
Davol Street**

**MS Gasoline  
Services Site**



**Turner  
Street Lot**

**Former natural gas  
distribution and  
coal gasification  
site**

## 2009 Fall River Master Plan

## 2019 Fall River URP

### 4) Alignment with Past Plans

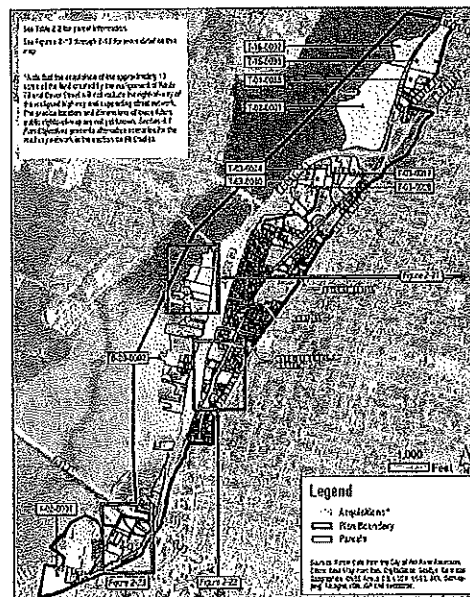
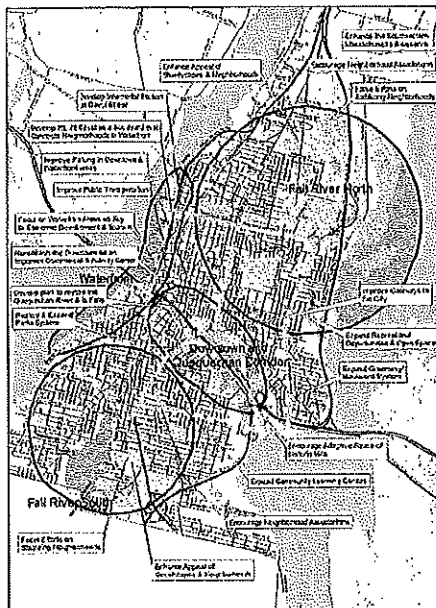
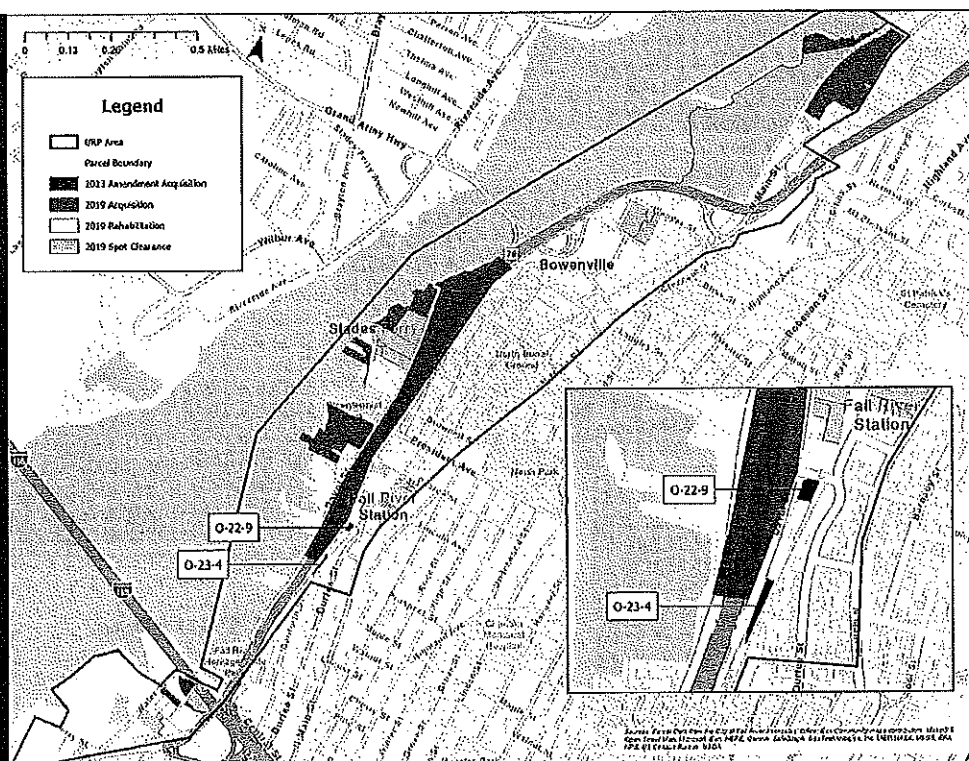


Figure 2-10. Parcels to be Acquired

### 4) Alignment with Past Plans – 2019 URP



## 4) Alignment with past plans - 2019 URP

- Existing Urban Renewal Plan for Fall River was approved in 2019.
- Consisted of three-part vision. The amendment is in the:
  - **Central Waterfront: Developing a New Community: Route 79 and Davol Street**  
This new community will connect the three parts of the waterfront to each other, and to the City as a whole
- Responded to MassDOT's plan to de-elevated and realign Route 79, which will reconnect the waterfront with the rest of the city and create 19 new developable acres of land.

<https://www.fallriverma.org/urban-renewal-plan/>

## 4) Alignment with past plans - 2019 URP Implementation

### Route 79 Master Plan

Work will begin on the Route 79 Master Plan this fall!



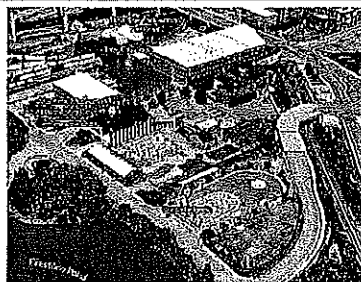
### Developments

City Pier and The Residences at River's Edge



### Acquisitions

FRRA is in negotiations to purchase 45 Anawan Street



### Clearances

Blighted buildings demolished



## 4) Alignment with past plans - 2019 URP

### 2019 URP goals

- Provide new **multifamily housing** – 49 units built and 120 units planned so far!
- **Activate the waterfront** with new residential, retail, and commercial uses.
- Physically **connect** the existing neighborhoods to the waterfront.
- Provide **new space** for office, retail, and other **commercial uses**.

*51 parcels, on 135 acres of land*

The 2023 Amendment is consistent with these strategies:

**Redeveloping** blighted space for prospective new residential, retail, or commercial uses.

**Better Integrating** the Route 79 refresh with adjacent neighborhoods.

*The Amendment adds 2 parcels, on 0.59 acres of adjacent land*

<https://www.fallriverma.org/urban-renewal-plan/>

## 5) Alignment with Past Plans - 2009 Master Plan

### Pertinent Goals and Strategies

- Focus on **waterfront areas** as key to economic development and tourism.
- Work towards **reducing the number of problem properties**.
- Combine Route 79 and Davol Street into an urban boulevard that will help **reconnect Fall River's neighborhoods to the waterfront**.

The 2023 Waterfront UPR Amendment is consistent with these strategies:

**Investing** in the waterfront.

Addressing **persistent blight**.

Building out the **Route 79/Davol Street boulevard**.



## **City Council Presentation**

**To be added following City Council Meeting**



**Attachment D****Evidence of Requisite Municipal Approvals**

FRRA Certified Vote

Planning Board Vote / Minutes - to be added following Planning Board

City Council Vote / Minutes - to be added following City Council

# Certificate of Corporate Vote for Fall River Redevelopment Authority



## FALL RIVER REDEVELOPMENT AUTHORITY

SARAH PAGE  
*Executive Director*

**BOARD OF DIRECTORS**

JOHN R. ERICKSON  
*Chair*

ANNE KEANE  
*Vice - Chair*

JOAN MEDEIROS  
*Treasurer*

LUIS GONSALVES

RON RUSIN

### CERTIFICATE OF CORPORATE VOTE FOR FALL RIVER REDEVELOPMENT AUTHORITY

At a duly authorized meeting on Wednesday, August 23rd, 2023 of the Board of Directors of the Fall River Redevelopment Authority, duly called and held at said regularly scheduled meeting, pursuant to notice duly given as required by the Laws of the Commonwealth of Massachusetts and the Regulations of the Fall River Redevelopment Authority, at which a quorum was present and voting unanimously,

It was moved, seconded and VOTED:

To approve the Amendment to the Fall River Waterfront Urban Renewal Plan, and to forward the approved amendment to the Fall River Planning Board, Fall River City Council, and Massachusetts Executive Office of Housing and Livable Communities.

The Fall River Redevelopment Authority ratifies and confirms said action taken pursuant to the above referenced vote with regard to the Amendment to the Fall River Waterfront Urban Renewal Plan.

A true copy,

ATTEST:

  
John R. Erickson, Chair

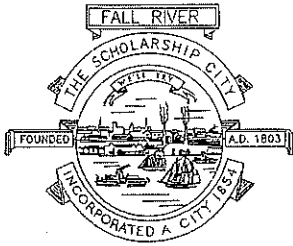
**Planning Board Vote/Minutes**

**To be added following City Council Meeting**

**City Council Vote/Minutes**

**To be added following City Council Meeting**





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

**PAUL E. COOGAN**  
*Mayor*

RECEIVED

2023 SEP 21 P 1:28

CITY CLERK \_\_\_\_\_  
FALL RIVER, MA

September 20, 2023

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

Dear Council President and Members of the Honorable Council:


I respectfully request your approval of the creation of a new position which will be classified under contract personnel: **Finance, Management & Compliance Analyst**.

The Finance, Management & Compliance Analyst will report to the Director of Financial Services (CFO) and will assist with a variety of complex financial functions throughout all City of Fall River departments and the Fall River Public Schools. This position will strengthen the City's financial team and be an asset as we, like many other cities and towns throughout the state, navigate financial challenges that require critical thinking, meticulous oversight, and experienced personnel. To fund this position, the budgeted Purchasing Agent and Assistant Auditor positions will not be filled in FY24. A job description is included for your review.

In the Administration's search for an Auditor, we have identified potential candidates who would fit well in this position. Due to the current employment market and competition with surrounding communities with similar personnel needs, I urge you to move forward with this position quickly.

Thank you for your consideration of this request.

Sincerely,

  
Paul E. Coogan  
Mayor

Position: **Finance, Management & Compliance Analyst**  
Department: Financial Services  
Salary: Per Contract  
Hours: Monday through Thursday 8:00 a.m. to 4:00 p.m., Fridays 8:00 a.m. to 3:00 p.m.  
Occasional evening meetings as needed  
Reports to: Director of Financial Services

**PERFORMANCE GOAL:** This is a key position within the City's finance team. The Finance, Management & Compliance Analyst is responsible for performing a wide range of analytical, technical, and professional work in support of the Financial Services departments for the City as assigned by the Director of Financial Services (CFO).

