

City of Fall River Massachusetts

Office of the City Clerk

ALISON M. BOUCHARD
CITY CLERK

INÊS LEITE
ASSISTANT CITY CLERK

REGULAR MEETING OF THE CITY COUNCIL

MEETING: Tuesday, October 23, 2018 at 7:00 p.m.
Council Chamber, One Government Center

PRESENT: President Cliff Ponte, presiding;
Councilors Shawn E. Cadime, Joseph D. Camara, Steven A. Camara,
Bradford L. Kilby, Pam Laliberte-Lebeau, Stephen R. Long,
and Leo O. Pelletier

ABSENT: Councilor Derek R. Viveiros

IN ATTENDANCE: Terrance J. Sullivan, Administrator of Community Utilities
Cathy Ann Viveiros, City Administrator
Mary Sahady, Director of Financial Services

President Cliff Ponte called the meeting to order at 7:00 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. Motions from City Council request to address recent issues relating to Mayor Jasiel F. Correia II in accordance with Section 3-8 of the City Charter (objected to 10-16-2018):
 - a. Declare Mayor unable to perform duties in accordance with the City Charter
 - b. Vote of no confidence
 - c. Request Mayor resign from office

On a motion made by Councilor Steven A. Camara and seconded by Councilor Pam Laliberte-Lebeau, it was voted 1 yea, 7 nays to lift items #1a, 1b, and 1c from the table with Councilors Shawn E. Cadime, Joseph D. Camara, Steven A. Camara, Pam Laliberte-Lebeau, Stephen R. Long, Leo O. Pelletier and Cliff Ponte voting in the negative and Councilor Derek R. Viveiros absent and not voting and the motion failed to carry.

2. Mayor and order to establish spending limits for Vehicle Trade-In and Police Cruiser Revolving Funds for Fiscal Year 2019
*A motion was made by Councilor Bradford L. Kilby and seconded by Councilor Steven A. Camara to refer the matter to the Committee on Ordinances and Legislation, but was then withdrawn by Councilor Bradford L. Kilby. On a further motion made by Councilor Shawn E. Cadime and seconded by Councilor Stephen R. Long, it was unanimously voted to adopt the order, with Councilor Derek R. Viveiros absent and not voting.
Approved, October 25, 2018, Mayor Jasiel F. Correia II*

3. Mayor and orders of land acquisition:
- a. Bell Rock Road, across from 318 Bell Rock Road, Parcel W-20-0010 – \$15,000
 - b. 400 and 425 Flag Swamp Road (Crapo Lane) in East Freetown, Assessor Map No. 256 Lot 38 – \$20,000

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Pam Laliberte-Lebeau, it was unanimously voted to waive the rules to allow the Administrator of Community Utilities to answer questions, with Councilor Derek R. Viveiros absent and not voting. The Administrator of Community Utilities gave a brief overview of the proposed land acquisitions. On a further motion made by Councilor Steven A. Camara and seconded by Councilor Leo O. Pelletier, it was voted 8 yeas to adopt both orders, with Councilor Derek R. Viveiros absent and not voting. Approved, October 25, 2018, Mayor Jasiel F. Correia II

4. Mayor requesting confirmation of the following appointments:

- a. Patricia Casey – Special City Charter Committee

Councilor Shawn E. Cadime stated that he will not approve any appointments until the pending matters regarding the Mayor are resolved. Councilor Leo O. Pelletier asked who was on the Special City Charter Committee. The City Clerk read the list of current members. On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Stephen R. Long, it was voted 7 yeas, 1 nay to confirm the appointment, with Councilor Shawn E. Cadime voting in the negative and Councilor Derek R. Viveiros absent and not voting.

- b. Michael O'Reagan – Special City Charter Committee

The City Clerk stated that according to the resume of Michael O'Reagan, he is a city employee. On a motion made by Councilor Steven A. Camara and seconded by Councilor Shawn E. Cadime, it was voted 8 yeas that the appointment be granted leave to withdraw, with Councilor Derek R. Viveiros absent and not voting.

- c. Elizabeth R. Andre – Planning Board

On a motion made by Councilor Steven A. Camara and seconded by Councilor Stephen R. Long, it was voted 7 yeas, 1 nay to confirm the appointment, with Councilor Shawn E. Cadime voting in the negative and Councilor Derek R. Viveiros absent and not voting.

- d. Robert J. Rei – Commission on Disability

On a motion made by Councilor Steven A. Camara and seconded by Councilor Stephen R. Long, it was voted 7 yeas, 1 nay to confirm the appointment, with Councilor Shawn E. Cadime voting in the negative and Councilor Derek R. Viveiros absent and not voting.

5. Mayor requesting confirmation of the following reappointments:

- a. Laurence Dykes, Jr. – Historical Commission

A motion was made by Councilor Bradford L. Kilby and seconded by Councilor Stephen R. Long to confirm the appointment. Councilor Steven A. Camara asked if Mr. Dykes was serving on any other boards or commissions. The City Clerk stated that he serves on the Fall River Historic District Commission. On a further motion made by Councilor Steven A. Camara and seconded by Councilor Bradford L. Kilby, it was unanimously voted to table the appointment, with Councilor Derek R. Viveiros absent and not voting.

- b. Richard Mancini – Fall River Historic District Commission

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Steven A. Camara, it was unanimously voted to table the appointment, with Councilor Derek R. Viveiros absent and not voting.

c. Kristen Cantara Oliveira – Fall River Historic District Commission

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Steven A. Camara, it was unanimously voted to table the appointment, with Councilor Derek R. Viveiros absent and not voting.

6. Mayor requesting the parking facilities controlled by the Fall River Redevelopment Authority be transferred back to the City

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Stephen R. Long, it was unanimously voted to refer the matter to the Committee on Finance, with Councilor Derek R. Viveiros absent and not voting.

PRIORITY COMMUNICATIONS

7. Traffic Commission recommending amendments to traffic ordinances

On a motion made by Councilor Stephen R. Long and seconded by Councilor Pam Laliberte-Lebeau, it was unanimously voted to refer the matter to the Committee on Ordinances and Legislation, with Councilor Derek R. Viveiros absent and not voting.

COMMITTEE REPORTS

Committee on Public Works and Transportation recommending:

Adopt:

8. Order – The Stone Bridge Fire District Agreement for dam services and raw water purchases

On a motion made by Councilor Stephen R. Long and seconded by Councilor Steven A. Camara, it was unanimously voted to adopt the order, with Councilor Derek R. Viveiros absent and not voting. Approved, October 25, 2018, Mayor Jasiel F. Correia II

Committee on Ordinances and Legislation recommending:

All Readings with Emergency Preamble:

9. Proposed Ordinance – Traffic, Handicapped Parking

On a motion made by Councilor Joseph D. Camara and seconded by Councilor Stephen R. Long, it was voted 8 yeas to adopt an Emergency Preamble, with Councilor Derek R. Viveiros absent and not voting. On a further motion made by Councilor Bradford L. Kilby and seconded by Councilor Steven A. Camara, it was unanimously voted to pass the proposed ordinance through first reading, second reading, passed to be enrolled and passed to be ordained, with Councilor Derek R. Viveiros absent and not voting.

Approved, October 25, 2018, Mayor Jasiel F. Correia II

First Reading, as amended:

10. Proposed Ordinance – Traffic, Niagara Street inserting one-way

On a motion made by Councilor Steven A. Camara and seconded by Councilor Stephen R. Long, it was voted 6 yeas to pass the proposed ordinance through first reading, as amended, with Councilors Pam Laliberte-Lebeau and Cliff Ponte abstaining and Councilor Derek R. Viveiros absent and not voting. Councilor Steven A. Camara asked if one abstains, shouldn't they provide a reason why they are abstaining. President Cliff Ponte stated that it is not required, but he is not opposed to stating the reason. He stated that his business partner is the one who went before the Traffic Commission to make this request, because he owns the building where his real estate office is located. He also stated that he does not have an ownership interest in the building but that he doesn't want any issue and for that reason he is abstaining. He also mentioned that would be for item #10 and #11, this is the former Niagara Funeral Home, which is being remodeled.

11. Proposed Ordinance – Traffic, Niagara Street striking out one-way
On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Steven A. Camara, it was voted 6 yeas to pass the proposed ordinance through first reading, as amended, with Councilors Pam Laliberte-Lebeau and Cliff Ponte abstaining and Councilor Derek R. Viveiros absent and not voting.

12. Proposed Ordinance – Traffic, Dickinson Street prohibited parking
On a motion made by Councilor Stephen R. Long and seconded by Councilor Pam Laliberte-Lebeau, it was unanimously voted to pass the proposed ordinance through first reading, as amended, with Councilor Derek R. Viveiros absent and not voting.

13. Proposed Ordinance – Traffic, Striking out handicapped parking
On a motion made by Councilor Stephen R. Long and seconded by Councilor Pam Laliberte-Lebeau, it was unanimously voted to pass the proposed ordinance through first reading, as amended, with Councilor Derek R. Viveiros absent and not voting.

ORDINANCES – None

RESOLUTIONS – None

CITATIONS

14. Fall River Police Department Award Recipients and Retirees
- | | | |
|---------------------|------------------|--------------------|
| Tyler J. Andrade | Sheila Barrett | Mark R. Bouchard |
| Joshua L. Carreiro | Eric Copsetta | Charles J. Cullen |
| John DeMello | William Falandys | Charles D. Freitas |
| Shane T. Galus | David V. Lafleur | Michael J. Malek |
| Christian McCloskey | Matthew Mendes | William Platt |
| Amy L. Robinson | John P. Ruggiero | Richard P. Saraiva |
| Thaddeus Tosior Jr. | | |

On a motion made by Councilor Steven A. Camara and seconded by Councilor Shawn E. Cadime, it was unanimously voted to adopt the citations, with Councilor Derek R. Viveiros absent and not voting. Councilor Leo O. Pelletier stated that while speaking with the Police Department in the morning, he was asked to remind the Councilors of the event that is scheduled for Friday, November 2, 2018 and to call Palmira Aguiar at the Police Department for tickets.

ORDERS – HEARINGS – None

ORDERS – MISCELLANEOUS

15. City Council reappointment of Laurence Dykes Jr. to the Fall River Historic District Commission

On a motion made by Councilor Steven A. Camara and seconded by Councilor Leo O. Pelletier, it was unanimously voted to table the matter, with Councilor Derek R. Viveiros absent and not voting.

16. Police Chief's report on licenses:

Taxicab Drivers:

Starlex Durcely David Justice Tiffany Rodriguez Michael St. Pierre

Private Livery Drivers:

Viriato Bala Anthony Correia Brian Thomas

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Stephen R. Long, it was unanimously voted to adopt the order, with Councilor Derek R. Viveiros absent and not voting.

17. Auto Repair Shop License Renewals:

Fernando P. da Silva d/b/a Brodeur's Service Station at 109 Barrett Street
John Cordeiro d/b/a J&J Auto Repair, Inc. at 635 Warren Street
Manuel Felix d/b/a Felix Auto Collision Center at 1201 Slade Street
Joseph Bilan, BP Auto Service Repair, Inc. at 1091 South Main Street

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Stephen R. Long, it was unanimously voted to adopt the order, with Councilor Derek R. Viveiros absent and not voting. Approved, October 25, 2018, Mayor Jasiel F. Correia II

COMMUNICATIONS – INVITATIONS – PETITIONS

18. Claims

On a motion made by Councilor Leo O. Pelletier and seconded by Councilor Shawn E. Cadime, it was unanimously voted to refer the claims to Corporation Counsel, with Councilor Derek R. Viveiros absent and not voting.

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Shawn E. Cadime, it was unanimously voted to take items #19 through #22 together, with Councilor Derek R. Viveiros absent and not voting.

City Council Meeting Minutes:

- 19. Special Meeting of the City Council – August 27, 2018
- 20. City Council Public Hearing – September 25, 2018
- 21. City Council Committee on Finance – September 11, 2018
- 22. Regular Meeting of the City Council – September 11, 2018

On a motion made by Councilor Steven A. Camara and seconded by Councilor Stephen R. Long, it was unanimously voted to approve items #19 through #22, with Councilor Derek R. Viveiros absent and not voting.

BULLETINS – NEWSLETTERS – NOTICES – None

ITEMS FILED AFTER THE AGENDA WAS PREPARED:
CITY COUNCIL MEETING DATE: OCTOBER 23, 2018

RESOLUTION

Mayor submit vehicle log for fuel, mileage, drivers, etc. for the City Vehicle often driven by the Mayor prior to next scheduled City Council Meeting

A motion was made by Councilor Bradford L. Kilby and seconded by Councilor Leo O. Pelletier to adopt the resolution. Councilor Stephen R. Long stated that the City Council should request logs for all city owned vehicles, not just the one the Mayor is using. A further motion was made by Councilor Joseph D. Camara to amend the resolution by adding, to have all city owned vehicle drivers submit logs to supervisors. Councilor Stephen R. Long questioned if there are any state or local laws requiring logs to be maintained on city owned vehicles. Council Vice-President Pam Laliberte-Lebeau took the podium to allow President Cliff Ponte to speak. On a motion made by Council President Cliff Ponte and seconded by Councilor Stephen R. Long, it was unanimously voted to waive the rules to allow the City Administrator and the Director of Financial Services to answer questions. Councilor Steven A. Camara asked the City Administrator if there is a policy or any procedure on the books, either as an ordinance or as an administrative regulation that addresses the issue of driver logs, vehicle drivers and who fuels the vehicle. The City Administrator stated that she had worked with former Corporation Counsel Elizabeth Sousa, regarding a vehicle policy. At that time they reduced the number of employees who were allowed to take a vehicle home and it was only those individuals that were required to respond 24/7 for an emergency. Additionally, they were instructed to leave the vehicle parked while at their home and only use this vehicle to drive from their residence to a particular location if there was an emergency during any

time other than standard work hours. They were directed not to use these vehicles for any personal use. There was also a form that was created that basically has employees attesting that they are not using the vehicle for personal use, because of the tax consequences. Councilor Steven A. Camara asked the City Administrator if she knew how many vehicles are taken home. She stated that she believes there are eight. He then asked if there is a listing of how these vehicles are fueled and she stated that the Director of Financial Services has worked on the system, which is a key system. The Director of Financial Services stated that she is unsure what type of reports are available from this system. She went on to state that forms had been created by former Corporation Counsel Elizabeth Sousa, but were never implemented. She also stated that these forms can be implemented.

Council President Cliff Ponte stated that he filed this resolution after receiving numerous phone calls. He then asked the City Administrator where the motor pool vehicle, which the Mayor uses, is fueled. She stated at the Lewiston Street garage. President Cliff Ponte then asked the City Administrator where the Mayor's vehicle was located on the morning of October 11, 2018. He also asked if she knew if the Mayor was in his own vehicle or in the city motor pool vehicle and where the vehicle was located. The City Administrator stated that she was made aware that the vehicle was back in Fall River that morning, but she was unaware what vehicle the Mayor was using and was unable to speak about any detail about the location. Council President Cliff Ponte then stated that he feels the City Council should have those details at the next City Council meeting, because it was his understanding that the city motor pool vehicle was towed from Bridgewater to the Fall River Police Department, where it stood for a multitude of hours until the Mayor's release that day. He then went on to state that his greatest concern is that the Mayor is using a public car for private use. Councilor Shawn E. Cadime stated that the Police Chief and the Fire Chief are exempt from the tax code. He then stated that some positions are allowed some reasonable personal use, such as stopping at the grocery store on the way home. He also stated that the Mayor is constantly in Providence and Boston and the day of his arrest he was in Bridgewater at a concert. With the amount of work-related meetings that he needs to attend, the Councilor believes the Mayor should have a city vehicle.