The City Administrator and/or Director of Human Resources reserves the right to consider other qualifications and abilities of applicants for this position in the best interest of the City of Fall River

**ESSENTIAL FUNCTIONS:**

- Under the direction of the Director of Financial Services (CFO), plans and carries out regular work in accordance with standard practices and previous training. The employee is expected to solve problems of detail or unusual situations by adapting known methods, interpreting instruction, and utilizing experience and good judgement to resolve routine and complex problems. Technical and policy problems or changes in procedures are discussed and approved by the CFO, but ordinarily the employee independently carries it through to completion. Work is reviewed for technical adequacy, appropriateness of actions or decisions, and conformance with policy or other requirements. Judgment is used in analyzing specific situations to determine appropriate actions. Requires understanding, interpreting, and applying complex financial analysis, as well as federal, state, and local regulations.
- Coordinates and oversees special projects and interdepartmental initiatives; assists all City departments; initiates and implements studies to recommend improvements for City programs, services, and procedures; analyzes data; researches and creates benchmarks and performance measures; and analyzes and recommends policies.

- Supports the Financial Services Departments in communicating new policies and processes to comply with newly issued accounting standards & municipal regulations.
- Supports the CFO in preparing and presenting financial reports to provide direction in making financial management decisions.
- Assists, with the CFO, the City Auditor, Treasurer/Collector, Assessor, and others as a team, in preparing for the City year-end audit, Fiscal Budget Preparation and related financial reporting.
- Assists the CFO in ensuring compliance and implementation of new ruling announcements and guidance from regulatory bodies – IRS, DLS, DOR, GAAP, & GASB.
- When assigned, conducts independent research, performs special projects as designated, and addresses technical issues on an as needed basis. Performs financial analysis for special projects and budget analysis.
- Attends training seminars and workshops to stay abreast of changes in municipal, financial laws and regulations as well as accounting procedures.
- Knowledge of complex municipal accounting systems and related state or federal regulations; knowledge of standard office practices and procedures, municipal procurement laws, basic accounting, and financial software systems. Working knowledge of office software, financial software, internet and web site technology in support of department operations. Knowledge of state and federal laws and regulations regarding conducting a year-end municipal audit. Knowledge of city government operations.
- Ability to interact effectively and appropriately with the public, City employees, local, state, and federal officials, and other personnel; perform multiple tasks and maintain confidential information.
- Performs other related duties as needed.
- Proficient computer skills, Microsoft office, MUNIS, business mathematical skills, accounting procedures and practices, written and oral communication skills and proficient customer service skills.

**MINIMUM QUALIFICATIONS:** The Finance, Management & Compliance Analyst must have extensive administrative and managerial experience, knowledge of municipal fiscal policy and finance and public laws pertaining thereto; s/he must be an individual of unquestioned honesty and complete integrity; ability to plan, coordinate and direct complex fiscal/ clerical operations; ability to lay out and



supervise the activities involved in the operation of a modern municipal auditor's office; ability to do technical research pertaining to auditing policy, compile records and reports, develop and prepare budget requests and make practicable application of findings; ability to express self clearly and concisely, orally and in writing; ability to establish and maintain effective working relationships with employees, city officials and the public; a positive "can-do" attitude; capable of making crucial decisions independently on the basis of prior analysis of complex data, in concert with statutory and ordinance obligations and independent of higher authority.

**EDUCATION AND EXPERIENCE:** A bachelor's degree in accounting, finance, economics or related field from an accredited college or university plus at least five years full-time or equivalent paid experience in a professional capacity, preferably in the public sector; at least three years' experience in a managerial, administrative capacity. Knowledge of MUNIS is preferred.

## CITY OF FALL RIVER

---

To the City Council

Councillors:

The Committee on Finance, at a meeting held on September 12, 2023, voted unanimously to recommend that the accompanying resolution be granted leave to withdraw, with Councilors Pelletier and Washington absent and not voting.

*Alison M Bouchard*

City Clerk

City of Fall River, *In City Council*

(Vice President Linda M. Pereira)

WHEREAS, many residents have reported homeless encampments throughout the City over the past few months; and

WHEREAS, property owners and businesses face challenges when their locations are surrounded by unsightly tents, trash and illegal substance paraphernalia; and

WHEREAS, this issue is ongoing in many nearby communities and poses a public health hazard to both residents, business owners and those suffering from homelessness; now therefore

BE IT RESOLVED, that the Committee on Finance convene with the Administration to discuss strategies and funding being utilized to decrease homelessness and homeless encampments within the City.

In City Council, August 15, 2023  
Adopted.

A true copy. Attest:

*Alison M. Bouchard*

City Clerk

# City of Fall River, In City Council

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
Fifth Street	West	Starting at a point 21 feet north of Rodman Street, for a distance of 20 feet northerly
Alden Street	West	Starting at a point 371 feet south of Ross Street, for a distance of 20 feet southerly
Barnaby Street	West	Starting at a point 275 feet south of Pearce Street, for a distance of 25 feet southerly
Bradford Avenue	North	Starting at a point 20 feet west of Fountain Street, for a distance of 20 feet westerly
Buffinton Street	South	Starting at a point 188 feet west of Jackson Street, for a distance of 20 feet westerly
Charles Street	South	Starting at a point 126 feet west of Bowen Street, for a distance of 20 feet westerly
Division Street	North	Starting at a point 39 feet east of Grant Street, for a distance of 25 feet easterly
Globe Street	North	Starting at a point 102 feet east of Bay Street, for a distance of 20 feet easterly
Merchant Street	North	Starting at a point 18 feet west of Seventeenth Street, for a distance of 20 feet westerly

CITY OF FALL RIVER  
IN CITY COUNCIL

SEP 12 2023

*Passed through  
first reading*

# City of Fall River, *In City Council*

BE IT ORDAINED, by the City Council of the City of Fall River, that Chapter 14 of the Code of the City of Fall River, Massachusetts, 2018, which chapter relates to Businesses, be amended as follows:

## Section 1.

By striking out in Section 14-465, subsection A, which section relates to Public Notice of Application for licenses, "registered mail" and inserting in place thereof, "certified mail"

## Section 2.

By striking out in Section 14-373, which article relates to Mailing of Notice of Application for license, "registered mail", and inserting in place thereof "certified mail"

CITY OF FALL RIVER  
IN CITY COUNCIL

AUG 15 2023

*Referred to the  
Committee on Ordinances  
& Legislation*

CITY OF FALL RIVER  
IN CITY COUNCIL

SEP 12 2023

*Passed through  
first reading*

# City of Fall River, *In City Council*

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

That Chapter 26 of the Code of the City of Fall River, Massachusetts, 2018, which chapter relates to Environment be amended as follows:

By inserting a new Article IV Thin-Film Plastic Bags, which article relates to Thin-Film Plastic Bags as follows:

## **ARTICLE IV THIN-FILM PLASTIC BAGS**

### **Section 26-52 Short title.**

This article may be cited as the "Thin-film Plastic Bags Ordinance."

### **Section 26-53 Purposes and intent.**

The purposes of this article are: to regulate the retail distribution of thin-film plastic bags with integral handles in the City of Fall River; to encourage the use of reusable or biodegradable bags; and to encourage retail establishments to offer reusable bags.

### **Section 26-54 Definitions.**

#### **Thin-film plastic bag with integral handles**

A bag with integral handles made of a non-biodegradable plastic that is 3.0 mils (3/1000<sup>th</sup> of an inch) in thickness or less.

#### **Biodegradable bag**

A bag that both: (I) contains no polymers derived from fossil fuels; and (II) will decompose in a natural setting at a rate comparable to other biodegradable materials such as paper, leaves, and food waste.

#### **Reusable bag**

A bag that is specifically designed and intended for multiple uses and is made of (I) plastic with a thickness greater than 3.0 mils, or (II) fabric or (III) other durable materials.

#### **Retail establishment**

An establishment engaged in any "business" uses regulated under Division 1 Chapter 86 (zoning ordinance) of the Code of the City of Fall River Massachusetts.

### **Section 26-55 Limitations.**

#### **(A) Regulated activities.**

No thin-film, plastic bag with integral handles shall be sold or otherwise distributed, with or without a fee, at or by any retail establishment within the City of Fall River.

#### **(B) Alternative activities.**

Retail establishments, at their sole election, may sell or otherwise distribute biodegradable bags and/or reusable bags within the City of Fall River.

## **Section 26-56 Exemptions.**

The following types of bags do not constitute Thin-film Plastic Bags, either due to their thickness, lack of integral handles, or material; inclusion in the following list does not create any exemptions from the requirements of the ordinance if the bag used is a Thin-film Plastic Bag as defined by this ordinance:

- A. Bags used to package loose bulk items, such as fruits, vegetables, nuts, grains, candies, or small hardware items;
- B. Bags used to contain or wrap frozen or fresh foods, meat, fish or poultry, flowers or potted plants, or other items, in order to contain or otherwise mitigate dampness and/or inhibit the transmission of illness or disease;
- C. Bags used to contain unwrapped prepared foods, including, without limitation, take-out meals and baked goods;
- D. Bags used for the delivery of newspapers or other periodicals to a home or place of business;
- E. Laundry, dry cleaning, or garment bags, including, without limitation, bags used to contain wet or dirty clothing at a hotel/inn or bed and breakfast establishment;
- F. Bags used to package garbage, dead animals, pet waste, decayed and decaying matter, and of ashes, rubbish and other non-decaying refuse substances and things;
- G. Bags used to transport live animals, such as fish or insects, to or from pet stores or other Retail Establishments that sell them; and
- H. Bags used to transport chemical pesticides, drain-cleaning chemicals, or other caustic chemicals sold at the retail level.

## **Section 26-57 Enforcement.**

### **(A) Regulations.**

Consistent with this article, the City may promulgate regulations to enforce and otherwise implement the provisions of this article ninety (90) days from the date the ordinance takes effect.

### **(B) Noncriminal disposition.**

If the City determines that a violation of this article has occurred at or by a Retail establishment, such Retail establishment shall be penalized by a noncriminal disposition as provided in MGL Chapter 40, Section 21D, and adopted by the City as a general ordinance as Section 2-1021 of the Code of the City of Fall River, in the amounts set forth in Section 26-57(D) of this article.

### **(C) Warning.**

Upon the first violation of this article at or by a retail establishment, the City shall provide such retail establishment written notice that such first violation has occurred and issue a warning that any subsequent violations within a twelve (12) month period shall require the imposition of monetary penalty. No monetary penalty shall be imposed for this first violation.

**(D) Subsequent violations.**

Upon subsequent violations of this article at or by a retail establishment within twelve (12) months after a first violation, the City shall impose and provide the retail establishment written notice of the accrual of a monetary penalty. Such monetary penalty shall not exceed the following amounts:

- (1) One hundred dollars (\$100) for the second violation;
- (2) Two hundred dollars (\$200) for the third violation; and
- (3) Three hundred dollars (\$300) for the fourth and each subsequent violation.

**(E) Late payment.**

If payment of any monetary penalty is not received on or before the date when due, the City shall impose an additional penalty as provided by the regulations promulgated pursuant to this article.

**Section 26-58 Effective date.**

To facilitate compliance by retail establishments, enforcement of this article shall be suspended until such date that is one hundred eighty (180) days from the date that this ordinance takes effect. During such period of suspension, the City shall direct an effort to educate retail establishments about this article.

**Section 26-59 Severability.**

The City Council intends that each separate provision of this article shall be deemed independent of all other provisions herein. The City Council further intends that if a court of competent jurisdiction declares that any provision of this article is invalid, then the remaining provisions of this article shall remain valid and enforceable of this article.

CITY OF FALL RIVER  
IN CITY COUNCIL

SEP 12 2023

*Passed through  
first reading  
(C. Raposo opposed)*



*City of Fall River, In City Council*

(Councilor Leo O. Pelletier)

WHEREAS, the City has frequently experienced devastating flooding related to heavy rain, poor drainage systems and general geography, and

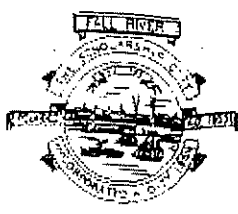
WHEREAS, funding to remedy this issue has exceeded \$6,000,000, and

WHEREAS, shrubs have been planted in high flood-risk areas, such as the street median on Middle Street, to help retain soil and prevent more flood damage, but have not received regular maintenance, are significantly overgrown and an eyesore, and

WHEREAS, these plants negatively affect the landscaping of Kennedy Park, which attracts hundreds of visitors who use the baseball fields, basketball courts, softball field, pickleball court and playground, and

WHEREAS, Fall River's municipal code, in Section 26-40, requires property owners to "control the growth of any wild plants or the existence of any obstruction so as not to interfere with the general view of the people," now therefore

BE IT RESOLVED, the Administration and any related departments address this shrub overgrowth to ensure the City is maintaining its own property with the same requirements that are expected of all property owners and to help improve the quality of life and cityscape of Kennedy Park.



RECEIVED

City of Fall River  
Notice of Claim

2023 SEP -8 A 11: 18

1. Claimant's name: Sheila Reyes CITY CLERK #23-61
2. Claimant's complete address: 1129 Mount Pleasant St Apt 45 New Bedford FALL RIVER MA
3. Telephone number: Home: 508-542-8659 Work: MA 02745
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):  
Auto Accident
5. Date and time of accident: 08/11/2023 Amount of damages claimed: \$ unknown
6. Exact location of the incident: (include as much detail as possible):  
426 South Main St Fall River MA
7. Circumstances of the incident: (attach additional pages if necessary):  
My vehicle struck while parked and unoccupied  
at the time of the crash by city vehicle.  
for additional information please refer to  
Crash Report ID# 23-1607-AC.
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: 09/08/2023

Claimant's signature: Sheila Reyes

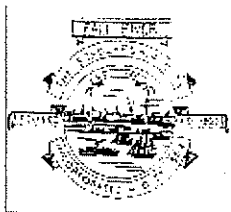
WHEN TO FILE: If your claim is based on a defect in a public way, you must file within 30 days of the incident. If your claim is based on the negligence or wrongful act or omission of the City or its employees, you must file within two years of the incident. PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

**Return this from to : City Clerk, 2<sup>nd</sup> 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 ☒ DPW Date: 9/8/23



RECEIVED

City of Fall River  
Notice of Claim

2023 SEP -8 P 12:00

CITY CLERK #23-62  
FALL RIVER, MA

1. Claimant's name: RICHARD KAPPLER
2. Claimant's complete address: 131 VALENTINE ST, FALL RIVER, MA, 02720
3. Telephone number: Home: 508-567-2565 Work: \_\_\_\_\_
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):  
AUTO ACCIDENT - DEFECTIVE STREET
5. Date and time of accident: 15 AUG 2023: 1430 Amount of damages claimed: \$ 2350.11
6. Exact location of the incident: (include as much detail as possible):  
CORNER OF PRESIDENT AVE & RAY ST.
7. Circumstances of the incident: (attach additional pages if necessary):  
WIFE DRIVING MY CAR, WENT OVER RAISED, UNMARKED CASING, RIPPED EXHAUST FROM CAR - SEE ATTACHMENTS
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  
INSURANCE WON'T COVER

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: 8 SEPT 23

Claimant'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, 2<sup>nd</sup> 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 ☒ DPW

Date: 9/8/23



RECEIVED

2023 SEP 13 A 11: 34

City of Fall River  
Notice of Claim

CITY CLERK #23-63  
FALL RIVER, MA

1. Claimant's name: Ana + Robert Leeds
2. Claimant's complete address: 188 California St FR MA 02723
3. Telephone number: Home: 508-496-8282 Work: \_\_\_\_\_
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):  
Excavate + replace 1" lead water service line from curb to meter. New ball val
5. Date and time of accident: 6-16-21 Amount of damages claimed: \$1,500.00
6. Exact location of the incident: (include as much detail as possible):  
Inside home basement out to curb.
7. Circumstances of the incident: (attach additional pages if necessary):  
I had to replace my lead water service line because it was leaking into my home and it was an emergency. <sup>Fix</sup> AS of today the city is paying for this service for the homeowners in Fall River. I was looking to be re-imbursed or have a credit towards my water/sew bill.
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 enba

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: 9-13-2023

Claimant'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, 2<sup>nd</sup> 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 ☒ Water

Date: 9/13/23

15



# ROB LEVINE & ASSOCIATES

The Lawyers for the Injured and Disabled

Personal Injury Law RI, MA & CT

Social Security Disability Nationwide

Veterans Disability Nationwide

RECEIVED

2023 SEP 13 A 11:40

CITY CLERK #23-64  
FALL RIVER, MA

## Claimant Information

Name: Anabela Pildade

Address: 28 Oliver St, Fall River, MA 02724

## Claim Against

Name of Commonwealth/City/Town Employee Involved (If Applicable): City of Fall River

Name of Commonwealth Agency Involved (If Applicable): Carlton M Viveiros Elementary School, Fall River Public Schools

## The Incident:

Date of Incident: 08/30/2023

Time of Incident: Approximately 9:30 am

Location of Incident: 525 Slade St, Fall River, MA 02724

Was a police report completed?: No

## Injuries:

After the incident, Ms. Pildade was checked by school nurse and then had an ER visit at hospital. She was diagnosed with dislocated knee, back pain, hip pain; injured cartilage due to gross negligence of Carlton M Viveiros Elementary School. Ms. Pildade was further seen by her Orthopedists and was diagnosed with fractures on her left knee. The extent of injuries is known at the moment.

**THE HEAVY HITTER®**

544 Douglas Ave. - Providence, RI 02908 - local: 401-621-7000 - toll free 800-LAW-2201 - www.roblevine.com

Copies: City Clerk  
City Council  
School Dept

orig + copy: Law  
9/13/23



**City of Fall River  
Notice of Claim**

#23-65

RECEIVED

2023 SEP 13 A 11:40

1. Claimant's name: David Rose
2. Claimant's complete address: 139 Durfee Road, Tiverton, RI 02878 CITY CLERK FALL RIVER, MA
3. Telephone number: Home: 401 222-9293 Work: 401 222-9293
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):  
Object ejected from brush mower into side of wife's new car
5. Date and time of accident: 08/30/23 10 AM Amount of damages claimed: \$ \$ 350.00
6. Exact location of the incident: (include as much detail as possible):  
Mariano Bishop Blvd. 150 ft North of Canonicus
7. Circumstances of the incident: (attach additional pages if necessary):  
When passing brush mowing equipment, an object was ejected striking my car and causing 2 small but noticeable dents in passenger side door just below window. Stopped and showed damage to mower operator. Police called and accident report # 23-1755-AC filed. Joseph Kennedy from DPW also on scene and took pic of damage.
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: 09/10/23

Claimant'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, 2<sup>nd</sup> 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 ☒ DPW

Date: 9/13/23



City of Fall River  
Notice of Claim

RECEIVED

2023 SEP 14 A 11:40

# 23-66

15

1. Claimant's name: Nicole Varan
2. Claimant's complete address: 52 Lafayette Drive CITY CLERK FALL RIVER, MA
3. Telephone number: Home: 714 379-2086 Work: N/A
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):  
was riding my handicap scooter in back of Walmart on Quequechan St on the sidewalk  
there was a crack in ground tipped over on my scooter off in the street
5. Date and time of accident: Aug 23 2023 12pm Amount of damages claimed: \$ N/A
6. Exact location of the incident: (include as much detail as possible):  
Fall River MA Quequechan street near Walmart
7. Circumstances of the incident: (attach additional pages if necessary):  
Ended up in the Emergency room by the ambulance  
At Chariton memorial hospital Fall River MA  
Broke my left collarbone I already deal  
with muscular dystrophy this is taking a toll on my life  
due to city negligence
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: 9/11/23

Claimant's signature: Nicole Varan

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, 2<sup>nd</sup> 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 ☒ DPW

Date: 9/14/23



15

City of Fall River  
Notice of Claim

RECEIVED

2023 SEP 15 A 9:01

1. Claimant's name: Scotty Santos #23-67
2. Claimant's complete address: 94 Vestal St. CITY CLERK FALL RIVER, MA
3. Telephone number: Home: 774-600-3209 Work: \_\_\_\_\_
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):  
Property damage (flat tire on pot hole)
5. Date and time of accident: 9/11/23 Amount of damages claimed: \$ 194.71
6. Exact location of the incident: (include as much detail as possible):  
Weetamoe St. Fall River, ma, 02720
7. Circumstances of the incident: (attach additional pages if necessary):  
There was construction crew working on Weetamoe St. I hit a pothole and got a flat tire the next day the construction crew put a cone on the pot hole.
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: 9/12/23

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, 2<sup>nd</sup> Fl., One Government Center, Fall River, MA 02722**

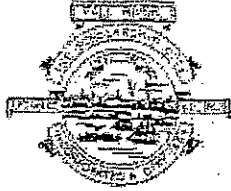
You should consult with your own attorney in preparing this claim form to understand your legal rights. The Office of the Corporation Counsel is unable to provide legal assistance to private citizens.