Councilor Leo O. Pelletier stated that he drove for the Veterans office for over a year and he left the cars and the bus at the fire station in the north end. Every time he picked up the vehicle, he had to log in the mileage and where he went and then logged out. He also stated that he was to fuel the vehicle every time. He also mentioned that during the time when he would be fueling the vehicle, he noticed various vehicles that are not city owned vehicles taking fuel. He then asked the City Administrator if employees are using their own vehicles for city business and then being fueled at the gasoline pumps located at Lewiston Street. The Director of Financial Services stated that she has worked with Chris Gallagher to collect all the keys to the gas pumps and then redistributed them to only the employees who needed them.

Councilor Pam Laliberte-Lebeau asked the City Administrator who went to pick up the vehicle from Bridgewater. The City Administrator stated that she did not know. Councilor Pam Laliberte-Lebeau requested that the City Administrator have this information available at the next City Council meeting.

A motion made by Councilor Steven A. Camara to amend the resolution by adding, "for the motor pool vehicle as well as for all city-owned vehicles assigned to employees allowed to take vehicles home" was seconded by Councilor Stephen R. Long and voted unanimously with Councilor Derek R. Viveiros absent and not voting. On a further motion made by Councilor Steven A. Camara and seconded by Councilor Shawn E. Cadime, it was unanimously voted to amend the resolution by adding to the final paragraph "scheduled for November 6, 2018". On yet a further motion made by Councilor Steven A. Camara and seconded by Councilor Stephen R. Long, it was unanimously voted to adopt the resolution, as amended, with Councilor Derek R. Viveiros absent and not voting. Councilor Pam Laliberte-Lebeau requested that the City Clerk read the resolution, as amended.

The City Clerk read the following:

WHEREAS, the City of Fall River has a City issued motor pool vehicle, and

WHEREAS, the Mayor uses the city vehicle, now therefore

BE IT RESOLVED, that Mayor Correia submit to the City Council prior to its next scheduled City Council Meeting the following for the motor pool vehicle as well as for all city-owned vehicles assigned to employees allowed to take vehicles home:

- Vehicle driving log from June 1, 2018 to present
- List of vehicle drivers
- Who fuels the vehicle
- Confirmation of the vehicle's location on the morning of October 11, 2018, and

BE IT FURTHER RESOLVED, that the City Council discuss these matters at the meeting of the Committee on Finance scheduled for November 6, 2018.

Councilor Steven A. Camara requested that all Councilors receive a copy of the letter that he received from Corporation Counsel regarding estimated Counsel Fees.

On a motion made by Councilor Joseph D. Camara and seconded by Councilor Bradford L. Kilby, it was unanimously voted to adjourn at 8:13 p.m., with Councilor Derek R. Viveiros absent and not voting.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

DVD of meeting

List of Special City Charter Committee members read by the City Clerk

Communication from Corporation Counsel re: Counsel Fees

A true copy. Attest:



City Clerk

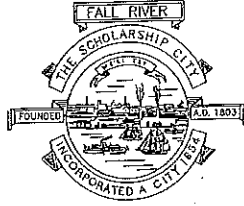
In City Council, November 27, 2018
Approved.

SPECIAL CITY CHARTER COMMITTEE

<u>Name & Address</u>	<u>Date of Appt.</u>	<u>Date Confirmed</u>	<u>Date Sworn</u>	<u>Date Term Exp.</u>
City Councilor Steven Camara	6-12-18	6-12-18	7-13-18	---
City Councilor Stephen Long	6-12-18	6-12-18	7-18-18	---
Michael Miozza	6-12-18	6-12-18	6-25-18	---
Eric Poulin	6-12-18	6-12-18	6-27-18	---
City Councilor Derek R. Viveiros	6-12-18	6-12-18	7-20-18	---

City of Fall River
Office of the Corporation Counsel

JASIEL F. CORREIA II
Mayor



JOSEPH I. MACY
Corporation Counsel

GARY P. HOWAYECK
Assistant Corporation Counsel

JESSICA A. ADLER
Assistant Corporation Counsel

October 19, 2018

Councilor Steven Camara
Fall River City Council
One Government Center
Fall River MA, 02722

For Distribution

RE: Counsel Fees

Dear Councilor Camara :

In response to your inquiry of October 18 I offer the following information. In formulating this response I am relying on my experience and certain documented expenses previously incurred by the city. However, the information is entirely hypothetical and is submitted as an appraisal, as realistic as possible, of what might or could happen as opposed to what will happen.

If the motion to declare the Mayor unable to perform his duties prevails I would reasonably anticipate the following legal action(s) to be undertaken:

- 1) Either the Mayor, the City itself, or the City Council as a body would bring a complaint for declaratory relief asking the Superior Court to rule the motion invalid and without force and effect. The complaint would also likely request injunctive relief. There would be three parties to this litigation: the Mayor, the City, and the City Council, individually and as a body. Since the question would of necessity have to be decided by the court it is somewhat academic who brings and who defends the suit as a decision must be obtained.

In such a case I would expect the Mayor or City Council, to incur legal fees of between \$25,000 and \$40,000 each to file, answer attend and argue one or two hearings up to and including the grant or denial of an injunction. Since this office would represent the City, as an entity, the City's fees should be somewhat less despite the fact that this office would engage outside counsel to insure that there be no question as to the independence of the City's legal advice. I would hope that the City's fees would be kept between \$15,000 and \$20,000 for the above services. Thus a conservative estimate of legal fees as above described would be between \$65,000 and \$100,000 up to and including the injunction hearing.

One Government Center • Fall River, MA 02722 • TEL (508) 324-2650
Workers' Compensation (508) 324-2540 • FAX (508) 324-2655 • EMAIL lawoffice@fallriverma.org
Equal Justice Under Law

Review on all checks 10/23/18 per Steve C.

- 2) After the final hearing on an injunction the question of the rights and obligations of the parties, and the determination of such by declaratory judgement would still remain. In order to obtain a final decree of declaratory relief each party would have to research, brief, and argue their respective positions. While a petition for declaratory relief ordinarily does not involve the taking of evidence that issue would be resolved by the judge presiding over the case. While it is likely that this case would have most of the facts agreed to by stipulation this, in itself, can be an arduous and time consuming process. Moreover, the research and arguments regarding the points of law which will be raised will also be time consuming. Finally, the arguments before the court at a hearing while usually less than an hour or an hour and a half require significant preparation and often senior, and expensive, counsel especially skilled in oral argument.

An estimate of the cost of this phase of the litigation is between \$50,000 and \$75,000 for each party and \$25,000 to \$30,000 for the City. A total of \$125,000 to \$180,000 for all counsel.

- 3) Because the matter would have some immediacy it is likely that any appeal would be moot. However, appeals are expensive both because they are time consuming and require the additional expense of printing costs. A conservative estimate of the legal costs for an appeal would be \$50,000 for each party and very likely \$40,000 for the city.

Therefore an estimate of the potential legal costs to the city from start to finish would be between \$330,000 and \$420,000. This estimate is based on an average hourly rate of \$300 to \$600 per hour. Although the City has had success in hiring outside counsel at \$175 per hour it is unlikely we could do so in a case such as this. The City may indemnify public officials for legal fees pursuant to C258 s .13. Moreover, under our ordinances the corporation counsel may institute or defend suits on behalf of the city and may engage the assistance of other counsel with the approval of the mayor. (2-527, 2-528) In order to insure adequate representation of all parties as set forth above it would be my intention to secure such counsel and such approval.

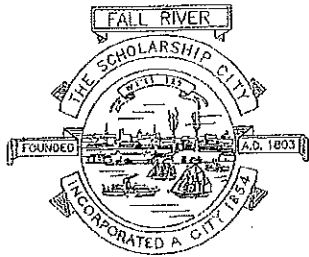
By way of comparison with previously expended legal fees, the fee for outside counsel in the E-Z litigation was \$32,000 reduced by agreement to \$20,000. That case involved answering a ten taxpayers complaint, filing appropriate pleadings one court appearance at which the case was dismissed. The Dominion energy case in 2014 resulted in a fee of \$115,012.55 in matter which involved pleadings only and did not involve a hearing. Courts have routinely allowed counsel fees of \$100,000 to \$150,000 in civil rights cases but these fees have been typically awarded after trial.

As stated above, these fees are estimates only. In addition, the suggested legal track that may be followed is hypothetical only and may not actually occur in the manner and sequence described. It is possible, for example, that to insure continuity of government the city itself would have to seek declaratory relief. Even in that event the legal fees would be the same.

I have tried to be as comprehensive and accurate as possible and am available to answer any question at your convenience.



Joseph L. Macy, Corporation Counsel



City of Fall River Massachusetts
Office of the City Clerk

2018 OCT 19 A 10:22

CITY CLERK
FALL RIVER, MA

INÊS LEITE

ASSISTANT CITY CLERK

ALISON M. BOUCHARD
CITY CLERK

MEETINGS SCHEDULED
CITY COUNCIL CHAMBER, ONE GOVERNMENT CENTER
TUESDAY, OCTOBER 23, 2018
AGENDA

6:00 P.M. COMMITTEE ON FINANCE

1. Citizen Input
2. *Communication – Tobacco Control Coordinator to discuss changes to state law regarding sales and use of tobacco (referred 9-25-2018)
3. *Fiscal Year 2019 Quarter 1 Budget Report

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

PRIORITY MATTERS

1. *Motions from City Council request to address recent issues relating to Mayor Jasiel F. Correia II in accordance with Section 3-8 of the City Charter (objected to 10-16-2018):
 - a. Declare Mayor unable to perform duties in accordance with the City Charter
 - b. Vote of no confidence
 - c. Request Mayor resign from office
2. *Mayor and order to establish spending limits for Vehicle Trade-In and Police Cruiser Revolving Funds for Fiscal Year 2019
3. *Mayor and orders of land acquisition:
 - a. Bell Rock Road, across from 318 Bell Rock Road, Parcel W-20-0010 – \$15,000
 - b. 400 and 425 Flag Swamp Road (Crapo Lane) in East Freetown, Assessor Map No. 256 Lot 38 – \$20,000
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 - a. Patricia Casey – Special City Charter Committee
 - b. Michael O'Reagan – Special City Charter Committee
 - c. Elizabeth R. Andre – Planning Board
 - d. Robert J. Rei – Commission on Disability
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 - a. Laurence Dykes, Jr. – Historical Commission
 - b. Richard Mancini – Fall River Historic District Commission
 - c. Kristen Cantara Oliveira – Fall River Historic District Commission
6. *Mayor requesting the parking facilities controlled by the Fall River Redevelopment Authority be transferred back to the City

PRIORITY COMMUNICATIONS

7. Traffic Commission recommending amendments to traffic ordinances

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

COMMITTEE REPORTS

Committee on Public Works and Transportation recommending:

Adopt:

8. *Order – The Stone Bridge Fire District Agreement for damn services and raw water purchases

Committee on Ordinances and Legislation recommending:

All Readings with Emergency Preamble:

9. *Proposed Ordinance – Traffic, Handicapped Parking

First Reading, as amended:

10. *Proposed Ordinance – Traffic, Niagara Street inserting one-way
11. *Proposed Ordinance – Traffic, Niagara Street striking out one-way
12. *Proposed Ordinance – Traffic, Dickinson Street prohibited parking
13. *Proposed Ordinance – Traffic, Striking out handicapped parking

ORDINANCES – None

RESOLUTIONS – None

CITATIONS

14. Fall River Police Department Award Recipients and Retirees
Tyler J. Andrade Sheila Barrett Mark R. Bouchard
Joshua L. Carreiro Eric Copsetta Charles J. Cullen
John DeMello William Falandys Charles D. Freitas
Shane T. Galus David V. Lafleur Michael J. Malek
Christian McCloskey Matthew Mendes William Platt
Amy L. Robinson John P. Ruggiero Richard P. Saraiva
Thaddeus Toslor Jr.

ORDERS – HEARINGS – None

ORDERS – MISCELLANEOUS

15. *City Council reappointment of Laurence Dykes Jr. to the Fall River Historic District Commission
16. Police Chief's report on licenses:
Taxicab Drivers:
Starlex Durcely David Justice Tiffany Rodriguez Michael St. Pierre
Private Livery Drivers:
Viriato Bala Anthony Correia Brian Thomas
17. Auto Repair Shop License Renewals:
Fernando P. da Silva d/b/a Brodeur's Service Station at 109 Barrett Street
John Cordeiro d/b/a J&J Auto Repair, Inc. at 635 Warren Street
Manuel Felix d/b/a Felix Auto Collision Center at 1201 Slade Street
Joseph Bilan, BP Auto Service Repair, Inc. at 1091 South Main Street

COMMUNICATIONS – INVITATIONS – PETITIONS

18. *Claims

***City Council Meeting Minutes:**

- 19. *Special Meeting of the City Council – August 27, 2018
- 20. *City Council Public Hearing – September 25, 2018
- 21. *City Council Committee on Finance – September 11, 2018
- 22. *Regular Meeting of the City Council – September 11, 2018

BULLETINS – NEWSLETTERS – NOTICES – None


Assistant City Clerk

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



**City of Fall River
Massachusetts**

**Health & Human Services Division
Tobacco Control**

RECEIVED

2018 SEP 20 P 4:49

CITY CLERK _____
FALL RIVER, MA

JASIEL F. CORREIA II
Mayor

TESS CURRAN, MPH
Director of Health & Human Services

MARILYN EDGE
Tobacco Control Coordinator

To: Honorable City Council Members

From: Marilyn Edge

FINANCE 2

Re: Changes to Existing State Law Regarding Tobacco Sales and Use

Date: September 20, 2018

On December 31, 2018 the new state law regarding the sale and use of tobacco and vaping products will go into effect. There are several changes to the existing state law, outlined below.

There have also been several changes to the City of Fall River's Tobacco grant from the MA Dept. of Public Health for the coming years.

- o Change in the amount of funding;
- o Reduction in number of communities covered.

I am respectfully requesting an opportunity to appear before the Finance Committee:

*to educate both the Council and the residents as to how the changes will affect not only the tobacco retailers in Fall River but also residents and business owners; and

*to explain the changes in the state law;

- o Change in Minimum Legal Sales Age, with 'grandfather' clause;
- o Prohibition of sale of tobacco/vaping products in establishments with a pharmacy;
- o Prohibit parents/guardians to provide tobacco/vaping products to their own children;
- o Include vaping products in the Smoke Free Workplace Law;
- o Include Private/Parochial/Vocational schools in the ban on smoking on school grounds.

*to advise the Council where there are options for them to take action before the state law takes effect.

Thank you.