For official use only:

Copies forwarded to: ☐ City Clerk ☒ Law ☒ City Council ☐ City Administrator ☒ DCM

Date: 9.15.23





RECEIVED

City of Fall River  
Notice of Claim

2023 SEP 21 P 3:34

#23-68

1. Claimant's name: Sandy Sarsa CITY CLERK FALL RIVER, MA
2. Claimant's complete address: 125 Varley Street, Fall River, MA 02722
3. Telephone number: Home: 508 215 7257 Work: \_\_\_\_\_
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):  
Pothole, roadwork
5. Date and time of accident: 8/8/23 2:45 Amount of damages claimed: \$ 1146.<sup>00</sup>
6. Exact location of the incident: (include as much detail as possible):  
See attached
7. Circumstances of the incident: (attach additional pages if necessary): See attached
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: 9/21/23

Claimant's signature: Sandy Sarsa

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 form to : City Clerk, 2<sup>nd</sup> 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: 9-21-23



16  
RECEIVED

2023 SEP 20 A 11:59

CITY CLERK  
FALL RIVER, MA

***William S. Greene (Chapter 9)***

***P.O. Box 1614,  
Fall River, Ma. 02722-1614  
508-674-1997***

To: Honorable Mayor Paul Coogan,

September 14, 2023

Upon the proceedings during our monthly Chapter 9 meeting on 9/11/23, the issue of the Fall River War Veterans Council came up regarding our membership in the organization. After a discussion concerning the developments over the past year or so, primarily the division created within the veteran community in lieu a harmonious businesslike workable relationship in order to enhance the lives of veterans and build a stronger veteran community, a motion was made for Chapter 9 to withdraw from the Fall River War Veterans Council. A second was made and a unanimous vote was taken to withdraw from same. Therefore let it be known that Disabled American Veterans, William S. Greene Chapter 9 withdraws from the Fall River War Veterans Council.

Thank You,

A handwritten signature in cursive script, reading "Paul K. Pacheco".

Paul K. Pacheco  
Commander  
DAV Chapter 9  
William S. Greene  
Fall River, MA

CC: City Administrator  
VSO

Commander, Fall River War Veterans Council  
President, Fall River City Council

September 19, 2023  
1269 President Ave.  
Fall River, MA 02720

RECEIVED

2023 SEP 21 P 1:19

Mayor Paul Coogan  
City of Fall River  
One Government Center  
Fall River, MA 02720

CITY CLERK  
FALL RIVER, MA

Dear Mayor Coogan:

I am writing this letter in regards to the Municipal Government Improvement Project, and the Community Utilities Water Replacement Project for Fall River. There have been several complaints made to City officials such as lack of notification, the time of the day/night work was performed, inconveniences due to road blockage, etc. on President Avenue. At times, traffic was detoured with one lane of traffic open through the work zone with police patrol for everyone's safety. Throughout the entire project, I never had an issue leaving or entering my driveway.

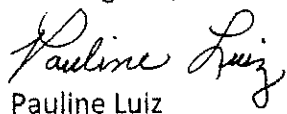
These projects included much necessary work, and even saved money for many residents who had their lead water service lines removed at no cost to these home owners. I have friends who reside in Fall River that had their water service lines replaced at their cost knowing that over time lead from these old style pipes would get into their drinking water and potentially damage their health, in addition to getting clogged up inside causing loss of water pressure.

I have witnessed due diligence on behalf of the workers of LAL Construction. They worked hard and in weather exceeding 90 degrees! There were many notifications preparing residents of their scheduled work, even by the foreman after hours. When I had questions or concerns of work being performed near my property, they were addressed by the workers or relayed to the foreman. The foreman spoke with me several times with details of the work to be done, which included restoring areas of my property disturbed by construction.

The residents of President Avenue now have repaired or new sidewalks, curbing reset, new fire hydrants and a new road with the final coat pending. I have been waiting for over 35 years for sidewalks in front of my property. At my expense, gravel was installed as a base and crushed stone spread year-after-year until finally having a sidewalk.

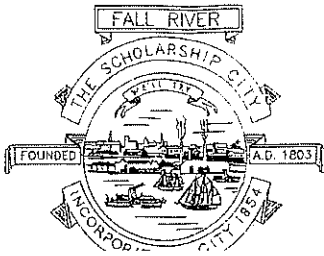
Yes, there were inconveniences, but temporary disruptions with improvements that enhanced all of our properties!

Best regards,



Pauline Luiz

Cc: City Councilors  
LAL Construction Co.



PAUL E. COOGAN  
*Mayor*

# City of Fall River Massachusetts

## Engineering Department

DANIEL N. AGUIAR  
*City Engineer*

### MEMO

**TO:** Fall River City Council  
**FROM:** Daniel Aguiar, City Engineer  
**DATE:** September 14, 2023  
**RE:** Liberty Utilities 5 Year Street Opening Request-Purchase Street

RECEIVED  
2023 SEP 14 A 11:06  
CITY CLERK  
FALL RIVER, MA

Attached please find a request from Liberty Utilities with regards to the opening of a section of Purchase Street between Bedford Street and Granite Street that had been reconstructed within the last 5 years. This section of Purchase Street was reconstructed in the summer of 2019. As you are aware, Liberty has embarked on an aggressive initiative to replace aging infrastructure. I have worked with the utility company over the last year to insure that their commitment of roadway reconstruction will be to an acceptable standard. These will not be patches, complete roadway reconstruction will be the standard.

I respectfully request that the matter be voted upon at the next available City Council meeting. I am available at your convenience to discuss the matter if need be. Thank you for your attention.



September 13, 2023

Mr. Daniel Aguilar

City Engineer

1 Government Center

Fall River, MA 02722

Dear Mr. Aguilar:

Liberty Utilities is proposing to work on Purchase St. from Bedford St. to 10 Purchase St. as part of the 2023 GSEP (Gas System Enhancement Plan) in accordance with the Gas Leaks Act annual plan to repair or replace aged natural gas infrastructure in the interest of public safety and to reduce lost and unaccounted for gas ("LAUF"). This intersection is under the city's 5-year road moratorium and requires City Council approval before Liberty can access our gas utility infrastructure. Liberty Utilities will reconstruct the intersection under the 5-year moratorium to meet the City of Fall River's reconstruction requirements and to the satisfaction of both the Public Works and Engineering Departments. Liberty will restore the roadways older than the 5-year moratorium to their pre-construction condition in compliance with the street restoration requirements in D.T.E. 98-22. Please review and contact me with any questions or concerns regarding this request. I can be reached at (774) 271-1925 or [reginaldo.lopes@libertyutilities.com](mailto:reginaldo.lopes@libertyutilities.com)

Best Regards,

A handwritten signature in black ink, appearing to read 'Reginaldo Lopes'.

Reginaldo Lopes

Engineer

CITY OF FALL RIVER  
OFFICE OF THE CITY CLERK



RECEIVED

To the City Council:

Application for permit to place or maintain a structure or device on or over a public way

Name of Applicant: TIMAO CENTER (Signature Signs Filing)

Name of Business (if applicable): TIMAO CENTER

Address: 371 BAY STREET FALL RIVER MA.  
Street City State

Phone: 401-479-2242 E-mail: TIMELB@SPINDLECITYCHURCH.COM

Type of structure or device: SIGN BRACKET w/ SIGN

Description (include dimensions): 3' x 3' ALUMINUM NON-ILLUMINATED SIGN ON BRACKET

Location: 371 BAY STREET FALL RIVER MA.

Dates: PERMANENT

The applicant agrees to maintain this structure or device in accordance with the requirements of the Building Inspector and the City Council and that this permit may be revoked at the pleasure of the City Council.

Signature of Applicant [Signature] SIGNATURE SIGNS Date 8/17/23

[Signature] 9-7-2023  
Building Inspector Date

APPROVED ☒  
DISAPPROVED ☐

[Signature] 9/7/2023  
Director of Traffic Date

APPROVED ☒  
DISAPPROVED ☐

[Signature] 9-13-23  
Chief of Police Date

APPROVED ☒  
DISAPPROVED ☐

In City Council, \_\_\_\_\_  
Date

Permit (approved) (disapproved)