**CITY OF FALL RIVER
IN CITY COUNCIL**

SEP 25 2018
*Referred to the
Committee on Finance*

RECEIVED

2018 OCT 12 P 1:06

CITY CLERK
FALL RIVER, MA

October 12, 2018

Cliff Ponte
City Council President
City of Fall River
One Government Center
Fall River, MA 02720

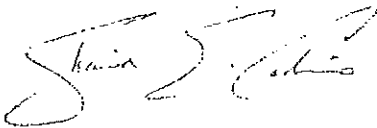
Re: Mayor Federal Indictment/City Charter Article 3 Section 3-8

Council President,

In light of the arrest and arraignment on 13 counts of federal criminal charges against Jasiel F. Correia II and whereas Jasiel F. Correia II refuses to resign his position of Mayor of the City of Fall River, I am requesting that you immediately call a special meeting of the Fall River City Council to exercise the Council's right, under Home Rule Charter Article 3, Section 3-8, to take a public vote to determine that the Mayor is unable to perform his duties of the office.

In addition as prescribe by the Home Rule Charter, if the vote of 7 yeas prevails the President of the City Council shall immediately assume the role of Acting Mayor. The role of acting mayor shall continue until such time as the federal criminal charges that have been brought against Jasiel F. Correia II have been resolved or concluded, or until the next scheduled city election where the voters of Fall River have the opportunity to exercise their vote for mayor.

Regards,



Shawn E. Cadime
City Council

**CITY OF FALL RIVER
IN CITY COUNCIL
OCTOBER 16, 2018
See attached motions**

City of Fall River, *In City Council*

1 a-b-c

CITY OF FALL RIVER

IN CITY COUNCIL

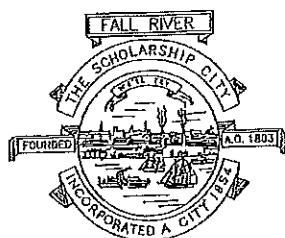
OCTOBER 16, 2018

A motion made by Councilor Shawn E. Cadime and seconded by Councilor Bradford L. Kilby requesting that the Fall River City Council, as allowed for under the Home Rule Charter, determine that Jasiel F. Correia II is unable to perform the duties of the Office of Mayor and that effective immediately the President of the City Council assume the role of Acting Mayor until such time as the federal criminal charges that have been brought against Jasiel F. Correia II by the United States of America have been resolved or until the next scheduled city election where the voters of Fall River have the opportunity to exercise their vote for the office of Mayor was objected to by Councilors Steven A. Camara and Joseph D. Camara and laid on the table until the next meeting in accordance with the City Charter.

A further motion made by Councilor Shawn E. Cadime and seconded by Councilor Pam Laliberte-Lebeau to take a vote of no confidence on Mayor Jasiel F. Correia II was objected to by Councilors Steven A. Camara and Joseph D. Camara and laid on the table until the next meeting in accordance with the City Charter.

A further motion made by Councilor Bradford L. Kilby and seconded by Councilor Shawn E. Cadime requesting Mayor Jasiel F. Correia II resign from office was objected to by Councilor Steven A. Camara and laid on the table until the next meeting in accordance with the City Charter.

2



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

RECEIVED

2018 OCT 17 A 9:05

CITY CLERK _____
FALL RIVER, MA

JASIEL F. CORREIA II
Mayor

October 15, 2018

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

Dear Honorable Council Members:

Massachusetts General Laws Chapter 44, § 53E½ require spending limits be established for revolving funds for use by the City, departments, boards, committees, agencies and officers in connection with the operation of programs or activities that generate fees, charges or other receipts to support all or some of the expenses of those programs or activities.

Your approval of the associated appropriation order is respectfully requested.

Ordered, that under the provisions of Massachusetts General Laws, Chapter 44, Section 53 E ½, the City of Fall River by vote of the City Council, hereby establishes authorized spending limits for the following Revolving Funds for FY 19:

Facilities Maintenance	\$50,000	Vehicle Trade-In
Police Department	\$40,000	Police Cruiser

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

Best Regards,

Jasiel F. Correia II
Mayor

City of Fall River, *In City Council*

2

ORDERED, that under the provisions of Massachusetts General Laws, Chapter 44, Section 53 E ½, the City of Fall River by vote of the City Council, hereby establishes authorized spending limits for the following Revolving Funds for FY 19:

Facilities Maintenance	\$50,000	Vehicle Trade-In
Police Department	\$40,000	Police Cruiser

3



City of Fall River
Massachusetts
Office of the Mayor

RECEIVED

2018 OCT 15 P 2:43

CITY CLERK
FALL RIVER, MA

JASIEL F. CORREIA II
Mayor

October 12, 2018

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

Dear Councilors:

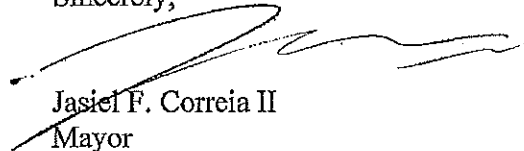
Please find enclosed two proposed orders of land acquisition for your review and approval. The requests are to purchase the following lots:

- Bell Rock Road; across from 318 Bell Rock Road (\$15,000.00)
- 400 and 425 Flag Swamp Road in Freetown; also referred to as Crapo Lane (\$20,000.00)

The lots will be used for conservation and access to additional conservation areas.

Please find attached a narrative and appraisals for the lots.

Sincerely,



Jasiel F. Correia II
Mayor

Enclosures

Department of Community Utilities
October 3, 2018

2018 Bioreserve Land Acquisition Project ~ Bell Rock Road & Flag Swamp Road
Parcels

The two parcels being acquired at this time provide valuable service and emergency access to permanently protected lands owned by the city.

Bell Rock Road Parcel [Attachments A, B & C]

A small undevelopable parcel with 400' of road frontage across from 318 Bell Rock Road will connect a land-locked city-owned water resource to a public roadway. The subject parcel is a wedge of upland forestland. It is in close proximity to Mill Brook and Rattlesnake Brook both of which have received state funds for ecological restoration projects. The land is surrounded by permanently protected lands of the Southeastern Massachusetts Bioreserve. Acreage: 19,335 sq. ft., Appraised Value: \$22,000, Price: \$15,000

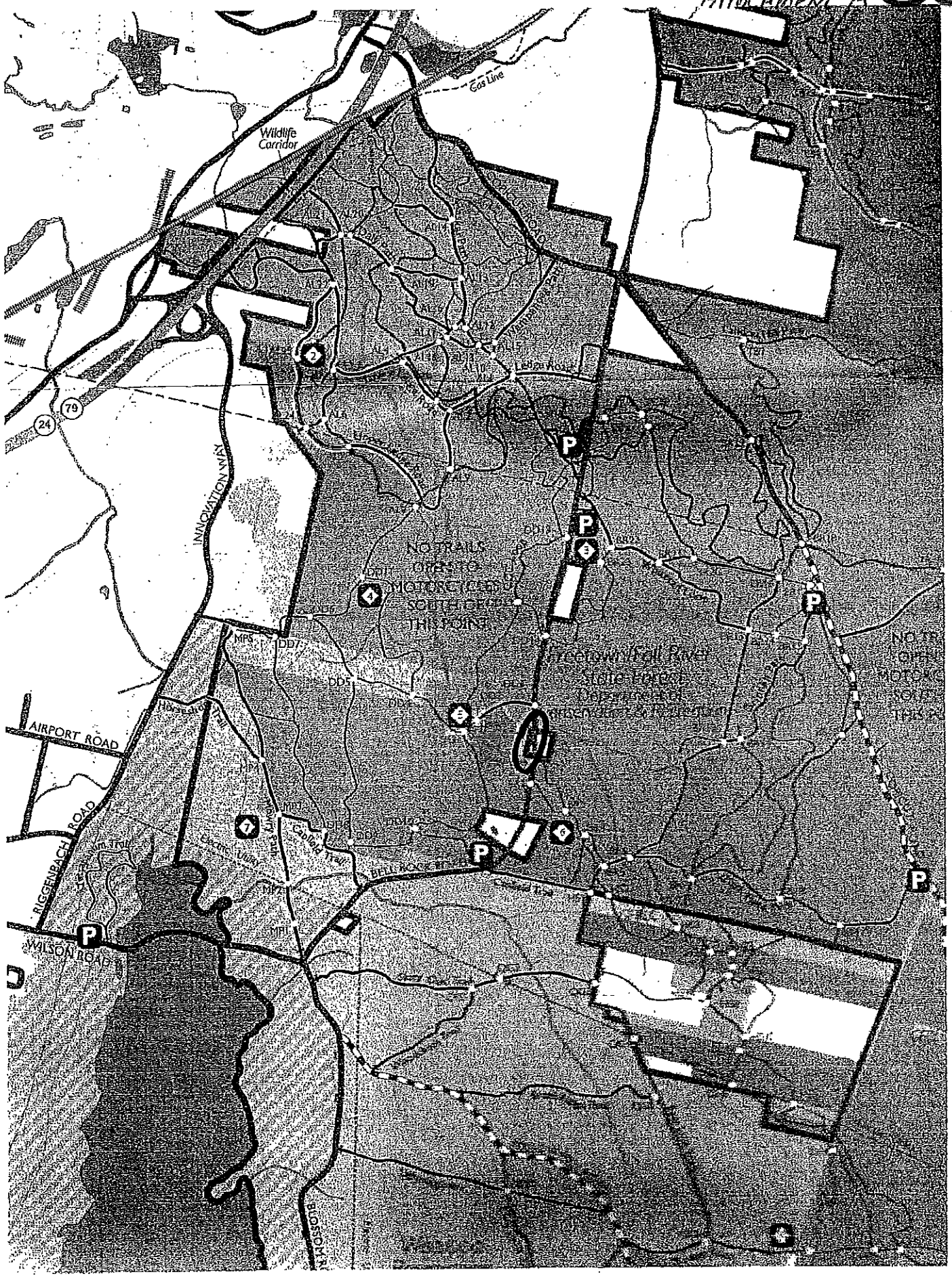
Flag Swamp Road Parcel [Attachments D & E]

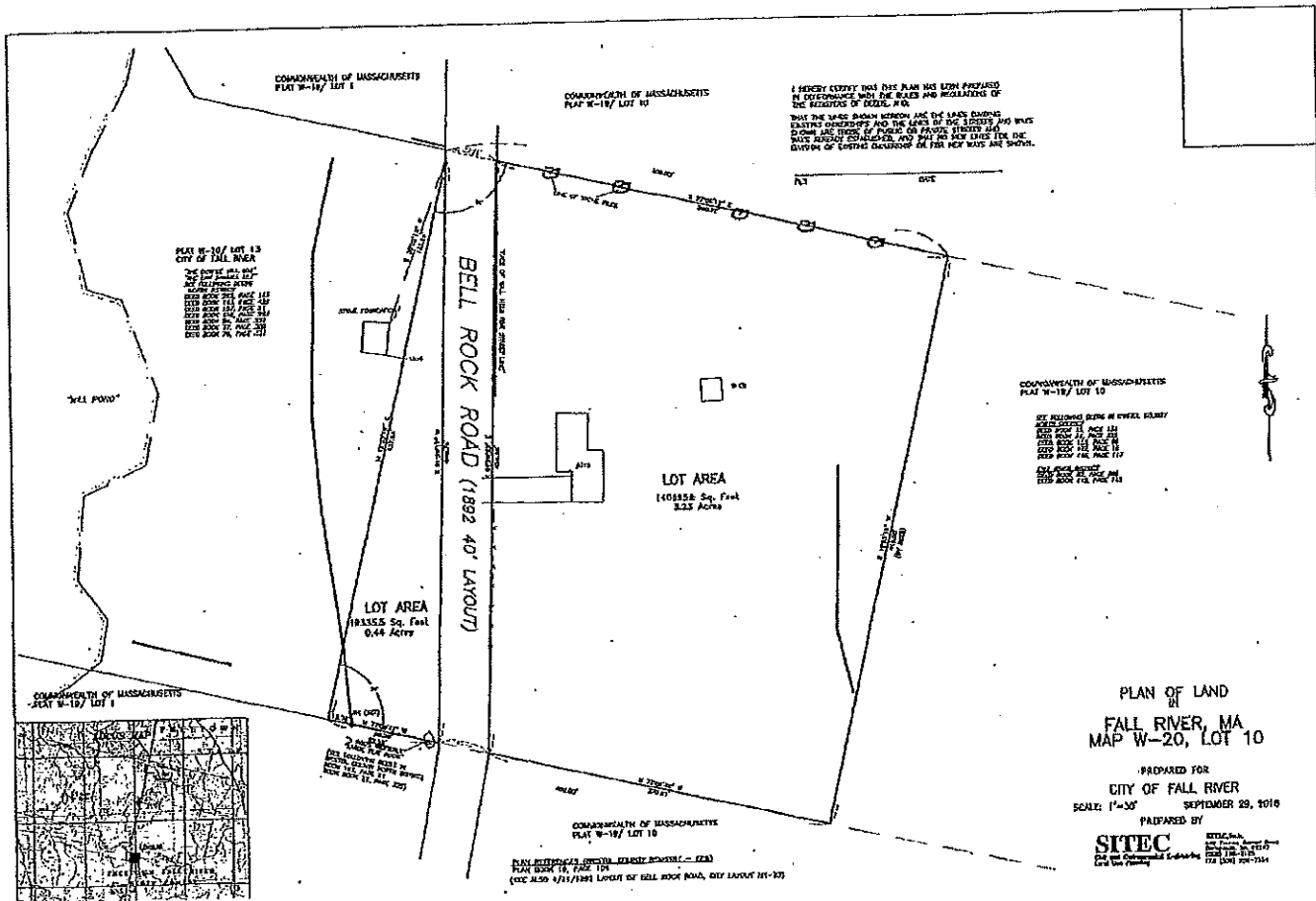
A small undevelopable parcel located between 400 and 425 Flag Swamp Road in Freetown provides service, emergency and wildfire suppression access to hundreds of acres of permanently protected city-owned watershed lands east of Copicut Reservoir in Fall River. The parcel is unique in that it contains a serviceable gravel driveway that once accessed a former farm. That farm, now abandoned and owned by the city, has reverted back to forest and the land is now in conservation. The parcel itself is about 1056' long and about 16' wide and it is lined by dry-laid stonewalls creating what is commonly referred to as a "farm lane". Old town records name it Crapo Lane perhaps referring to the surname of the farmer. Acreage: .75 Acres, Appraised Value: \$20,000, Price \$20,000

City of Fall River, *In City Council*

3a

ORDERED, that the Mayor is hereby authorized to acquire the property identified as Bell Rock Road, portion of Assessor Parcel number W-20-0010 in Fall River, Massachusetts subject to any changes and final approval by the Corporation Counsel. The acquisition and ownership of said lot will provide a location for future conservation protection for the Community Utilities Department.





3a

APPRAISAL OF REAL PROPERTY



LOCATED AT

Bell Rock Rd.
Fall River, MA 02720
Book 116 Page 66

FOR

Mike Laboissiere

OPINION OF VALUE

\$22,000

AS OF

August 9, 2018

BY

Judith A Jones SRPA
J A Jones
1749 Main Rd.
Tiverton, RI 02878
401 624 3113
judyjones@verizon.net

LAND APPRAISAL REPORT

3a

The purpose of this appraisal report is to provide the lender/client with an accurate and adequately supported opinion of the market value of the subject property.

CLIENT AND PROPERTY IDENTIFICATION

Property Address: Bell Rock Rd. City: Fall River State: MA ZIP: 02720
 Borrower: _____ Owner of Public Record: Benjamin & Donna Boothroyd County: Bristol
 Legal Description: Book 116 Page 66 Tax Year: _____ R.E. Taxes: N/A
 Assessor's Parcel #: Map W-20 Portion of Lot 10 Map Reference: 39300 Census Tract: 6425.00
 Neighborhood Name: Steep Brook HOA: \$ _____ Per Year ☐ Per Month ☐
 Special Assessments: _____ PUD ☐ Yes ☐ No
 Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Other (describe) _____
 Assignment Type: ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) possible purchase
 Lender/Client: Water Division, Treatment and Resources Address: _____

CONTRACT ANALYSIS

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$: _____ Date of Contract: _____ Is the property seller the owner of public record? ☐ Yes ☐ No Data Sources
 Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No
 If Yes, report the total dollar amount and describe the items to be paid. \$ _____

NEIGHBORHOOD DESCRIPTION

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	5 %
Built-Up	<input type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input checked="" type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	210	Low	Multi-Family	%
Neighborhood Boundaries:								450	High	100	Commercial
								250	Pred.	50	vacant
								Good	Average	Fair	Poor
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Primary Education	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Adequacy of Police/Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Protection from Deleterious Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Overall Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Neighborhood Description: The subject location is extremely rural there are only 4 homes on Bell Rock Rd. in Fall River. The street is only paved as far as the last house in Fall River. Traveling west on Bell Rock into Freetown the road is paved and there is more residential development including a horse farm. For the most part this area in Fall River is predominately vacant wooded land.

Market Conditions (including support for the above conclusions): Although interest rates have been slowly creeping up they are still considered favorable however it has become fairly difficult to obtain financing, particularly for vacant land.

SITE DESCRIPTION

Dimensions: irregular (see assessors Map) Area: 17,860 ☐ Acres ☒ Sq. Ft. Shape: triangle View: woods
 Zoning Classification: Open space Zoning Description: requires 300 feet frontage
 Zoning Compliance: ☐ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe) vacant
 Uses permitted under current zoning regulations: church, bike or pedestrian path, municipal, outdoor passive recreation
 Highest & Best Use: conservation
 Describe any improvements: none
 Do present improvements conform to zoning? ☐ Yes ☐ No ☒ No improvements If No, explain: _____

Present use of subject site: vacant Current or proposed ground rent? ☐ Yes ☒ No If Yes, \$ _____
 Topography: rolling Size: 17,860 sq ft Drainage: appears adequate
 Corner Lot: ☐ Yes ☒ No Underground Utilities: ☐ Yes ☒ No Fenced: ☐ Yes ☒ No If Yes, type: _____
 Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone: X FEMA Map #: 25005C0352F FEMA Map Date: 07/07/2009

Utilities	Public	Other	Provider or Description	Off-site Improvements	Type/Description	Public	Other
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Surface	<u>asphalt</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>		Street Type/Influence	<u>narrow</u>	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>well required</u>	Curb/Gutter	<u>none</u>	<input type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>septic required</u>	Sidewalk	<u>none</u>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Street Lights (type)	<u>none</u>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Alley	<u>none</u>	<input type="checkbox"/>	<input type="checkbox"/>

Are the utilities and off-site improvements typical for the market? ☒ Yes ☐ No If No, describe: _____
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☒ Yes ☐ No If Yes, describe: topography and restrictive zoning.

Site Comments: The site is very irregular in shape it is level at street and drops off in a south easterly direction. The Property that abuts the subject property to the rear is owned by the City of Fall River and involves wetlands and a pond. Based on the zoning the topography and the shape of the site it appears to be highly unlikely that it could be developed.

LAND APPRAISAL REPORT

File No.:
Loan No.:

3a

There are <input type="checkbox"/> comparable sites currently offered for sale in the subject neighborhood ranging in price from \$ _____ to \$ _____	
There were <input type="checkbox"/> comparable sites sold in the past 12 months in the subject neighborhood ranging in sale price from \$ _____ to \$ _____	
COMPARABLE SALES	
FEATURE	SUBJECT
Address	Bell Rock Rd. City/St/Zip Fall River, MA 02720
Proximity to Subject	Hancock St. Fall River, MA 02722
Data Sources	Public Record
Verification Sources	Book 8609 Page 76
Sale Price	\$ 23,000
Price/	\$ 2.42
Date of Sale (MO/DAY/YR)	12/30/14
Days on Market	N/A
Financing Type	N/A
Concessions	N/A
Location	rural
Property Rights Appraised	Fee Simple
Site Size Square foot	17,860
View	woods
Topography	rolling/low
Available Utilities	electric & phone
Street Frontage	445.5
Street Type	narrow
Water Influence	none
Fencing	none
Improvements	0
Plat/Lot	W-20 Portion of 10
COMPARABLE # 1	COMPARABLE # 2
Address	414 Bay St Fall River, MA 02724
Proximity to Subject	
Data Sources	Public Record
Verification Sources	Book 9137 Page 37
Sale Price	\$ 30,000
Price/	\$ 12.21
Date of Sale (MO/DAY/YR)	2/15/16
Days on Market	199
Financing Type	Conv.
Concessions	0
Location	urban/superior
Property Rights Appraised	Fee Simple
Site Size Square foot	2,458
View	neighborhood
Topography	level
Available Utilities	water/phone/electri
Street Frontage	58.61
Street Type	public
Water Influence	none
Fencing	none
Improvements	0
Plat/Lot	H-8 - 58
COMPARABLE # 3	
Address	Ledge St. Fall River, MA 02722
Proximity to Subject	
Data Sources	Public Record
Verification Sources	Book 9325 Page 262
Sale Price	\$ 20,000
Price/	\$ 1.60
Date of Sale (MO/DAY/YR)	5/2/17
Days on Market	N/A
Financing Type	cash
Concessions	0
Location	urban
Property Rights Appraised	Fee Simple
Site Size Square foot	12,500
View	neighborhood
Topography	level
Available Utilities	all nearby
Street Frontage	130
Street Type	City paper
Water Influence	none
Fencing	none
Improvements	0
Plat/Lot	K-22 - 110
Net Adjustment (Total, in \$)	\$ 743
Adjusted sales price of the Comparable Sales (in \$)	\$ 23,743
The Appraiser has researched the transfer history of the subject property for the past 3 years and the listing history of the subject for the past 12 months prior to the effective date of this appraisal. The appraiser has also researched the transfer and listing history of the comparable sales for the past 12 months.	
The appraiser's research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of the appraisal.	
Data Sources: Public Records	
The appraiser's research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data Sources: Public Records	
The appraiser's research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior listings of the subject property or comparable sales for the year prior to the effective date of the appraisal.	
Data Sources: MLS	
Listing/Transfer History (if more than two, use comments section or an addendum.)	Transfer/Sale (ONLY) of the Subject in past 36 months:
\$	\$ 0
\$	\$
Listing and Transfer history of Comp 1 in past 12 months:	Listing and Transfer history of Comp 2 in past 12 months:
\$ 17,000	2/12/16
\$	\$
Listing and Transfer history of Comp 3 in past 12 months:	
\$ 0	
\$	
Subject property is currently listed for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Data Source:	
Current Listing History	List Date
\$	List Price
\$	Days on Market
\$	Data Source
Subject property has been listed within the last 12 months? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Data Source:	
12 Month Listing History	List Date
\$	List Price
\$	Days on Market
\$	Data Source
Comments on Prior Sales/Transfers and Current and Prior Listings: Actually the previous sale of \$17,000 on 2/12/16 is really more representative of the subject.	
Summary of the Sales Comparison Approach: Differences in land area for all sales were adjusted at the rate of \$1.00 per square foot.	
Sale #1 was listed in MLS # 71492189 for \$29,000 as a formerly deemed buildable lot for a 26 X 28 foot foundation. The OOC expired and the property was withdrawn after 239 days on the market. The lot was subsequently purchased by the City of Fall River for the sale price of \$23,000. The property is basically square in shape and appears to be approximately 50% wet. The sale was adjusted a negative -\$3,000 for the superior availability of utilities, and a negative 20% for superior location and utility.	
Sale #2 was previously listed in MLS # 71875940 as a non-buildable site. It was listed for \$17,000 and closed on 2/12/16 for \$6,500 after 199 days on the market. It subsequently sold for the \$30,000 shown above. The buyer at the \$30,000 price must have performed his due diligence and was able to build on the site. He developed the site with a 1,568 square foot colonial and sold it for \$230,000 on 12/29/17 per MLS #72180827.	
Based on the convenience of this location, the availability of utilities the location and functional utility was considered superior and adjusted a negative 50%.	
Sale #3 is located on a dead end paper street. This property was listed in MLS # 71738133 for \$35,000. The listing expired on 11/4/14 after 155 days on the market. The property sold on 5/2/17 for \$20,000. The location is considered superior and was adjusted a negative 30% however, it is located on a paper street which is considered somewhat inferior and adjusted a negative \$5,000.	
The greatest consideration was given to sale 3 since the accessibility is less than sales 1 & 2. Sale 2 was given the least consideration.	
Reconciliation Comments: Unfortunately I was unable to locate any recent transactions that were in rural areas such as the subject. Those I was able to located were typically 2 or more acres. Based on the shape, topography and limited allowable uses by zoning I have estimated that the subject has a very limited potential for development.	
This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions or inspections:	
Based on a complete visual inspection of the subject site and those improvements upon said site, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of market value, as defined, of the real property that is the subject of this report is:	
Opinion of Market Value: \$ 22,000	as of: August 9, 2018
which is the date of inspection and the effective date of this appraisal.	

LAND APPRAISAL REPORT

File No.:
Loan No.:

3a

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s): ☐ Detached: ☐ Attached:
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project:

Total number of phases: _____ Total number of units: _____ Total number of units sold: _____

Total number of units rented: _____ Total number of units for sale: _____ Data sources: _____

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion: _____

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source: _____

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion: _____

Describe common elements and recreational facilities: _____

CERTIFICATIONS AND LIMITING CONDITIONS

This report form is designed to report an appraisal of a parcel of land which may have some minor improvements but is not considered to be an "improved site". All improvements are considered to be of relatively minor value impact on the overall value of the site. This report form is not designed to report on an "improved site" where significant value is derived from the improvements. This appraisal report form may be used for single family, multi-family sites and may be included within a PUD development.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions and certifications. Modifications, additions, or deletions to the intended use, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject site and any limited improvements, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this report is the lender/client identified within the appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: OCC, OTS, FRS, & FDIC joint regulations published June 7, 1994)

*Adjustments to the comparables must be made for special or creative concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect the subject property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the subject property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties express or implied. The appraiser will not be responsible for any such conditions that do exist or for the engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject site and any limited improvements. I have reported the information in factual and specific terms. I identified and reported the deficiencies of the subject site that could affect the utility of the site and its usefulness as a building lot(s).
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them unless indicated elsewhere within this report as there are no or very limited improvements and these approaches to value are not deemed necessary for credible results and/or reliable indicators of value for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of the sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining multiple transactions into one reported sale.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I have verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

LAND APPRAISAL REPORT

File No.:

Loan No.:

3a

CERTIFICATIONS AND LIMITING CONDITIONS (continued)

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SIGNATURES

APPRAISER

Signature: Judith A Jones
 Name: Judith A Jones SRPA
 Company Name: J A Jones
 Company Address: 1749 Main Rd.
Tiverton, RI 02878
 Telephone Number: 401 624 3113
 Email Address: judyjones@verizon.net
 Date of Signature and Report: 08/17/2018
 Effective Date of Appraisal: August 9, 2018
 State Certification #: 5951
 or State License #: _____
 or Other (describe): _____ State #: _____
 State: MA
 Expiration Date of Certification or License: 12/31/2019
 ADDRESS OF PROPERTY APPRAISED
Bell Rock Rd.
Fall River, MA 02720
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 22,000
 LENDER/CLIENT
 Name: Mike Labossiere Reservation Superintendent
 Company Name: Water Division, Treatment and Resources
 Company Address: 2929 Blossom Rd.
Westport, MA 02790
 Email Address: mlabossiere@fallriverma.org

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature: _____
 Name: _____
 Company Name: _____
 Company Address: _____
 Telephone Number: _____
 Email Address: _____
 Date of Signature: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from at least the street
 Date of Inspection: _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection: _____

Assumptions and Limiting Conditions

File #

3a

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal assignment, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an Identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property. I reported the site characteristics in factual, specific terms.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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20. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

21. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

23. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Judith A Jones
 Name Judith A Jones SRPA
 Company Name J A Jones
 Company Address 1749 Main Rd.
Tiverton, RI 02878
 Telephone Number 401 624 3113
 Email Address judvjones@verizon.net
 Date of Signature and Report 08/17/2018
 Effective Date of Appraisal August 9, 2018
 State Certification # 5951
 or State License # _____
 or Other (describe) _____ State # _____
 State MA
 Expiration Date of Certification or License 12/31/2019

ADDRESS OF PROPERTY APPRAISED
Bell Rock Rd.
Fall River, MA 02720
APPRAISED VALUE OF SUBJECT PROPERTY \$ 22,000

LENDER/CLIENT

Name Mike Labossiere Reservation Superintendent
 Company Name Water Division, Treatment and Resources
 Company Address 2929 Blossom Rd.
Westport, MA 02790
 Email Address mlabossiere@fallriverma.org

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____
☐ Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

Subject Land Photo Page

Client	Mike Laboisliere				
Property Address	Bell Rock Rd. Map W-20 Portion of Lot 10				
City	Fall River	County	Bristol	State	MA Zip Code 02720
Appraiser	Judith A Jones SRPA				

3a



Subject Frontage

Bell Rock Rd.
Sales Price
Date of Sale
Site Area 17,860
Location rural
Plat/Lot W-20 Portion of 10