OFFICE USE ONLY

☒ Fee Paid

Ailison M. Bouchard  
City Clerk

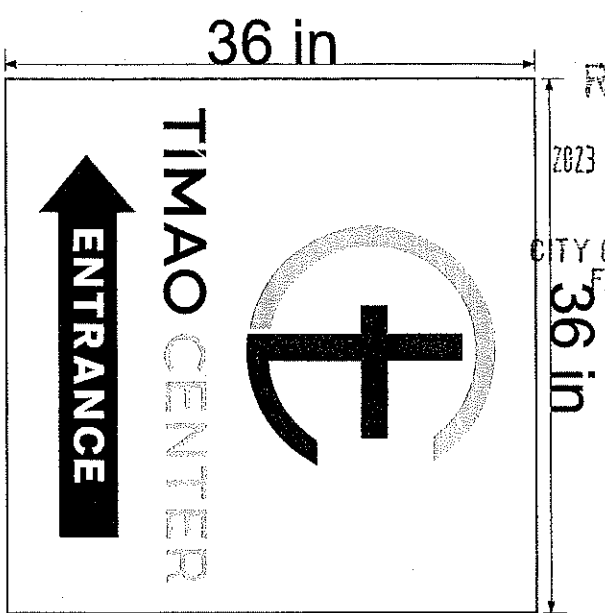
CH # 8280

RECEIVED

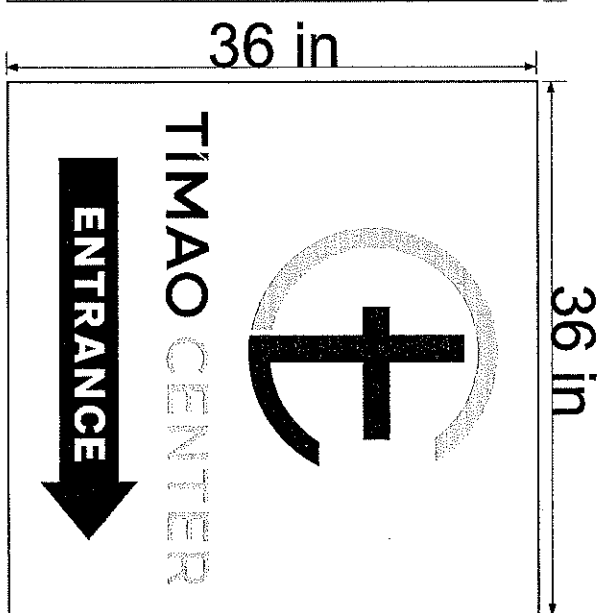
2023 SEP 14 A 10:52

CITY CLERK  
FALL RIVER, MA

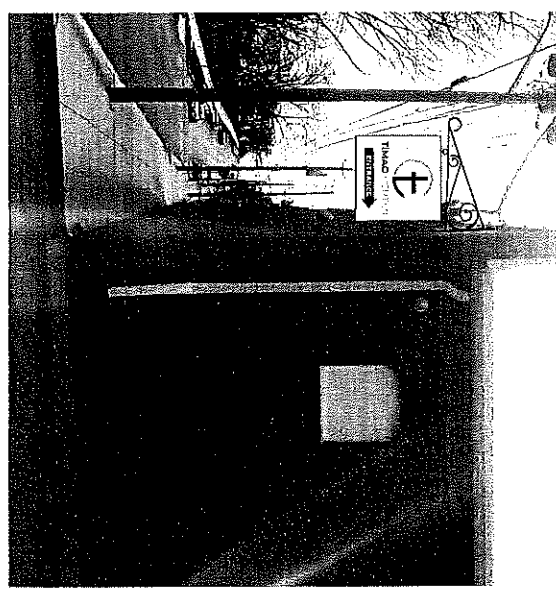
side 1



side 2



3x3 sign non illuminated  
on bracket



Current Date: 8/16/2023



Signature SIGNS  
Visual Communication

833 American Legion Hwy.  
Westport, MA 02790  
mysigns@msn.com | 774-309-3307



**PLANNING**  
**CITY OF FALL RIVER**

RECEIVED

2023 SEP 14 A 8:21

**TO:** Alison Bouchard  
City Clerk

**FROM:** Fall River Planning Board

CITY CLERK \_\_\_\_\_  
FALL RIVER, MA

**RE: PLANNING BOARD MINUTES**  
**August 9, 2023**

The Fall River Planning Board held a Public Meeting at 5:30 p.m. on Wednesday, August 9, 2023, in the 1<sup>st</sup> 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 July 31, 2023 and revised on August 3, 2023. Notice of the meeting was advertised in the Fall River Herald News on Tuesday, July 25, 2023, and Tuesday, August 1, 2023.

**Members present:** John Ferreira, Chair; Gloria Pacheco, Vice Chair; Michael Farias; Mario Lucciola; Elizabeth Andre

**Members absent:** None

**Also present:** Daniel Aguiar, Director of Engineering and Planning; Christopher Parayno, Assistant Planner; Patti Aguiar, Recording Clerk; and Alex Mello, FRGTV.

"Minutes" of this meeting are as follows:

*Mr. Ferreira opened the meeting at 5:30 pm with roll call attendance and read the Open Meeting Law statement.*

**Old Business**

**01. ROADWAY RECONSTRUCTION – WOOD STREET**

Section 66-185 City Ordinance. Considering the Roadway Reconstruction Plan and Profile of the Wood Street Ext.

Mr. Aguiar stated that the applicant had submitted all of the proper paperwork and he recommended approval.

Shawn Ainsworth, 187 Baylies St. was present to address the board as the Engineer of the project. He stated that he had addressed all drainage issues and had received a few waivers that he had requested for removal of berm and asphalt reduction.



Mr. Ferreira asked if there were only two houses that would be affected by this. Mr. Ainsworth replied yes.

Mr. Farias asked if there were any future plans to extend further. Mr. Ainsworth answered no because there is a big drop off and it would be very hard to grade.

Upon a motion duly made by Ms. Pacheco and Seconded by Mr. Farias, it was unanimously VOTED 5-0 to APPROVE

**Documents used during the meeting:**

Roadway Reconstruction Plan

Revised Roadway Reconstruction Plan

Memo letter from the Department of Engineering and Planning and the Department of Community Utilities.

**02. SURETY REDUCTION – FIELDSTONE LANE, BROOKFIELD TERRACE, & STONYBROOK CIRCLE**

Review and discuss Surety Reduction request for Highland Farms II – Fieldstone Lane, Brookfield Terrace, and Stonybrook Circle.

Mr. Aguiar stated that the Asbuilt Plans had not been submitted yet. He recommended tabling this item.

Upon a motion duly made by Ms. Andre and Seconded by Mr. Lucciano, it was unanimously VOTED 5-0 to table this item to the September 13, 2023 meeting.

**Documents used during the meeting:**

Surety Reduction Request Letter and Supporting Financial Documents

**03. Approval of Minutes: June 14, 2023**

Upon a motion duly made by Mr. Lucciola and Seconded by Mr. Farias, it was unanimously VOTED 5-0 to Accept and place on file.

**New Business**

**1. STREET RENAMING – THIRD STREET**

Request renaming of a portion of Third Street, between Bedford Street and Borden Street, as “Jean Baptiste LePage Street”; referred by City Council on June 27, 2023.

Collin Dias, 560 Ray St. – Mr. Dias explained that he submitted the petition to the City Council. He explained that the overpass that had been dedicated to Jean Baptiste Lepage had been removed for the new Route 79 project. He would like to keep Mr. Lepage’s memory alive and rename a portion of Third St. after him.

Jason Bouchard-Nawrocki, 45 Bigelow St. Chairman of the Historical Commission – Stated that he was there as a private citizen and not as the Chair of the Commission. He explained that Third

St. had just been registered on the National Historic District Registry. It was a very time consuming project to have it approved. It would take a lot of time and paperwork to have that portion removed from the Registry. He provided the Registration Form for the Board to review. He was in opposition of the change. He is willing to work with Mr. Dias to find a more suitable place for dedication of Mr. Lepage.

Rick Mancini, 243 French St.-Mr. Mancini agreed that a more suitable place could be found to honor Mr. Lepage.

David Lepage, 1144 Bedford St.-Mr. Lepage stated that he is a direct descendant of Jean Baptiste Lepage. He has located the sign that had been removed, and he has it in his possession. He does not care where the sign is placed, he would just like it placed somewhere so Mr. Lepage is not forgotten.

Mr. Aguiar stated that the Administration is working on a location for the sign. He asked for patience while they continue to work with the State to locate a place for rededication.

Mr. Farias stated that he is a Landscape Architect who is working on the Route 79 project. He recommends a nicer memorial than just renaming a street. He is proposing a bigger sign that will include more information about Mr. Lepage's life. He would like to see it somewhere along the new Route 79 project. Where the new overpass is located, there will be a plaza. That is where it is proposed to have the dedication for the two fallen heroes whose memorials were taken down.

Mr. Ferreira read three letters of support into the record.

Upon a motion duly made by Ms. Pacheco and Seconded by Ms. Andre, it was unanimously VOTED 5-0 to Table this matter until more information becomes available.

**Documents used during the meeting:**

Street Renaming Petition signed by one (1) registered voter

Abutting Property Mailing List

Memo Letter of Opposition from Daniel Aguiar and the Department of Engineering and Planning  
Three letters in Support

National Register of Historic Places Registration Form

**2. FORM-A Application for Endorsement of Plan Believed Not to Require Approval (ANR Plan of Land)**

**File No. 23-1554**

**Owner/Applicant:** VRT Realty Trust

**Property Location:** 4011 & 4041 N. Main St.

**Assessors Map:** X-03-0042, 0050, 0051

Mr. Aguiar stated that this petition meets all requirements for endorsement "Approval Not Required Under the Subdivision Control Law" so he is recommending endorsement.

Upon a motion duly made by Ms. Lucciola and Seconded by Mr. Farias, it was unanimously VOTED 5-0 to direct the Chair to endorse the plan "approval under the subdivision control law not required."

**Documents used during the meeting:**

Form A Application for Endorsement of Plan Believed Not to Require Approval

Tax Certification Form

Approval Not Required Plan of Land

**3. FORM-A Application for Endorsement of Plan Believed Not to Require Approval (ANR Of Land)**

**File No.** 23-1555

**Owner/Applicant:** Daniel Quintal Jr. & Daniel Quintal Sr.

**Property Location:** 26 California St.

**Assessors Map:** J-08-0014

Mr. Aguiar stated that this petition meets all requirements for endorsement "Approval Not Required Under the Subdivision Control Law" so he is recommending endorsement.

Upon a motion duly made by Ms. Pacheco and Seconded by Mr. Farias, it was unanimously VOTED 5-0 to direct the Chair to endorse the plan "approval under the subdivision control law not required."

**Documents used during the meeting:**

Form A Application for Endorsement of Plan Believed Not to Require Approval

Tax Certification Form

Approval Not Required Plan of Land

**4. FORM-A Application for Endorsement of Plan Believed Not to Require Approval (ANR of Land)**

**File No.** 23-1556

**Owner/Applicant:** Around the Clock Services, Inc.

**Property Location:** 189 & 197 Ridge St.

**Assessors Map:** G-06-0047

Mr. Aguiar stated that this petition meets all requirements for endorsement "Approval Not Required Under the Subdivision Control Law" so he is recommending endorsement.

Upon a motion duly made by Mr. Lucciola and Seconded by Ms. Andre, it was unanimously VOTED 5-0 to direct the Chair to endorse the plan "approval under the subdivision control law not required."

**Documents used during the meeting:**

Form A Application for Endorsement of Plan Believed Not to Require Approval

Tax Certification Form

Approval Not Required Plan of Land

**5. FORM-A Application for Endorsement of Plan Believed Not to Require Approval (ANR Plan of Land)**

**File No. 23-1557**

**Owner/Applicant:** Around the Clock Services, Inc.

**Property Location:** 280 & 282 Ridge St.

**Assessors Map:** G-07-0052

Mr. Aguiar stated that this petition meets all requirements for endorsement "Approval Not Required Under the Subdivision Control Law" so he is recommending endorsement.

Upon a motion duly made by Ms. Andre and Seconded by Ms. Pacheco, it was unanimously VOTED 5-0 to direct the Chair to endorse the plan "approval under the subdivision control law not required."

**Documents used during the meeting:**

Form A Application for Endorsement of Plan Believed Not to Require Approval

Tax Certification Form

Approval Not Required Plan of Land

**6. RECEIPT OF CORRESPONDENCE**

Review and Discuss Notice of a Community Outreach Meeting for Proposed Cultivation and Manufacturing Marijuana Establishment located at 82 Hartwell St.

Upon a motion duly made by Ms. Andre and Seconded by Ms. Pacheco, it was unanimously VOTED 5-0 to Accept and place on file.

**Documents used during the meeting:**

Letter regarding Notice

**7. RECEIPT OF CORRESPONDENCE**

Review and discussion of the nomination of Ashworth Brothers Mill for the National Register of Historic Places from the Massachusetts Historical Commission.

Upon a motion duly made by Mr. Lucciola and Seconded by Mr. Farias, it was unanimously VOTED 5-0 to Accept and place on file.