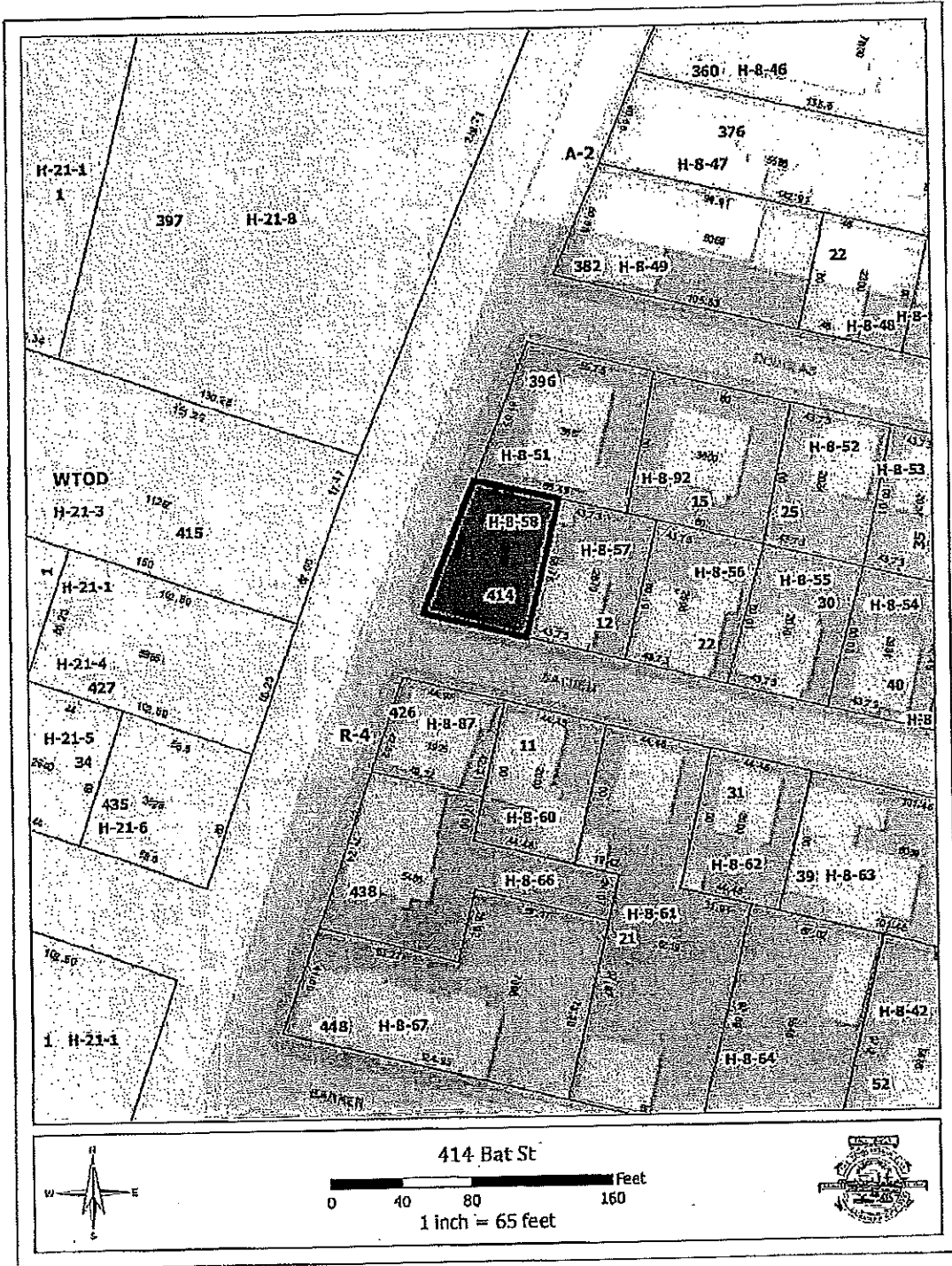
Subject interior



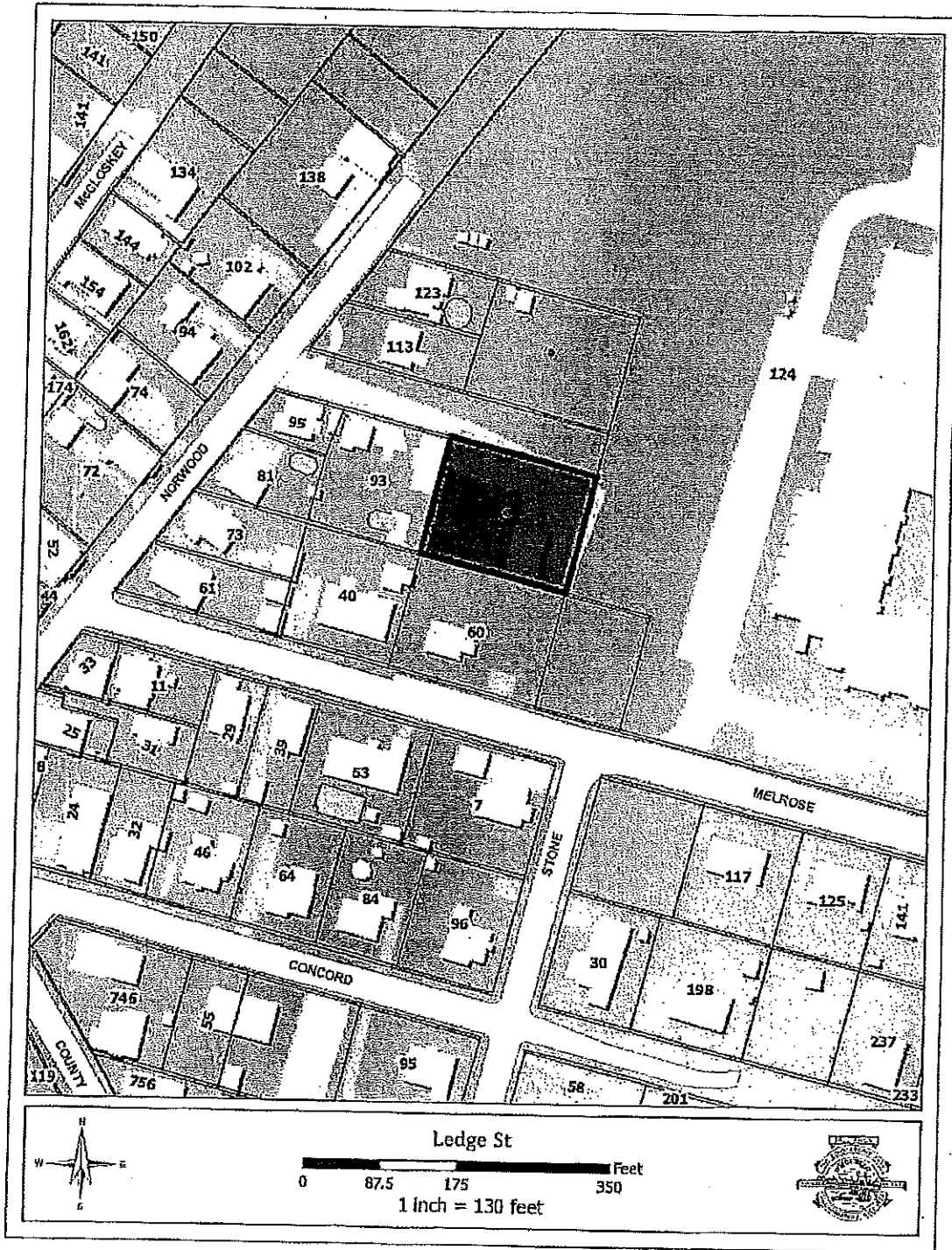
Subject Street

3a





3a



30



Qualifications

3a

QUALIFICATIONS

Name: Judith A. Jones SRPA
1749 Main Road
Tiverton, Rhode Island 02878 Tel # 401-624-3113
Cell# 401-952-6066
Email: judyjones@verizon.net

Designation: SRPA - Senior Real Property Appraiser
R. I. Certified General Appraiser - A00113G
MA Certified General Appraiser - 5951

Offices: 1749 Main Road - Tiverton, Rhode Island

Affiliated: J. A. Jones Associates
AMC Appraisal Co., Inc

Appraisal Background:
1997 - Present J. A. Jones Associates
1995 - Present AMC Appraisal Co., Inc
1982 - 2004 William E. Coyle Jr. & Associates
1981 - Coyle Research - for Pawtucket Revaluation
1980 - 1981 Research for Giroux & Company

Real estate Broker: License in Rhode Island & Massachusetts
1980 - Present

Experience: Residential, Commercial and Industrial Appraisals,
Conservations Easements, Development Rights, Temporary
and Permanent Easements, Partial Interests and Life Estates
Expert Witness- Family Court - Bankruptcy Court - Zoning

Education: Bishop Stang High School
Vernon Court Junior College - Associates Degree Marketing
University of Rhode Island - Various Courses
University of S. E. Mass. - Various Courses
University of Rhode Island - Certificate in Real Estate

Society of Real Estate Appraisers

Course 101 - Introduction to Appraising Real estate	...	Exam
Course 102 - Applied Residential Property Valuation	...	Exam
Course 201 - Principals of Income Property Appraising	...	Exam
Course 202 - Applied Income Property Valuation	...	Exam
Professional Practice Seminar		

Qualifications

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Page Two
Judith A. Jones

The Appraisal Institute:

Uniform Standards of Professional Appraisal Practice...Part A	...	Exam
Uniform Standards of Professional Appraisal Practice...Part B	...	Exam
Uniform Standards of Professional Appraisal Practice...Part C	...	Exam
The Appraiser's Complete Review Seminar		
The Appraiser as Expert Witness		
Industrial Valuation		
Valuation of Leased fee Interests		
Understanding Limited Appraisals & Appraisal Report Options		
Market Extractions - Income Property		
Appraisal of Retail Properties		
Real Estate Disclosure		
Business Valuation		
Zoning Hearings/Preparation and Presentation		
Issues in Appraising Lodging Properties in New England		
Marina Valuation Seminar		
Statistical Analysis and the Assessment Process		
Zoning Ordinances - Legal Nonconforming Uses		
Condemnation Studies: Opposing Sides		
Loss Prevention Seminar		
Litigation Expert Witness		
Valuation, Right of Way		
Market Extractions Income Properties		
The Appraisers Complete Review		
Golf Course Valuation Issues		
The Art & Science of Comparative Analysis		

Professional Affiliations:

Appraisal Institute: The Appraisal Institute is a result of the unification of the American Institute of the Real Estate Appraisers and the Society of Real Estate Appraisers.

SRPA: Senior Real Property Appraiser

Qualifications

3a

Page Three
Judith A. Jones

Appraisal Institute: Rhode Island Chapter 93

Board of Directors	...	1992
Board of Directors	...	1993
Vice President of Administration	...	1994
Vice President of Admissions	...	1995
President	...	1996

State of Rhode Island:

Real Estate Appraisers Board	...	1992 to 1995
Real Estate Appraisers Board	...	1997 to 2003
Education Chairman	...	1995
Vice Chairman	...	1997 to 2001

Society of Real Estate Appraisers:

Program Chairman	...	1988
------------------	-----	------

University of Rhode Island


Instructor ... College of Continuing Education
Application of Income Property Appraisal Methods

Hobbies:


Sailing, skiing, water skiing, cycling, scuba diving and golf

Certifications

3a



State of Rhode Island and Providence Plantations
Department of Business Regulation
Real Estate Appraisers Section
 John D. Farnham, Esq., 43-1
 1111 Pontiac Avenue
 Cranston, RI 02910-0911



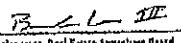
Certified General Appraiser

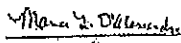
Certification No. C.G.A. 0400113 This Certification Expires on: 12/31/2019

In accordance with Title V, Chapter 20.5 of the General Laws of the State of Rhode Island relating to Real Estate Appraisers, Personal in special authority and having received full payment of the required fee, the Department of Business Regulation has **Reinstated/Certified**

Judith A. Jones


The person named herein may engage in the business of appraisal practice, provided he shall in all respects conform to the provisions of Title V, Chapter 20.5 of the General Laws of Rhode Island 1987, as amended, and the rules and regulations issued under and hereby thereof, beginning 01/01/2019 and ending 12/31/2019 subject to the terms of the reinstatement provided or voluntarily returned to the Department during this period.


 Patricia L. III
 Chairperson, Real Estate Appraisers Board


 Maria L. DiLoreto
 Deputy Director

COMMONWEALTH OF MASSACHUSETTS
DIVISION OF PROFESSIONAL LICENSURE
BOARD OF
REAL ESTATE APPRAISERS
ISSUES THE FOLLOWING LICENSE
CERT GEN. REAL ESTATE APPRAISER

JUDITH A. JONES
1749 MAIN RD
TIVERTON, RI 02878-4523



LICENSE SIGNATURE

5951
06/06/2019
265517

LICENSE NUMBER
EXPIRATION DATE
SERIAL NUMBER



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP4114085-17

Renewal of: RAP4114083-16

Program Administrator: Herbert H. Landy Insurance Agency Inc.
75 Second Ave Suite 410 Needham, MA 02464-2876

Item 1. Named Insured: Judith A. Jones

Item 2. Address: 1749 Main Road
City, State, Zip Code: Tiverton RI 02878

Item 3. Policy Period: From 11/18/2017 To 11/18/2018
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

- A. \$ 1,000,000 Damages Limit of Liability - Each Claim
B. \$ 1,000,000 Claim Expenses Limit of Liability - Each Claim
C. \$ 2,000,000 Damages Limit of Liability - Policy Aggregate
D. \$ 2,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

- A. \$ 0.00 Each Claim
B. \$ 0.00 Aggregate

Item 6. Premium: \$ 764.00

Item 7. Retrospective Date (if applicable): 11/18/2005

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 RI (05/13) IL7324 (08/12)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)

Kelly A. Vesperoni
Authorized Representative

City of Fall River, *In City Council*

3b

ORDERED, that the Mayor is hereby authorized to acquire the property identified as Crapo Lane, Assessor Map number 256 Lot 38 in East Freetown, Massachusetts subject to any changes and final approval by the Corporation Counsel. The acquisition and ownership of said lot will provide a location for future conservation protection for the Community Utilities Department.

3b



3b

APPRAISAL OF REAL PROPERTY



LOCATED AT

Crapo Lane
Freetown, MA 02717
Deed Book 3030 Page 67

FOR

Mike Labossiere

OPINION OF VALUE

\$20,000

AS OF

9/24/18

BY

Judith A. Jones SRPA
J A Jones
1749 Main Rd.
Tiverton, RI 02878
401 624 3113
judyjones@verizon.net

3b

LAND APPRAISAL REPORT

File No: _____

Property Address: crapo Lane City: Freetown State: MA Zip Code: 02717

County: Bristol Legal Description: Deed Book 3030 Page 67

Assessor's Parcel #: Map 256 Lot 38 Tax Year: 2018 R.E. Taxes: \$ 62.56 Special Assessments: \$ _____

Market Area Name: East Freetown Map Reference: 39300 Census Tract: 6171.02

Current Owner of Record: Daleswell INC. Borrower (if applicable): _____

Project Type (if applicable): ☐ PUD ☐ De Minimis PUD ☐ Other (describe) _____

Are there any existing improvements to the property? ☒ No ☐ Yes If Yes, indicate current occupancy: ☐ Owner ☐ Tenant ☒ Vacant ☐ Not habitable

If Yes, give a brief description: _____

This purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe) _____

This report reflects the following value (if not current, see comments): ☒ Current (the inspection date is the effective date) ☐ Retrospective ☐ Prospective

Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe) _____

Intended Use: possible purchase

Intended User(s) (by name or type): Client

Client: Mike Labossiere Reservation Superintendent Address: 2929 Blossom Rd., Westport, MA 02790

Appraiser: Judith A. Jones SRPA Address: 1749 Main Rd., Tiverton, RI 02878

Characteristics		Predominant Occupancy	One-Unit Housing	AGE	Present Land Use	Change in Land Use
Location:			PRICE (\$/sq ft)	(yr)		
<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural			One-Unit Housing 30%	<input checked="" type="checkbox"/> Not Likely
Built up: <input type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input checked="" type="checkbox"/> Under 25%	175	Low	2-4 Unit	<input type="checkbox"/> Likely *
Growth rate: <input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	500	High	Multi-Unit	% To: _____
Property values: <input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	376	Med	Commercial	%
Demand/supply: <input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply		40	vacant	70%
Marketing time: <input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.				

Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Dehimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: The subject is located in East Freetown, in close proximity to the Dartmouth and Fall River boundaries. The neighborhood is characterized by extensive state forests and the state wildlife sanctuary including the Cedar Swamp and the Copicut Reservoir. There are walking trails throughout and all factors contribute to the very rural atmosphere. The homes typically have generous land parcels and while there are some very old homes there are newer homes in recently developed subdivisions.

Dimensions: 50 foot frontage with a maximum depth of 903+/- feet Site Area: 32,670 sq ft

Zoning Classification: residential Description: 70,000 sq ft minimum lot size with 175 feet of frontage

Do present improvements comply with existing zoning requirements? ☐ Yes ☐ No ☒ No improvements

Uses allowed under current zoning: single family

Are CDDs applicable? ☐ Yes ☐ No ☐ Unknown Have the documents been reviewed? ☐ Yes ☐ No Ground Rent (if applicable) \$ _____ /

Comments: _____

Highest & Best Use as improved: ☐ Present use, or ☐ Other use (explain) N/A

Actual Use as of Effective Date: vacant Use as appraised in this report: vacant

Summary of Highest & Best Use: The subject involves a long narrow parcel that was formerly a gravel road leading to a property known as the Miller Farm. The configuration is such that the subject would be of value only to an abutting property owner. Based on the depth and narrow width the highest and best use would likely be conservation land added to the extensive protected land in the immediate area.

Utilities	Public	Other	Provide/Description	Off-site Improvements	Type	Public	Private	Frontage
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography
Gas	<input type="checkbox"/>	<input type="checkbox"/>		Vault	2 lane			Site
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	well	Surface	asphalt			Shape
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	septic	Curb/Gutter	none	<input type="checkbox"/>	<input type="checkbox"/>	Drainage
Storm Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	none	Sidewalk	none	<input type="checkbox"/>	<input type="checkbox"/>	View
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	none	<input type="checkbox"/>	<input type="checkbox"/>	
MultiMedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley	none	<input type="checkbox"/>	<input type="checkbox"/>	

Other site elements: ☐ Inside Lot ☐ Corner Lot ☐ Cut to Set ☐ Underground Utilities ☐ Other (describe) _____

FEMA Special Flood Hazard Area: ☐ Yes ☒ No FEMA Flood Zone: X FEMA Map # 25005C0289G FEMA Map Date 07/16/2015

Site Comments: The site is a 50 foot wide track that was formerly a gravel road. It has subsequently not been traveled and has become overgrown and is navigable only in an off road vehicle. The parcel appears to be bounded by stone walls along the north and south boundaries. Although the site appears to be predominately dry the configuration is such that it could not support development and the highest and best use is really conservation in conformance with much of the property in the area.

LAND APPRAISAL REPORT

File No.:

3b

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Public Records

1st Prior Subject Sale/Transfer

Date: _____ Price: _____ Source(s): _____

2nd Prior Subject Sale/Transfer

Date: _____ Price: _____ Source(s): _____

Analysis of sale/transfer history and/or any current agreement of sale/leasing:

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Crapo Lane Freetown, MA 02717	Sunset Avenue Westport, MA 02790	Chretien Drive Little Compton RI 02837	25 Butler St Dartmouth, MA 02748
Proximity to Subject				
Sale Price		\$ 17,000	\$ 10,500	\$ 8,000
Price/sq. ft.		0.60	0.65	0.74
Data Source(s)		Public Record Book 11544 Page 341	Public Record Book 172 Page 501	Public Record Book 12028 Page 313
Verification Source(s)				
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing		N/A	N/A	N/A
Concessions				
Date of Sale/Time		11/30/15	4/20/07	3/30/17
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	rural	suburban	rural	suburban
Site Area	32,670	28,270	16,117	10,800
Plat/Lot	256/38	16/26-42	27/35	123/134
Motivation		abutter	ROW	abutter - 1 removed
Utilities	electric/telephone	electric/telephone	electric/telephone	all
Net Adjustment (Total, in \$)		\$ 0	\$ 9,932	\$ 13,122
Adjusted Sale Price (in \$)		\$ 17,000	\$ 20,432	\$ 21,122

Summary of Sales Comparison Approach

Sale #1 is classified as a non buildable site. The property has wet lands near the frontage on Sunset Ave. and the road to the right of the lot is also wet and a paper street. The property was purchased by an abutting property owner. The lot is heavily wooded. When compared to the subject no adjustment was warranted. It should be noted that the land area is similar enough that no adjustments were warranted.

Sale #2: Chretien Drive is located off Long Highway and it is an older sale however it was included since it is a ROW purchased by the grantee for access to property they own to the rear. Since this parcel like the subject really has no alternative use the difference in land area was adjusted at 0.60 per square foot.

Sale #3 Butler St was purchased by an individual that owns other property in the immediate vicinity of this parcel. This lot is classified as non-buildable and appears to have a significant amount of wet land and is wooded. When compared to the subject this parcel was adjusted at the rate of 0.60 per square foot.

PROJECT INFORMATION FOR FUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project: _____

Describe common elements and recreational facilities: _____

Indicated Value by Sales Comparison Approach \$ 20,000

Final Recommendation The direct sales analysis is really the only reliable method of valuing property such as the subject. I attempted to locate transactions with a configuration similar to the subject, however the only sale I was able to locate was Comp 2.

This appraisal is made ☒ "as is" or ☐ subject to the following conditions: _____

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$20,000, as of: 9/24/18, which is the effective date of this appraisal.

If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 16 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

☒ Limiting cond./Certifications ☒ Narrative Addendum ☐ Location Map(s) ☐ Flood Addendum ☐ Scope of Work

☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐ Additional Sales

Client Contact: _____

E-Mail: mlabossiere@fallriverma.org Address: 2929 Blossom Rd., Westport, MA 02790

APPRaiser: _____

Supervisory or Co-Appraiser Name: _____

Company: _____

Phone: _____ Fax: _____

E-Mail: _____

Date of Report (Signature): 09/28/2018

License or Certification #: Certification 5951 State: MA

Designation: SRPA Certified General

Expiration Date of License or Certification: 12/31/2019

Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)

Date of Inspection: 9/24/18

Supervisory or Co-Appraiser Name: _____

Company: _____

Phone: _____ Fax: _____

E-Mail: _____

Date of Report (Signature): _____

License or Certification #: _____ State: _____

Designation: _____

Expiration Date of License or Certification: _____

Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect

Date of Inspection: _____



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DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, 2010.)

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

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CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED:Crapo Lane, Freetown, MA 02717**APPRAISER:**

Signature: *Judith A. Jones*
 Name: Judith A. Jones SRPA
 Title: SRPA Certified General
 State Certification #: Certification 5951
 or State License #:
 State: MA Expiration Date of Certification or License: 12/31/2019
 Date Signed: 09/28/2019

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 Title: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date Signed: _____
☐ Did ☐ Did Not Inspect Property

3b

File No.					
Client	Mike Labossiere Reservation Superintendent				
Property Address	Crapo Lane				
City	Freelton	County	Bristol	State	MA Zip Code 02717
Appraiser	Judith A. Jones SRPA				

The subject is a challenging property to appraise. It appears to be high and dry however the configuration is such that it could not really be developed. I have attempted to locate transactions involving the purchase of a ROW however the transactions I was able to locate typically had 0 as a sales price.

The one transaction I was able to locate with an indicated selling price is an older sale however the value on this type of property has not seemed to have had a significant increase in value over time.

Comparable Sales 1 & 3 involve significant wetlands and are classified as non developable however, the configuration is such that these parcels could potentially be utilized for an alternative use such as say a horse pasture.

The highest and best use for the subject is likely conservation based on the extent of conservation land in the immediate neighborhood.

The parcel runs from Flagg Swamp Road to conservation land in the City of Fall River which further illustrates my estimation of highest and best use.

Subject Land Photo Page

Client	Mike Labossiere Reservation Superintendent					
Property Address	Crapo Lane					
City	Freelown	County	Bristol	State	MA	Zip Code 02717
Appraiser	Judith A. Jones SRPA					

3b

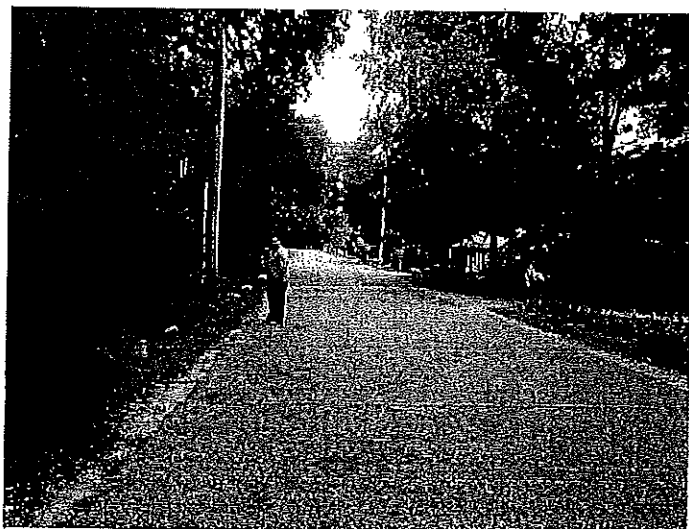


Subject Front

Crapo Lane
Sales Price
Date of Sale
Site Area 32,670
Location rural
Plat/Lot 256/38
motivation
utilities electric/telephone



Subject Interior west



Subject Street North

Photograph Addendum

Client	Mike Labossiere Reservation Superintendent				
Property Address	Crapo Lane				
City	Freetown	County	Bristol	State	MA Zip Code 02717
Appraiser	Judith A. Jones SRPA				

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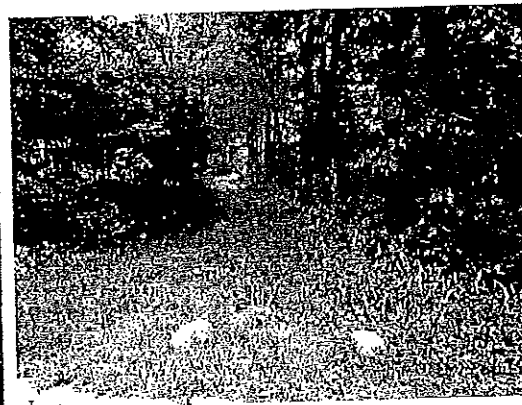
subject interior west



subject interior west



subject interior east



subject interior east

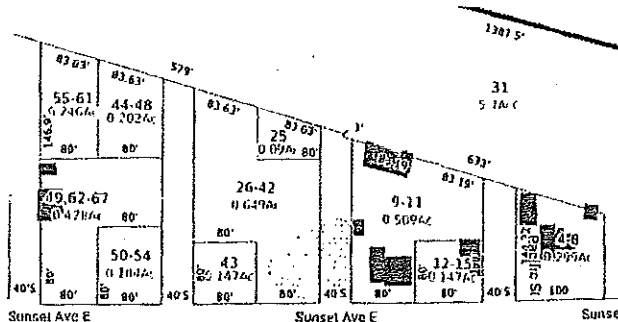


Subject Street South

Comparable Land Photo Page

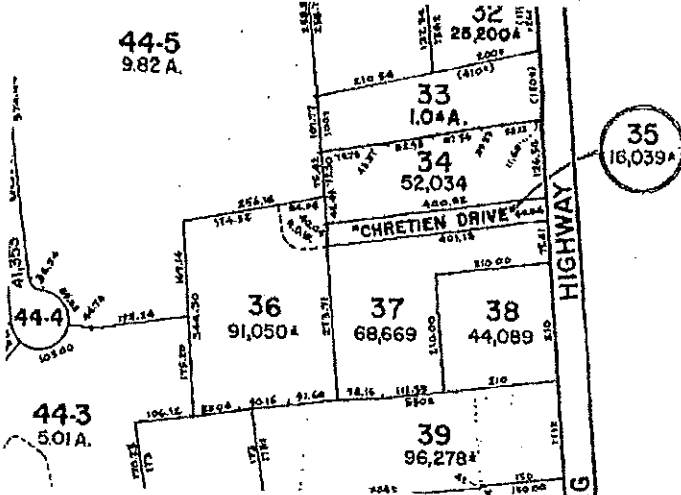
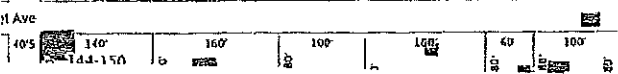
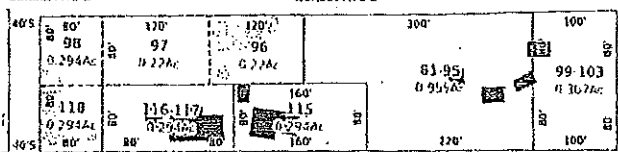
3b

Client	Mike Labossiere Reservation Superintendent				
Property Address	Crapo Lane				
City	Freetown	County	Bristol	State	MA
Appraiser	Judith A. Jones SRPA	Zip Code	02717		



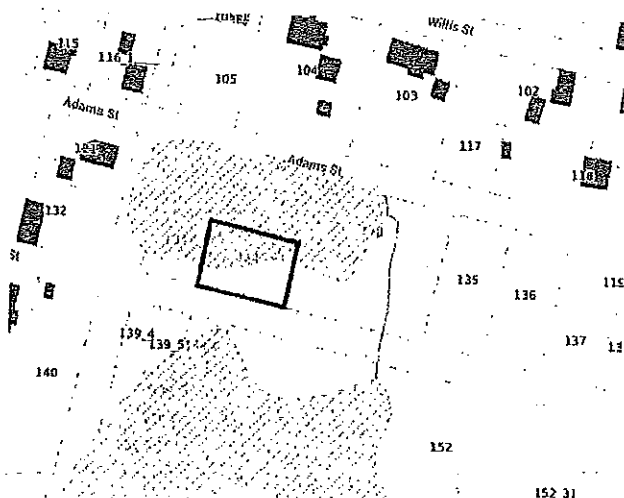
Comparable 1

Sunset Avenue
 Prox. to Subj.
 Sales Price 17,000
 Date of Sale 11/30/15
 Site Area 28,270
 Location suburban
 Plat/Lot 16/26-42
 motivation abutter
 utilities electric/telephone



Comparable 2

Christian Drive
 Prox. to Subject
 Sales Price 10,500
 Date of Sale 4/20/07
 Site Area 16,117
 Location rural
 Plat/Lot 27/35
 motivation ROW
 utilities electric/telephone



Comparable 3

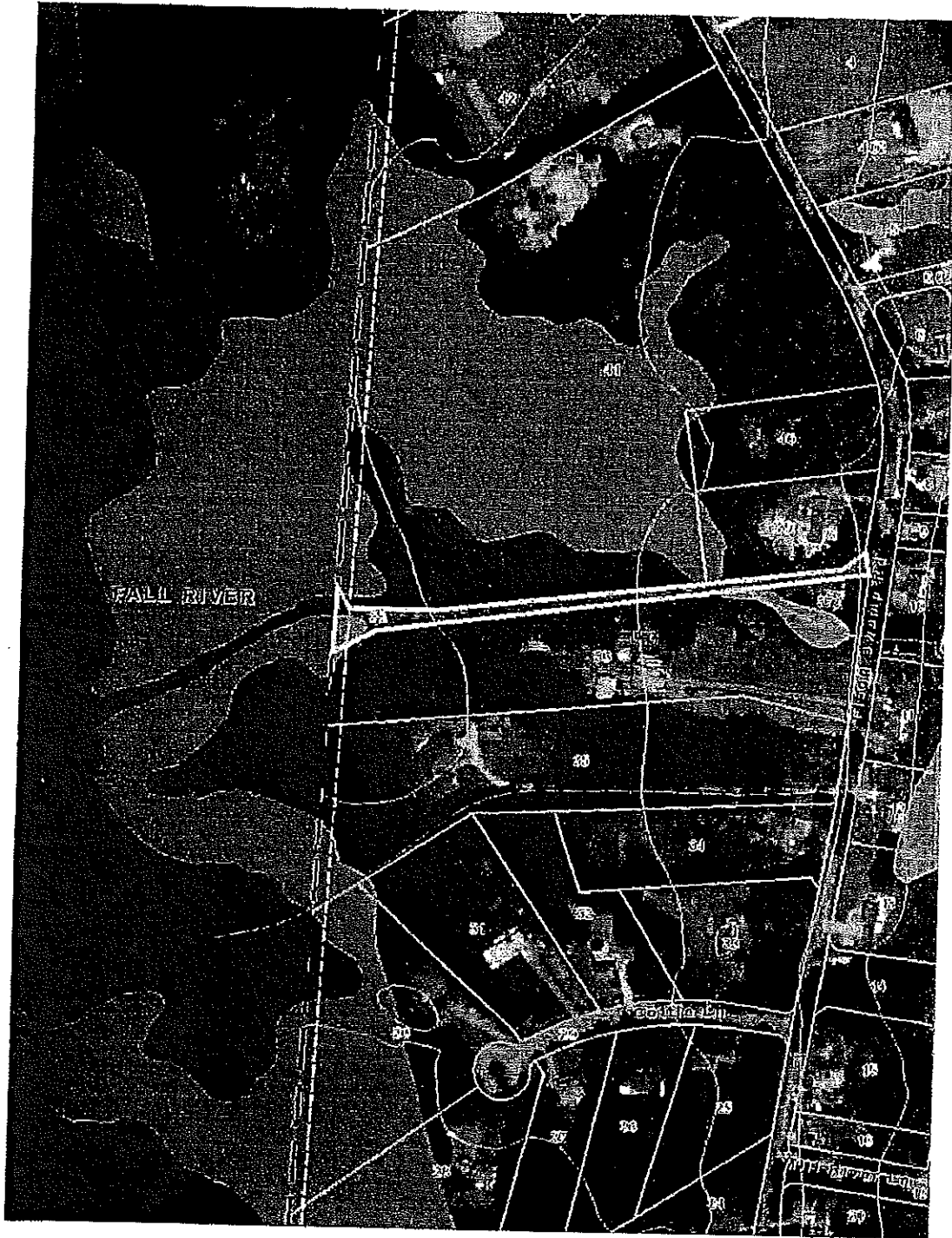
25 Butler St
 Prox. to Subject
 Sales Price 8,000
 Date of Sale 3/30/17
 Site Area 10,800
 Location suburban
 Plat/Lot 123/134
 motivation abutter - 1 removed
 utilities all

3b



Aerial View

3b



Qualifications

3b

QUALIFICATIONS

Name: Judith A. Jones
1749 Main Road
Tiverton, Rhode Island 02878
Tel # 401-624-3113
Cell # 401-952-6066

Designation: SRPA - Senior Real Property Appraiser
R. I. Certified General Appraiser - A00113G
MA. Certified General Appraiser - 5915

Offices: 1749 Main Road - Tiverton, Rhode Island
393 Main Street - Pawtucket, Rhode Island

Affiliated: J. A. Jones
William E. Coyle Jr. & Associates
Coyle Residential Appraisers
Coyle Research Associates
Kinnane Group

Appraisal & Real Estate Background:
1997 - Present J. A. Jones Associates
1982 - Present William E. Coyle Jr. & Associates
1981 - Coyle Research - for Pawtucket Revaluation
1980 - 1981 Research for Giroux & Company
1979 - 1981 Brady Real Estate

Real estate Broker: License in Rhode Island & Massachusetts
1980 - Present

Experience: Residential, Commercial and Industrial Appraisals
Expert Witness- Family Court - Bankruptcy Court - Zoning

Education: Bishop Stang High School
Vernon Court Junior College - Associates Degree Marketing
University of Rhode Island - Various Courses
University of S. E. Mass - Various Courses
University of Rhode Island - Certificate in Real Estate

Society of Real Estate Appraisers
Course 101 - Introduction to Appraising Real estate ... Exam
Course 102 - Applied Residential Property Valuation ... Exam
Course 201 - Principals of Income Property Appraising ... Exam
Course 202 - Applied Income Property Valuation ... Exam
Professional Practice Seminar

Qualifications

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Page Two
Judith A. Jones

The Appraisal Institute:

Uniform Standards of Professional Appraisal Practice...Part A	...	Exam
Uniform Standards of Professional Appraisal Practice...Part B	...	Exam
Uniform Standards of Professional Appraisal Practice...Part C	...	Exam
The Appraiser's Complete Review Seminar		
The Appraiser as Expert Witness		
Industrial Valuation		
Valuation of Leased fee Interests		
Understanding Limited Appraisals & Appraisal Report Options		
Market Extractions - Income Property		
Appraisal of Retail Properties		
Real Estate Disclosure		
Business Valuation		
Zoning Hearings/Preparation and Presentation		
Issues in Appraising Lodging Properties in New England		
Marina Valuation Seminar		
Statistical Analysis and the Assessment Process		
Zoning Ordinances - Legal Nonconforming Uses		
Condemnation Studies: Opposing Sides		
Loss Prevention Seminar		
Litigation Expert Witness		
Valuation, Right of Way		
Market Extractions Income Properties		
The Appraisers Complete Review		
Golf Course Valuation Issues		
The Art & Science of Comparative Analysis		

Professional Affiliations:

Appraisal Institute: The Appraisal Institute is a result of the unification of the American Institute of the Real Estate Appraisers and the Society of Real Estate Appraisers.

SRPA: Senior Real Property Appraiser

Qualifications

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Page Three
Judith A. Jones

Appraisal Institute: Rhode Island Chapter 93

Board of Directors	...	1992
Board of Directors	...	1993
Vice President of Administration	...	1994
Vice President of Admissions	...	1995
President	...	1996

State of Rhode Island:

Real Estate Appraisers Board	...	1992 to 1995
Real Estate Appraisers Board	...	1997 to 2003
Education Chairman	...	1995
Vice Chairman	...	1997 to 2001

Society of Real Estate Appraisers:

Program Chairman	...	1988
------------------	-----	------

University of Rhode Island

Instructor ... College of Continuing Education		
Application of Income Property Appraisal Methods		

Hobbies:

Sailing, skiing, water skiing, cycling, scuba diving and golf

Certifications

3b

State of Rhode Island and Providence Plantations
Department of Business Regulation
Real Estate Appraisers Section
 John G. Fawcett Complex, Bldg. 47-1
 1111 Providence Avenue
 Cranston, RI 02908-0112

Certified General Appraiser

Certification No. SCA0000112 This Certificate Expires on 12/31/2019

in accordance with Title 11, Chapter 16.7 of the General Laws of Rhode Island relating to Real Estate Appraisers
 Pursuant to record authority and having received full payment of the required fee, the Department of Business Regulation has
 Recertified

Judith A. Jones

This person named herein may engage in the business of appraisal services, provided he shall in all respects conform to
 the provisions of Title 11, Chapter 16.7 of the General Laws of Rhode Island 1957, as amended, and the rules and regulations
 issued under authority thereof, beginning 01/01/2018 and ending 12/31/2019 unless this license is
 suspended, revoked or voluntarily returned to the Department during this period.

B. L. Linn III
 Clerk of the Real Estate Appraisers Board

Maria J. O'Brien, Jr.
 Deputy Director

COMMONWEALTH OF MASSACHUSETTS
DIVISION OF PROFESSIONAL LICENSURE
 BOARD OF
 REAL ESTATE APPRAISERS
 ISSUES THE FOLLOWING LICENSE
 CERT GEN, REAL ESTATE APPRAISER

JUDITH A JONES
 1749 MAIN RD
 TIVERTON, RI 02878-4523

5951 06/06/2019 285517

LICENSE NUMBER EXPIRATION DATE SERIAL NUMBER



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: **RA14114085-17**

Renewal of: **RA14114085-16**

Program Administrator: **Herbert H. Lindy Insurance Agency Inc.**
75 Second Ave Suite 410 Needham, MA 02494-2876

Item 1. Named Insured: **Judith A. Jones**

Item 2. Address: **1749 Main Road**
City, State, Zip Code: **Tiverton, RI 02878**

Item 3. Policy Period: From **11/18/2017** To **11/18/2018**
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

- A. \$ 1,000,000 Damages Limit of Liability - Each Claim
B. \$ 1,000,000 Claim Expenses Limit of Liability - Each Claim
C. \$ 2,000,000 Damages Limit of Liability - Policy Aggregate
D. \$ 2,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

- A. \$ 0.00 Each Claim
B. \$ 0.00 Aggregate

Item 6. Premium: \$ **764.00**

Item 7. Retroactive Date (if applicable): **11/18/2005**

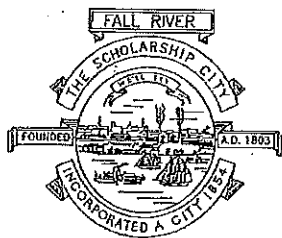
Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 RI (05/13) D7324 (08/12)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)

Kelley A. Vargason
Authorized Representative

D42100 (03/15)

Page 1 of 1



City of Fall River
Massachusetts
Office of the Mayor

JASIEL F. CORREIA II
Mayor

October 12, 2018

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

RE: **Special City Charter Committee**

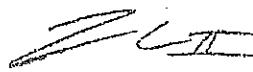
Mr. President and Members of the Honorable Council:

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

Patricia Casey
26 Mount Hope Avenue
Fall River, MA 02724

as a member of the Special City Charter Committee.

Thank you for your favorable consideration in this regard.


Jasiel F. Correia II
Mayor

4a

CITY CLERK
FALL RIVER, MA

2018 OCT 16 A 10:26

RECEIVED

4a

Patricia Casey
26 Mount Hope Avenue
Fall River, MA. 02724
(508) 328-9569

Relevant Experience

City of Fall River, *City Councilor*
1980 – 1998

- Responsible for oversight of governmental workings

Casey & Sheila's Pet Grooming, *Owner and Operator*
1981 – present

- Run all aspects of the business

U.S. Postal Service, *Custodian*
1980 – 1982

- Maintained cleanliness of the Post Office assigned to.

Bill Marsiarelli Martial Arts, *Teacher and Head of Security*
1970 – 1980

- Taught Martial Arts (First woman to obtain a black belt)
- Ran all aspects of security

John E. Lucey Shoe Company, *Shoe Production*
1963 – 1970

- Worked on production line, making shoes

United States Army, *SP 5 rank Crypto Operator*
1960 – 1963

- Provided communications assistance in Germany

Education

B.M.C. Durfee High School – 1960 graduate



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

JASIEL F. CORREIA II
Mayor

October 12, 2018

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

RE: Special City Charter Committee

Mr. President and Members of the Honorable Council:

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

Michael O'Reagan
1198 Newhall Street
Fall River, MA 02720

as a member of the Special City Charter Committee.

Thank you for your favorable consideration in this regard.

Jasiel F. Correia II
Mayor

46

CITY CLERK
FALL RIVER, MA

2018 OCT 16 A 10:26

RECEIVED

4b

Michael O'Reagan
1198 Newhall St
Fall River, Ma
02721
1-508-617-7733
Militarybiz1@AOL.com

Graduate of BMC Durfee High, class of 1990
1990 Enlisted US Air Force, Security Police officer
1994 Fall River Fire Department Emergency Medical Technician
1999 Fall River Fire Department Fire Fighter.
2006 Established online sales and local business M&M Antiques, home based



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

4C

JASIEL F. CORREIA II
Mayor

October 15, 2018

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

RE: Planning Board

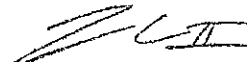
Mr. President and Members of the Honorable Council:

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

Elizabeth R. Andre
42 Riverview Street
Fall River, MA 02720

as a member of the Planning Board commencing on 10/15/2018 and expiring on 10/15/2022.

Thank you for your favorable consideration in this regard.


Jasiel F. Correia II
Mayor

CITY CLERK
FALL RIVER, MA

2018 OCT 16 A 10:26

RECEIVED

Elizabeth R. André

4c

42 Riverview Street, Fall River, Mass. 02720 ~ 508-840-7214 ~ bandre214@gmail.com

PROFILE

A dedicated and conscientious individual with an extensive background in customer relations. Ability to handle multiple projects, work independently, and exercise sound judgment. Possess excellent work ethics, clear strategic vision, and ability to foster harmonious working relations while understanding customers' needs and addressing complex and sensitive issues.

AREAS OF STRENGTH

Customer Relations * Portuguese/English Translation * Time Management * Operational Techniques * MSWord, Excel and PowerPoint

Major strengths include strong leadership, excellent communication skills, competent, strong team player, attention to detail, dutiful respect for compliance in all regulated environment, as well as supervisory skills, scheduling, training, and other administrative tasks with a clear vision to accomplish the company goals.

PROFESSIONAL EXPERIENCE

Rob Roy Beauty Academy – Fall River, MA Admissions Representative

01/2012- Present

Represent the institution in a positive manner by acting as first point of contact. Guide and mentor Rob Roy applicants through the application and admission process by helping them to assess their skills, education and career goals in order to choose the best program. Promote the institute through college fairs and social networking activities. Communicate with high school management and students to gauge academic interests. Provide information to students regarding courses offered and policies and procedures. Review students' applications for eligibility. Conduct campus tours to familiarize students with the campus. Represent the institute on career fairs and student events. Prepare and deliver presentation packages and distribute them at events. Assist students in applying for financial aid.

Plaisir de Peau Salon – North Dartmouth, MA Salon Manager

08/2009- 4/2015

Managed salon, scheduled appointments and employee schedules, ordered and maintained inventory, assisted with customer services, ensured excellent customer relations.

Brokers' Service Marketing Group – Providence, RI Licensing and Contracting Department Manager

11/1997 – 8/2009

Planned, directed, and managed designated projects, ensured that objectives were accomplished in accordance with outlined priorities, renewed all state corporate and staff Insurance licenses and contracts, analyzed results of operations to discover more efficient ways to utilize resources, Coordinated the successful simultaneous development of several projects, Delegated responsibilities and designed time schedules, reviewed and negotiated contracts that ensured quality, reviewed compliance issues, reviewed project status reports during each operational phase, supervised department staff, ensured excellent customer relations.