**Documents used during the meeting:**

Letter regarding Nomination

**8. Approval of Minutes: July 12, 2023**

Upon a motion duly made by Mr. Lucciola and Seconded by Ms. Pacheco, it was unanimously VOTED 5-0 to Accept and place on file.

**9. Citizens' Input:**

No one was present for Citizens' Input.

**10. Adjournment**

Upon a motion duly made by Ms. Andre and Seconded by Ms. Pacheco, it was unanimously VOTED 5-0 to adjourn at 6:17pm.

**List of documents and other exhibits used during the meeting:**

Planning Board Agenda for 08/09/2023 Meeting

Planning Board Minutes from 06/14/2023 Meeting

Planning Board Minutes from 07/12/2023 Meeting

*Recording Clerk*

In Planning Board, September 13, 2023

**Approved**

# CITY COUNCIL PUBLIC HEARINGS

MEETING: Tuesday, September 12, 2023 at 5:55 p.m.  
Council Chamber, One Government Center

PRESENT: President Joseph D. Camara, presiding;  
Councilors Shawn E. Cadime, Michelle M. Dionne, Bradford L. Kilby,  
Linda M. Pereira and Andrew J. Raposo

ABSENT: Councilors Pamela S. Laliberte, Leo O. Pelletier  
and Laura-Jean Washington

IN ATTENDANCE: Derek Sousa, 50 Hayfield Lane  
Allen Rencurrel, Seafox Holdings LLC,  
515 Sanford Road, Westport, MA 02790

The President called the meeting to order at 6:03 p.m. and announced that the meeting may be recorded with audio or video and transmitted through any medium and that the purpose of the hearing was to hear all persons interested and wishing to be heard on the following:

*On a motion made by Councilor Raposo and seconded by Vice President Pereira, it was unanimously voted to open the hearings, with Councilors Laliberte, Pelletier and Washington absent and not voting*

## 5:55 P.M. PUBLIC HEARINGS

1. Derek Sousa, 50 Hayfield Lane, for the removal of curbing as follows:

	Existing Opening	Curbing to be Removed	Curbing to be Added	Combined Opening Proposed After Alteration
50 Hayfield Lane	16'	8	0'	24'

The applicant proposes to extend the existing 16' curb opening by an additional 4' on each side. The total opening for the location will be 24'.

*The President asked if there were any proponents to be heard and Derek Sousa, 50 Hayfield Lane, came forward and gave a brief explanation regarding the need to expand the driveway opening to allow a second car to park. The President then asked if there were any opponents to be heard and no one came forward.*

2. Seafox Holdings LLC, 515 Sanford Road, Westport, MA, 02790, for the removal of curbing as follows:

	Existing Opening	Curbing to be Removed	Curbing to be Added	Combined Opening Proposed After Alteration
1375 Airport Road	0'	85.6'	0'	85.6'

The applicant proposes to construct a driveway entrance to serve a newly constructed warehouse/processing building in the Industrial Park. A total curb opening of 85.6' is required to accommodate the turning requirements of delivery vehicles. The total opening at the site will be 85.6'. This work has been completed.

*The President asked if there were any proponents to be heard and Allen Rencurrel, 515 Sanford Road, Westport, MA, owner of Seafox Holdings LLC, came forward and provided a brief explanation that the driveway to the building needed to accommodate large commercial vehicles. Mr. Rencurrel also stated that the project's engineer had not applied for a curb removal last year when this was completed. The President then asked if there were any opponents to be heard and no one came forward.*

*On a motion made by Councilor Raposo and seconded by Vice President Pereira, it was unanimously voted to close the hearings at 6:07 p.m., with Councilors Laliberte, Pelletier and Washington absent and not voting*

List of documents and other exhibits used during the meeting:

Agenda (attached)

DVD of meeting

A true copy. Attest:

*Alison M. Bauchard*

City Clerk

### COMMITTEE ON FINANCE

MEETING: Tuesday, September 12, 2023 at 6:00 p.m.  
Council Chamber, One Government Center

PRESENT: President Joseph D. Camara, presiding;  
Councilors Shawn E. Cadime, Michelle M. Dionne, Bradford L. Kilby,  
Pamela S. Laliberte, Linda M. Pereira and Andrew J. Raposo

ABSENT: Councilors Leo O. Pelletier and Laura-Jean Washington

IN ATTENDANCE: Seth Thomas Aitken, City Administrator  
Bridget Almon, Director of Financial Services  
Tim Oliveira, Chief of Emergency Medical Services  
Beth Faunce, Deputy Chief of Emergency Medical Services  
Michael Dion, Community Development Agency Director  
Nichole Fontaine, Director of Substance Use Disorder and  
Homeless Outreach Services, Fall River Police Department

The chair called the meeting to order at 6:07 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, persons are allowed 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.

1. Citizens' Input Time – Before Discussion of Financial Matters:

Deolinda Camara, 5 Wayland Street – No one is doing their job  
Eileen Raposa, 813 Meridian Street – Meridian Street/Davis Park playground

*On a motion made by Councilor Dionne and seconded by Councilor Raposo, it was unanimously voted to waive the rules and allow Ms. Raposa to speak for an extra three minutes, with Councilors Pelletier, Laliberte and Washington absent and not voting.*

Bette Cahoon, 845 Meridian Street – Meridian Street/Davis Park playground  
Cheri Antelo, 1276 President Avenue – President Avenue construction problems  
Tim Oliveira, Chief of Emergency Medical Services – Response times  
John Brault, 116 Rock Street – Bank Street Armory

*On a motion made by Vice President Pereira and seconded by Councilor Raposo, it was unanimously voted to waive the rules to allow Alan Macomber, 1 Hope Street, Westport, MA, to speak, with Councilors Pelletier and Washington absent and not voting.*



Alan Macomber, 1 Hope Street, Westport, MA, 02790 – Bank Street Armory  
 Kelly Buchanan, 16 Bradford Avenue – Homeless encampments

*Councilor Laliberte arrived at 6:12 p.m.*

2. Fiscal Year 2023 Quarter 4 Budget Report

*Bridget Almon, Director of Financial Services, stated that the Quarter 4 Budget Report was no longer accurate because the end-of-year entries for various departments had not yet been completed. President Camara requested a timeframe as to when there would be accurate numbers and Ms. Almon stated that by mid-October the Budget Report would be accurate.*

*On a motion made by Councilor Kilby and seconded by Vice President Pereira, it was unanimously voted to table the item, with Councilors Pelletier and Washington absent and not voting.*

3. Discussion with Administration and representatives from the Department of Emergency Medical Services, Community Development Agency and the Homeless and Substance Use Disorder Outreach Services re funding and contracting of a Mental Health Clinician.

*Michael Dion, Community Development Agency Director, provided a brief update regarding the details of the new mental health clinician position and that the hired individual would be starting within the next few weeks. Mr. Dion also suggested evaluating the work of the first clinician prior to additional hiring.*

*Councilor Raposo and Seth Thomas Aitken, City Administrator, held a discussion regarding details of the Opioid Settlement Grant, including the timeframe these funds are expected to be released over 6-8 years, a rough estimate of the yearly amount that would be received and the plans for a future committee to distribute these funds. Mr. Dion briefly explained the seven principles of addressing encampments, including coordinated outreach, addressing basic needs and ensuring access to shelter or housing. Councilor Cadime, Councilor Dionne, Mr. Dion, Nichole Fontaine, Director of Substance Use Disorder and Homeless Outreach Services, Fall River Police Department and Beth Faunce, Deputy Chief of Emergency Medical Services, held a detailed discussion regarding unaffordable rental rates and housing placement issues. Mr. Aitken stated that this was a regional issue and support was needed from surrounding municipalities. Vice President Pereira expressed concern with the volume of homeless individuals coming from other areas outside of the City for resources and the effect that is having on residents who also needed this assistance.*

*Councilor Cadime explained that the City Council can appropriate funding if the departments provide information regarding the resources that they need. Councilor Cadime, Mr. Dion and Bridget Almon, Director of Financial Services, held a discussion regarding the Stabilization Fund, the Opioid Grant and how these funds will be able to be distributed. Councilor Laliberte asked for information regarding the TIMAO Center, and Mr. Dion outlined the services provided by the day shelter.*

*Councilor Raposo suggested that an update be provided to the Committee in a few months.*

*On a motion made by Councilor Raposo and seconded by Councilor Laliberte, it was unanimously voted to table the item, with Councilors Pelletier and Washington absent and not voting.*

4. Discussion with Administration re strategies to decrease the number of homeless encampments within the City.

*Vice President Pereira made brief remarks regarding this resolution being adequately addressed during item 3 on the agenda.*

*On a motion made by Vice President Pereira and seconded by President Camara, it was unanimously voted to recommend that the resolution be granted leave to withdraw, with Councilors Pelletier and Washington absent and not voting.*

*On a further motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to adjourn at 8:26 p.m., with Councilors Pelletier and Washington absent and not voting.*

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

DVD of meeting

Handout distributed by Kelly Buchanan during Citizens' Input Time re: encampments and City ordinances

Packet re: Principles for addressing encampments distributed by Community Development Agency Director



Joan Cluse

Assistant Clerk of Committees

### REGULAR MEETING OF THE CITY COUNCIL

MEETING: Tuesday, September 12, 2023 at 7:00 p.m.  
Council Chamber, One Government Center

PRESENT: President Joseph D. Camara, presiding;  
Councilors Shawn E. Cadime, Michelle M. Dionne, Bradford L. Kilby,  
Pamela S. Laliberte, Linda M. Pereira and Andrew J. Raposo

ABSENT: Councilors Leo O. Pelletier and Laura-Jean Washington

IN ATTENDANCE: None

President Camara called the meeting to order at 8:36 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 requesting confirmation of the appointment of Ashley DaCunha to the Historical Commission

*On a motion made by Councilor Kilby and seconded by Councilor Raposo, it was unanimously voted to confirm the appointment, with Councilors Pelletier and Washington absent and not voting.*

2. Mayor requesting confirmation of the following reappointments to the Historical Commission:

- a. Elizabeth A. De Block

*On a motion made by Councilor Raposo and seconded by Councilor Laliberte, it was unanimously voted to confirm the reappointment, with Councilors Pelletier and Washington absent and not voting.*

- b. Richard R. Mancini

*On a motion made by Vice President Pereira and seconded by Councilor Raposo, it was unanimously voted to confirm the reappointment, with Councilors Pelletier and Washington absent and not voting.*

3. Mayor requesting confirmation of the appointment of Vania Marie Noverca-Viveiros to the Cultural Council

*On a motion made by Councilor Raposo and seconded by President Camara, it was unanimously voted to confirm the appointment, with Councilors Pelletier and Washington absent and not voting.*

4. Mayor requesting confirmation of the reappointment of Christopher Antao to the Cultural Council

*On a motion made by Councilor Raposo and seconded by Vice President Pereira, it was unanimously voted to confirm the reappointment, with Councilors Pelletier and Washington absent and not voting.*

5. Mayor and order to accept the Massachusetts Office of Travel and Tourism (MOTT) Destination Development Capital (DDC) Grant Program in the amount of \$50,000 to fund the purchase of a trolley bus.

*On a motion made by Councilor Raposo and seconded by Councilor Kilby, it was unanimously voted to adopt the order, with Councilors Pelletier and Washington absent and not voting.*

*Approved, September 13, 2023*

*Paul E. Coogan, Mayor*

6. Mayor and resolution to execute the CDA Section 108 Loan with the U.S. Department of Housing and Urban Development of \$2,500,000 for replacement of fire apparatus and equipment

*On a motion made by Councilor Dionne and seconded by Councilor Raposo, it was unanimously voted to adopt the resolution, with Councilors Pelletier and Washington absent and not voting.*

*Approved, September 13, 2023*

*Paul E. Coogan, Mayor*

7. Mayor and loan order (with emergency preamble) re. Fall River School Department's proposal to Massachusetts School Building Authority for the Robert L. Medeiros Resiliency Preparatory Academy renovation project

*Councilor Cadime asked if more information would be provided to the City Council and President Camara explained that this item would be referred to the Committee on Finance for a more detailed discussion. On a motion made by Councilor Kilby and seconded by Vice President Pereira, it was voted 7 yeas to adopt the emergency preamble, with Councilors Pelletier and Washington absent and not voting. On a further motion made by Councilor Kilby and seconded by Councilor Laliberte, it was unanimously voted that the loan order be authorized to be published and referred to the Committee on Finance, with Councilors Pelletier and Washington absent and not voting.*

8. Mayor and proposed ordinance re panhandling restrictions

*Councilor Dionne expressed concern that this type of legislation may violate the first amendment and stated that there have been court rulings regarding panhandling restrictions in other municipalities and Councilor Kilby agreed, citing legal precedence in past court challenges. Vice President Pereira acknowledged this concern and emphasized that this proposed ordinance was focused on restrictions rather than banning the activity entirely. Councilor Cadime proposed that other restrictions for drivers be considered as well to promote general public safety. On a motion made by Councilor Raposo and seconded by Vice President Pereira, it was unanimously voted to refer the proposed ordinance to the Committee on Ordinances and Legislation, with Councilors Pelletier and Washington absent and not voting.*

## **PRIORITY COMMUNICATIONS**

9. Traffic Commission recommending amendments to the traffic ordinances  
*On a motion made by Vice President Pereira and seconded by Councilor Raposo, it was unanimously voted to refer the recommendations to the Committee on Ordinances and Legislation, with Councilors Pelletier and Washington absent and not voting.*

## **COMMITTEE REPORTS**

Committee on Ordinances and Legislation recommending:

All readings with Emergency Preamble:

10. Proposed Ordinance – Traffic, handicapped parking  
 Hamlet Street Middle Street Winter Street

*On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was voted 7 yeas to adopt the emergency preamble, with Councilors Pelletier and Washington absent and not voting. On a further motion made by Councilor Raposo and seconded by Councilor Cadime, it was unanimously voted to pass the proposed ordinance through first reading, second reading, passed to be enrolled and passed to be ordained, with Councilors Pelletier and Washington absent and not voting.*

*Approved, September 13, 2023*

*Paul E. Coogan, Mayor*

First Reading:

11. Proposed Ordinance – Traffic, miscellaneous

Handicapped parking removals

Fifth Street Alden Street Barnaby Street Bradford Avenue Buffinton Street  
 Charles Street Division Street Globe Street Merchant Street

*On a motion made by Councilor Raposo and seconded by President Camara, it was unanimously voted to pass the proposed ordinance through first reading, with Councilors Pelletier and Washington absent and not voting.*

12. Proposed Ordinance - Amendments regarding registered and certified mail notification requirements

*On a motion made by Councilor Raposo and seconded by Councilor Cadime, it was unanimously voted to pass the proposed ordinance through first reading, with Councilors Pelletier and Washington absent and not voting.*

13. Proposed Ordinance – Thin-Film Plastic Bags

*Councilor Raposo stated that upon further research and review of current state legislation, he would be voting against this ordinance. Councilor Dionne expressed concern that other plastic products will still be used if the shopping bags are banned and President Camara emphasized that this would be a small step toward reducing plastic products. Vice President Pereira stated she had received phone calls from residents regarding the inconvenience of paper bags and also questioned how the City would enforce this type of ban. Councilor Cadime explained that Corporation Counsel had recommended not specifying who would inspect businesses for compliance to allow the Administration to choose the appropriate department. Councilor Laliberte provided information regarding the 180 day period before enforcement of this regulation to allow businesses to discontinue plastic bag use. President Camara stated that this ordinance would encourage people to use re-usable shopping bags and reduce waste. On a motion made by Councilor Kilby and seconded by Councilor Cadime, it was voted to pass the proposed ordinance through first reading, with Councilor Raposo opposed and with Councilors Pelletier and Washington absent and not voting.*

Adoption

14. Order accepting the provisions of M.G.L. Chapter 59, Section 5N, allowing the City to establish a program to reduce a veteran's or veteran's spouse's property tax obligation in exchange for volunteer services

*Councilor Dionne explained that the program was optional for veterans and their families to apply and stated she spoke with the resident who had sent a letter regarding this item to clarify the goals of the program. Vice President Pereira expressed concern regarding the income limits for the M.G.L. Ch. 115 program, which provides benefits to veterans and their families, and stated that if their income increases with the Tax Work-Off Program, it may affect their eligibility. Councilor Cadime reiterated that this program was optional, not required, for veterans and their families. On a motion made by Councilor Cadime and seconded by Councilor Dionne, it was unanimously voted to adopt the order, with Councilors Pelletier and Washington absent and not voting.*

*Approved, September 13, 2023*

*Paul E. Coogan, Mayor*

ORDINANCESSecond Reading and Enrollment:

15. Proposed Ordinance – Traffic, miscellaneous

Section 1.One way streets:

Thompson Street – Southerly from Brownell Street to President Avenue

Section 2.Parking prohibited:

Thompson Street, west side, starting at a point 73 feet south of Brownell Street, for a distance of 25 feet southerly

Thompson Street, west side, starting at a point 107 feet north of President Avenue, for a distance of 36 feet northerly

Section 3.Fifteen minute parking:

Eastern Avenue, west side, starting at a point 73 feet north of County Street, for a distance of 40 feet northerly - 7:00 a.m.–11:00 p.m., all days

Section 4.Handicapped parking removals:

Second Street	Alden Street	Bradford Avenue	Broadway	Brownell Street
Buffinton Street	Cash Street	Eastern Avenue	Lewis Street	North Main Street
South Main Street	Whipple Street			

*On a motion made by Councilor Raposo and seconded by Councilor Cadime, it was unanimously voted to pass the proposed ordinance through second reading and enrollment, with Councilors Pelletier and Washington absent and not voting. On a further motion made by Councilor Raposo and seconded by Councilor Cadime, it was unanimously voted that the proposed ordinance be passed through ordination, with Councilors Pelletier and Washington absent and not voting.*

*Approved, September 13, 2023*

*Paul E. Coogan, Mayor*

16. Proposed Ordinance - Community Medicine Scheduling Coordinator  
*On a motion made by Councilor Raposo and seconded by Councilor Cadime, it was unanimously voted to pass the proposed ordinance through second reading and enrollment, with Councilors Pelletier and Washington absent and not voting. On a further motion made by Councilor Raposo and seconded by Councilor Cadime, it was unanimously voted that the proposed ordinance be passed through ordination, with Councilors Pelletier and Washington absent and not voting.*

*Approved, September 13, 2023  
 Paul E. Coogan, Mayor*

17. Proposed Ordinance – Renaming of standing committee to “Committee on Human Services, Housing, Elder and Veterans’ Affairs”

*On a motion made by Councilor Raposo and seconded by Councilor Cadime, it was unanimously voted to pass the proposed ordinance through second reading and enrollment, with Councilors Pelletier and Washington absent and not voting. On a further motion made by Councilor Raposo and seconded by Councilor Cadime, it was unanimously voted that the proposed ordinance be passed through ordination, with Councilors Pelletier and Washington absent and not voting.*

*Approved, September 13, 2023  
 Paul E. Coogan, Mayor*

#### **RESOLUTIONS**

18. The Committee on Finance reconvene with a representative from the Massachusetts Department of Transportation, the City Administrator and the City Engineer for an update on the progress of the Route 79/Davol Street Corridor Improvements Project.

*On a motion made by Councilor Dionne and seconded by Councilor Raposo, it was unanimously voted to adopt the resolution, with Councilors Pelletier and Washington absent and not voting.*

19. The Committee on Economic Development and Tourism convene with the Administration, Director of Traffic and representatives from community organizations to discuss improved signage within the City to direct visitors to attractions and events.

*Vice President Pereira made brief remarks regarding the need for new signage within the City to assist visitors in finding attractions. On a motion made by Councilor Kilby and seconded by President Camara, it was unanimously voted to adopt the resolution, with Councilors Pelletier and Washington absent and not voting.*

20. The Committee on Health and Environmental Affairs convene with interested parties to discuss development of Davis Park and related funding.

*On a motion made by Councilor Kilby and seconded by Vice President Pereira, it was unanimously voted to adopt the resolution, with Councilors Pelletier and Washington absent and not voting.*

#### **CITATIONS**

21. Lewis Latimer Fellowship Program – honoring of the pivotal legacy of Lewis H. Latimer, “The Renaissance Man”

*Vice President Pereira made brief remarks regarding Lewis Latimer and the dedication ceremony of a headstone for his grave at Oak Grove Cemetery scheduled for September 23, 2023. On a motion made by Councilor Kilby and seconded by Councilor Raposo, it was unanimously voted to adopt the citation, with Councilors Pelletier and Washington absent and not voting.*

**ORDERS – HEARINGS**Curb removals:

22. Derek Sousa, 50 Hayfield Lane – removal of 8 feet at 50 Hayfield Lane  
*On a motion made by Councilor Raposo and seconded by President Camara, it was unanimously voted to adopt the order, with Councilors Pelletier and Washington absent and not voting.*

*Approved, September 13, 2023*

*Paul E. Coogan, Mayor*

23. Seafox Holdings LLC, 515 Sanford Road, Westport, MA 02790 – removal of 85.6 feet at 1375 Airport Road

*On a motion made by Vice President Pereira and seconded by Councilor Raposo, it was unanimously voted to adopt the order, with Councilors Pelletier and Washington absent and not voting.*

*Approved, September 13, 2023*

*Paul E. Coogan, Mayor*

**ORDERS – MISCELLANEOUS**

24. Police Chief's report on licenses:

Taxicab Drivers

Zafar M. Baig	Joseph Medo	Tarsha Merie Sousa
---------------	-------------	--------------------

Private Livery Drivers

Teofilo Braga	Ubirajara Czaikoloski	Wayne Delisle
Josue Michel	Joseph Ozak	

Taxicab Vehicles

Peter Transportation, Inc. – one (1) vehicle

*On a motion made by Councilor Kilby and seconded by Vice President Pereira, it was unanimously voted to adopt the order, with Councilors Pelletier and Washington absent and not voting.*

25. Auto Body Shop License Renewals

Richard Duclos d/b/a Richard's Autobody and Paint – 44 6<sup>th</sup> Street

Paulo A. Carvalho d/b/a Carvalho's Tire and Auto Center, Inc. – 410 Second Street

*On a motion made by Councilor Raposo and seconded by President Camara, it was unanimously voted to adopt the order, with Councilors Pelletier and Washington absent and not voting.*

*Approved, September 13, 2023*

*Paul E. Coogan, Mayor*



26. Auto Body Shop License Transfers:

- a. Auto Body Shop License No. 40 located at 400 Second Street from Carlos C. Sousa d/b/a Carlos Auto Body to Paulo A. Carvalho d/b/a Carvalho's Tire and Auto Center, Inc.

*On a motion made by Councilor Raposo and seconded by Councilor Cadime, it was unanimously voted to adopt the order, with Councilors Pelletier and Washington absent and not voting.*

*Approved, September 13, 2023*

*Paul E. Coogan, Mayor*

- b. Auto Body Shop License No. 151 located at 751 Eastern Avenue from Khoury Enterprises, LLC. d/b/a Deschenes Body Repair to David Del Rosario d/b/a Deschenes Body Repair

*On a motion made by Councilor Raposo and seconded by Vice President Pereira, it was unanimously voted to adopt the order, with Councilors Pelletier and Washington absent and not voting.*

*Approved, September 13, 2023*

*Paul E. Coogan, Mayor*

27. Auto Repair Shop License Renewals

- Robert P. Fortier d/b/a Fortier's Auto Sales and Service, Inc. – 605 Globe Street  
Paulo A. Carvalho d/b/a Carvalho's Tire and Auto Center, Inc. – 410 Second Street  
Jason Ventura d/b/a AA Auto Repair and Sales, LLC – 401 Bedford Street

*On a motion made by Councilor Cadime and seconded by Councilor Laliberte, it was unanimously voted to adopt the order, with Councilors Pelletier and Washington absent and not voting.*

*Approved, September 13, 2023*

*Paul E. Coogan, Mayor*

28. Auto Repair Shop License Transfer

- Auto Repair Shop License No. 168 located at 697 Pleasant Street from Jose Pinheiro d/b/a Pinheiro Automotive and Repair Center, Inc. to Wilson Frank Elias d/b/a One Stop Auto Center, Inc.

*On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to adopt the order, with Councilors Pelletier and Washington absent and not voting.*

*Approved, September 13, 2023*

*Paul E. Coogan, Mayor*

29. City Engineer prepare plans for the acceptance of the following streets:

- a. Gatehouse Drive from Maple Street to Prospect Street

*On a motion made by Vice President Pereira and seconded by Councilor Raposo, it was unanimously voted to refer the order to the Planning Board, with Councilors Pelletier and Washington absent and not voting.*

- b. Mohawk Drive from Indian Town Road to Mohawk Drive

*On a motion made by Councilor Raposo and seconded by President Camara, it was unanimously voted to refer the order to the Planning Board, with Councilors Pelletier and Washington absent and not voting.*

30. City Engineer prepare plans for the discontinuance of the following streets:

a. Ash Street from Ash Street to Globe Street

*On a motion made by Councilor Raposo and seconded by Councilor Cadime, it was unanimously voted to refer the order to the Planning Board, with Councilors Pelletier and Washington absent and not voting.*

b. Center Street from South Beacon Street to Ash Street

*On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to refer the order to the Planning Board, with Councilors Pelletier and Washington absent and not voting.*

c. Vine Street from South Beacon Street to Ash Street

*On a motion made by Councilor Raposo and seconded by President Camara, it was unanimously voted to refer the order to the Planning Board, with Councilors Pelletier and Washington absent and not voting.*

31. City Council appointment of Jonathan Lima to the Fall River Historical Commission  
*Councilor Raposo asked for more details regarding this appointment. Vice President Pereira explained that she had spoken with Mr. Lima regarding the appointment and he was eager to serve the City. Councilor Laliberte and Vice President Pereira held a brief discussion regarding Mr. Lima's involvement with the development of historical properties. Councilor Dionne stated that there may be others interested in the vacancy. President Camara and Councilor Kilby explained that the other nominee that had been recommended had declined the position. On a motion made by Vice President Pereira and seconded by Councilor Raposo, it was unanimously voted to adopt the order, with Councilors Pelletier and Washington absent and not voting.*

#### **COMMUNICATIONS – INVITATIONS – PETITIONS**

32. Claims

*On a motion made by Councilor Raposo and seconded by Vice President Pereira, it was unanimously voted to refer the claims to Corporation Counsel, with Councilors Pelletier and Washington absent and not voting.*

33. Anonymous communication regarding Tax Work-Off Program for Veterans

*On a motion made by Councilor Raposo and seconded by Vice President Pereira, it was unanimously voted that the communication be accepted and placed on file, with Councilors Pelletier and Washington absent and not voting.*

34. Anonymous communication regarding alleged ADA non-compliance at 920 Plymouth Avenue

*Councilor Kilby expressed concern regarding anonymous communications, as it made it more challenging to contact residents to help rectify issues. Councilor Dionne stated that she spoke with the resident who had submitted item 33 and he provided his name so she would be able to assist him. On a motion made by Vice President Pereira and seconded by Councilor Cadime, it was unanimously voted that the communication be accepted and placed on file and a copy be forwarded to Corporation Counsel, with Councilors Pelletier and Washington absent and not voting.*

35. Open Meeting Law Complaint filed by Patrick Higgins re: August 15, 2023 alleged violation by City Council

*On a motion made by Vice President Pereira and seconded by President Camara, it was unanimously voted to refer the complaint to Corporation Counsel, with Councilors Pelletier and Washington absent and not voting.*

36. Fall River Public Library Annual Report

*On a motion made by Councilor Dionne and seconded by President Camara, it was unanimously voted that the communication be accepted and placed on file, with Councilors Pelletier and Washington absent and not voting.*

*On a further motion made by Councilor Cadime and seconded by Councilor Raposo, it was unanimously voted to take items 37 through 39 together, with Councilors Pelletier and Washington absent and not voting.*

City Council Minutes:

37. Public Hearings – August 15, 2023

38. Committee on Finance – August 15, 2023

39. Regular Meeting – August 15, 2023

*On a motion made by Councilor Cadime and seconded by Councilor Raposo, it was unanimously voted that the minutes be approved, with Councilors Pelletier and Washington absent and not voting.*

**BULLETINS – NEWSLETTERS – NOTICES – None**

**ITEMS FILED AFTER THE AGENDA DEADLINE**

**CITY COUNCIL MEETING DATE: SEPTEMBER 12, 2023**

**RESOLUTIONS**

- 20a. The Committee on Public Works and Transportation convene with the respective City representatives and affected property owners to discuss construction on President Avenue and complaints regarding property damage, overnight work and excessive noise.

*On a motion made by Vice President Pereira and seconded by Councilor Raposo, it was unanimously voted to adopt the resolution, with Councilors Pelletier and Washington absent and not voting.*

*A brief recess was taken from 9:12 p.m. to 9:14 p.m. for purposes of signing the Traffic, miscellaneous, Community Medicine Scheduling Coordinator and Renaming of standing committee to "Committee on Human Services, Housing, Youth, Elder and Veterans' Affairs" ordinances.*

*President Camara made a statement prior to adjournment regarding the preliminary election for the Mayor and City Council occurring on Tuesday, September 19, 2023, and encouraged residents to vote.*

*On a motion made by Councilor Raposo and seconded by Councilor Kilby, it was unanimously voted to adjourn at 9:15 p.m., with Councilor Pelletier and Washington absent and not voting.*

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

DVD of meeting

A true copy. Attest:

*Alison M. Bouchard*

City Clerk



# Department of Environmental Protection

100 Cambridge Street Suite 900 Boston, MA 02114 • 617-292-5500

RECEIVED

Maura T. Healey  
Governor

Kimberley Driscoll  
Lieutenant Governor

Rebecca L. Tepper  
Secretary

Bonnie Heiple  
Commissioner

FALL RIVER CITY COUNCIL  
1 GOVERNMENT CTR  
FALL RIVER, MA 02722-7700

CITY CLERK  
FALL RIVER, MA

2023 SEP 14 A 11:53

**Attention fleet owners, businesses, government agencies, municipalities, brokers, etc. – this is a regulatory requirement of MassDEP that requires your attention.**  
**Follow the instructions below to determine if you must submit a report by March 1, 2024.**

September 1, 2023

To Whom It May Concern,

The Massachusetts Department of Environmental Protection (MassDEP) adopted a new regulation 310 CMR 7.41: *Large Entity Reporting Requirement* that became effective on September 1, 2023, which requires large entities (fleet owners, businesses, government agencies, municipalities, brokers, etc.) to submit a one-time report on medium- and heavy-duty (MHD) vehicles greater than 8,500 lbs. operated or dispatched in Massachusetts. Specific information that must be reported includes vehicle type and usage characteristics. This report will help MassDEP assess the best way to develop electric vehicle charging infrastructure and programs to support and accelerate the MHD zero emission vehicle market in Massachusetts.

Entities must submit the report to MassDEP through the Massachusetts Large Entity Reporting portal by **Friday, March 1, 2024**. Please follow the instructions below to determine whether your entity is subject to the requirement and, if so, to submit your report:

- 1) Go to: <https://www.mass.gov/how-to/large-entity-reporting-requirement>
- 2) Click the "Reporting Form" button
- 3) Answer the Form questions to determine if you must report
- 4) If you must report, use the Form to upload the reporting spreadsheet

If you have questions or need more information, please go to the Large Entity Reporting webpage at <https://www.mass.gov/how-to/large-entity-reporting-requirement> or contact Matt Gentry of MassDEP's Bureau of Air and Waste, at [matthew.r.gentry@mass.gov](mailto:matthew.r.gentry@mass.gov).

Sincerely,

Glenn Keith  
Director, Air and Climate Programs