Cherry Webb – North Dartmouth, MA Estee Lauder Cosmetic Counter Manager

10/1995 – 11/1997

Managed cosmetic counter operations; including scheduling, appointments, monthly events, daily and monthly inventory ledgers, bookkeeping, training, and sales goals related to employee work progress.

US Department of Justice- Immigration and Naturalization Services/ Application Clerk

03/ 1990 – 9/ 1991

Reviewed Citizenship applications and set up files for the Interviewer, worked front desk answering calls, fingerprinting applicants, assisted applicants.

4c

EDUCATION

Rob Roy Academy – Fall River, MA
Graduate Certificate in Cosmetology

09/2010 – 06/2011

Certified as a Eyelash Extension Artist
Certified in Hair Extensions

08/2011

Bristol Community College – Fall River, MA
Pre-Professional (2 Semesters)

1988 – 1989

REFERENCES AVAILABLE UPON REQUEST



JASIEL F. CORREIA II
Mayor

City of Fall River
Massachusetts
Office of the Mayor

4d
RECEIVED

2018 OCT 15 A 11:18

CITY CLERK
FALL RIVER, MA

October 11, 2018

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

RE: Commission on Disability

Mr. President and Members of the Honorable Council:

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

Robert J. Rei
923 2nd Street
Fall River, MA 02721

as a member of the Commission on Disability, with a term commencing 10/11/2018 and expiring 10/11/2021.

Thank you for your favorable consideration in this regard.

Jasiel F. Correia II
Mayor

Robert J. Rei
923 2nd Street, Fall River, MA 02721

mgreetzelle@yahoo.com
Cell# 774-644-4795

4d

Recent Work Experiences

- 2018 Office manager/Administrative assistant, Herbert I. Rothfarb Ph.D. (Fall River Psychological Associates) Fall River, MA
- 2015 (Spring semester) Technical writing assistant, Liberal Arts Program Department, University of Massachusetts, Dartmouth, MA
- 2014 (Fall semester) Data Assessment Analyst, Office of Institutional Research, University of Massachusetts, Dartmouth, MA
- 2009-2013 Office/Research aide, Office of Grants Development, Bristol Community College, Fall River, MA
- 2013 (Summer semester) Staffs associate, Career Vocational Technical Linkages Program, Bristol Community College, Fall River, MA
- 2012 (Summer semester) Staffs associate, Office of Disability Services, Bristol Community College, Fall River, MA
- 2008-2012 English composition tutor, Writing Center, Bristol Community College, Fall River, MA
- 2007-2009 Circulation-aide, Eileen T. Farley Learning Resource Center (Academic Library), Bristol Community College, Fall River, MA
- 2015-2017 Stock clerk, People's Liquor Warehouse, Fall River, MA

Past work experiences (1983-2007)

- Modern Industries, Providence, RI. CNC panel saw & point-to-point router operator
- Monarch Inc., East Providence, RI. CNC panel saw operator, table saw operator
- Various woodworking-craftsman positions: finish sanding jewelry boxes, door & window assembly, custom entries, cabinet door making, fine furniture making, etc.
-

Noteworthy Accomplishments

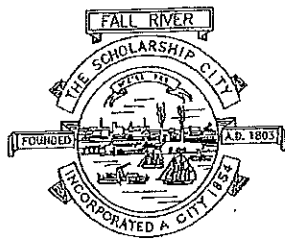
- Annual Phi Ro Pi Northeast Regional Speech and Debate Championships Boston, MA March 2009
 - 1st place Outstanding Community College Lincoln-Douglas Debater
 - 2nd place Readers Theater
 - 3rd place Communication Analysis
- Annual Phi Ro Pi National Championships, awarded "Fellowship" Chicago, IL April 2009
- 1st place poem, 2010 Rhoda Sheehan Student Poetry Contest, 2011 1st place honorable mention poem, Bristol Community College, Fall River, MA

Volunteer Work

- 2016 The Holocaust Center, Bristol Community College Fall River, MA (Workshop assistance)
Dr. Ron Weisberger, Director.
- 2017-2018 Florida Holocaust Museum, Saint Petersburg, FL (Docent program candidate)
John Sanguinett, Volunteer Coordinator.

Education

Bristol Community College Fall River, MA. AA Degree 2013
University of Massachusetts Dartmouth, MA. Undergraduate



JASIEL F. CORREIA II
Mayor

City of Fall River
Massachusetts
Office of the Mayor

5a
RECEIVED

2018 OCT 11 A 11:58

CITY CLERK
FALL RIVER, MA

October 10, 2018

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

RE: Historical Commission

Mr. President and Members of the Honorable Council:

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

Laurence Dykes, Jr
28 Chaloner Street
Fall River, MA 02720

as a member of the Fall River Historic District Commission, with a term commencing 10/10/2018 and expiring 10/10/2021.

Thank you for your favorable consideration in this regard.

Jasiel F. Correia II
Mayor

5a

Laurence Dykes, Jr.
28 Chaloner Street
Fall River, MA 02722
(508) 678-7003

QUALIFICATIONS

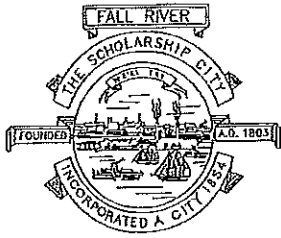
Twenty nine years- experience in the construction field. Nine years- experience as a Licensed Construction Supervisor. Responsible for project management, coordination of sub-contractors, interfacing with building inspectors/ managers and local officials. Ordering and purchasing of stock and delivery of projects upon completion.

EXPERIENCE

- | | |
|--|-----------------|
| Dillon Acoustical Corporation/Smithfield, RI
<i>Suspended Ceiling Installation Engineer</i> | 2007 to Present |
| <ul style="list-style-type: none"> Responsible for pre-installation Review blue prints for accuracy and integrity Order and purchase job related stock and supplies Partner with job supervisors to ensure timely delivery | |
| Lawton Contracting/Braintree, MA
<i>Suspended Ceiling Installation Engineer</i> | 2004 to 2007 |
| <ul style="list-style-type: none"> Responsible for pre-installation Review blue prints for accuracy and integrity Order and purchase job related stock and supplies Partner with job supervisors to ensure timely delivery | |
| Forest Construction Corporation/Stoughton, MA
<i>Licensed Construction Supervisor</i> | 1995 to 2004 |
| <ul style="list-style-type: none"> Responsible for overseeing projects from beginning phases to completion Manage sub-contractors to ensure completion of project delivery and submission of relevant inspections Scheduled inspections with local building inspectors and fire officials Partnered with building managers to ensure compliant project execution in accordance with building rules and regulations | |
| Fine Line Interiors/Boxford, MA
<i>Suspended Ceiling Installation Engineer</i> | 1985 to 1995 |
| <ul style="list-style-type: none"> Responsible for pre-installation Review blue prints for accuracy and integrity Order and purchase job related stock and supplies Partner with job supervisors to ensure timely delivery | |

EDUCATION AND CERTIFICATIONS

- | | |
|--|------|
| East Bridgewater High School
Graduate | 1985 |
| Construction Certification Institute, Inc.
Licensed Construction Supervisor | 2001 |
| Operations and Maintenance of Asbestos Removal | 2001 |
| OSHA 30
Construction Safety and Health | 2009 |



JASIEL F. CORREIA II
Mayor

City of Fall River
Massachusetts
Office of the Mayor

5b
RECEIVED

2018 OCT 11 A 11:58

CITY CLERK
FALL RIVER, MA

October 10, 2018

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

RE: Fall River Historic District Commission

Mr. President and Members of the Honorable Council:

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

Richard Mancini
243 French Street
Fall River, MA 02720

as a member of the Fall River Historic District Commission, with a term commencing 10/10/2018 and expiring 10/10/2019.

Thank you for your favorable consideration in this regard.

Jasiel F. Correia II
Mayor

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RICHARD R. MANCINI
243 French St., Fall River, MA 02720-3431
508-558-3539 – cell rrmancini@comcast.net

Professional Experience:

2004 to present Retired

2002-2004: Director Engineering and Maintenance
Rhode Island Hospital, Providence, RI

1980-2003: Manager of Electrical Operations and Design
Rhode Island Hospital, Providence, RI

1978-1980: Supervisor of Electrical Operations
Brown University, Providence, RI

1966-1978: Mancini Electric Co., Fall River, MA
Owner/manager of 13 person shop;

Education:

Diman regional Vocational High School, Fall River, MA
Roger Williams University, Bristol, RI: six credits short of
BS degree in Industrial Engineering

Licenses/Certifications:

- Master and Journeyman Electrician licenses: MA and RI
- Refrigeration License MA
- Licensed Real Estate Broker: MA & RI (2005-2009)
- Nationally Certified Motorcycle Safety Instructor

References and more comprehensive detail re: above will be submitted upon request



JASIEL F. CORREIA II
Mayor

City of Fall River
Massachusetts
Office of the Mayor

5C
RECEIVED

2018 OCT 11 A 11:58

CITY CLERK _____
FALL RIVER, MA

October 10, 2018

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

RE: Fall River Historic District Commission

Mr. President and Members of the Honorable Council:

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

Kristen Cantara Oliveira
898 Robeson Street
Fall River, MA 02720

as a member of the Fall River Historic District Commission, with a term commencing 10/10/2018 and expiring 10/10/2020.

Thank you for your favorable consideration in this regard.

Jasiel F. Correia II
Mayor

KRISTEN OLIVEIRA

100 Chavenson Street

Fall River, MA 02723

Cell (508) 837-4447, Home (508) 674-8566

50

EDUCATIONAL HISTORY

BRISTOL COMMUNITY COLLEGE, Fall River, MA
Thanatology Program – graduated June 2013

DIMAN SCHOOL OF PRACTICAL NURSING, Fall River, MA
Practical Nursing Program – graduated June 2008

BRISTOL COMMUNITY COLLEGE, Fall River, MA
Business Office Technology – graduated September 1998

JOHNSON AND WALES UNIVERSITY, Providence, RI
Fashion Merchandising – graduated June 1987

WORK HISTORY

BISHOP CONNOLLY HIGH SCHOOL, Fall River, MA
School Nurse – August 2012 to Present

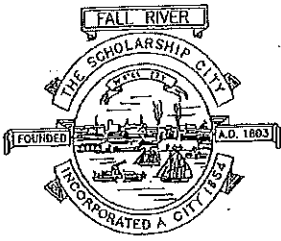
HOPE HOUSE OF ST. ANNE'S HOSPITAL, Fall River, MA
Licensed Practical Nurse – March 2010 to June 2012

HIGHLAND MANOR NURSING HOME, Fall River, MA
Licensed Practical Nurse – November 2008 to March 2010

IDDI / CRYSTAL SPRINGS SCHOOL, Assonet, MA
Licensed Practical Nurse – July 2008 to January 2009

BROTHERS OF CHRISTIAN INSTRUCTION, Fall River, MA
Private Cook – October 2006 to June 2012

BISHOP CONNOLLY HIGH SCHOOL, Fall River, MA
Administrative Assistant – December 1998 to May 2007



JASIEL F. CORREIA II
Mayor

City of Fall River
Massachusetts
Office of the Mayor

RECEIVED

2018 OCT 18 P 2:58

CITY CLERK
FALL RIVER, MA

October 18, 2018

Honorable City Council
One Government Center
Fall River, Massachusetts 02722

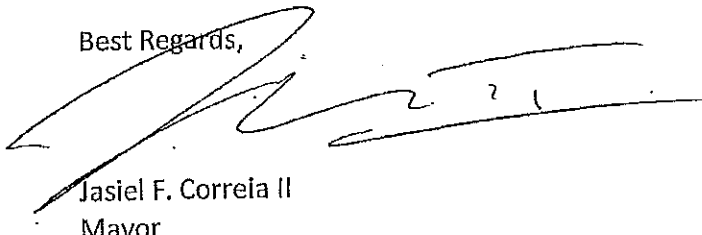
Councilors:

As part of the City's efforts to revitalize our Central Business District, we have acknowledged the parking constraints being confronted by visitors and employees within the District. The City's Traffic Department has been assessing the resources available within the downtown and has advised my Administration that the parking facilities currently controlled by the Fall River Redevelopment Authority (RDA) would afford the City an opportunity to develop a comprehensive, parking management strategy. As said garages and flat surface parking areas were originally transferred from the City to the RDA, we are respectfully requesting that these properties be transferred back to the City.

At a meeting of the Redevelopment Authority held on October 10, 2018, the Board voted to authorize their counsel to prepare for the transfer pending City Council acceptance of assets.

As this transfer is subject to approval by the Fall River City Council, I respectfully request that the matter be referred to the Real Estate Committee. My Administration is preparing a financial proforma for the garages and additional engineering information will be provided. Your favorable decision in this regard is respectfully requested.

Best Regards,



Jasiel F. Correia II
Mayor

CITY OF FALL RIVER

8

To the City Council

Councillors:

The Committee on Public Works and Transportation, at a meeting held on October 16, 2018,
voted unanimously to recommend that the accompanying order be adopted.


Assistant Clerk of Committees

8

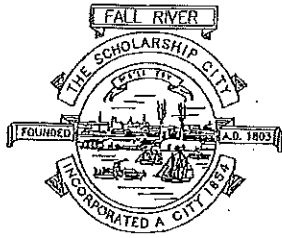
City of Fall River, *In City Council*

ORDERED, that the Mayor, through the Watuppa Board, be and the same is hereby authorized to enter into an agreement with The Stone Bridge Fire District for dam services and raw water purchases.

CITY OF FALL RIVER
IN CITY COUNCIL

SEP 25 2018

*Referred to the
Committee on Public
Works and Transportation*



JASIEL F. CORREIA II
Mayor

City of Fall River
Massachusetts
Office of the Mayor

RECEIVED

2018 SEP 20 P 12:37

CITY CLERK _____
FALL RIVER, MA

September 20, 2018

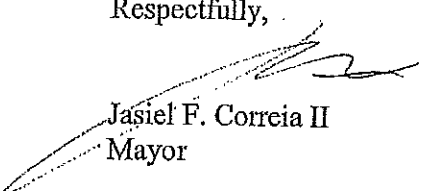
Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

Dear Honorable Councilors:

Your approval of the attached Agreement with the Stone Bridge Fire District is respectfully requested. The Fall River Water Board and the Stone Bridge Fire District have both approved. This agreement will replace the prior 1990 document.

If you have any questions or require further information, please contact Terrance Sullivan and/or Paul Ferland at 508-324-2320.

Respectfully,


Jasiel F. Correia II
Mayor

CITY OF FALL RIVER
IN CITY COUNCIL

SEP 25 2018

*Referred to the Committee
on Public Works and Transportation*

**AGREEMENT FOR DAM SERVICES AND RAW WATER PURCHASES
BETWEEN
THE CITY OF FALL RIVER, MASSACHUSETTS
AND
THE STONE BRIDGE FIRE DISTRICT IN RHODE ISLAND**

THIS AGREEMENT, made and entered into this _____ day of _____ 2018, by and between the City of Fall River, a Municipal Corporation within the Commonwealth of Massachusetts in the County of Bristol, acting through its Watuppa Water Board hereinafter called the "City", party of the first part, and the Stone Bridge Fire District, a Rhode Island Corporation created by Chapter 2320 of the Acts of 1936, a Special Act of the Rhode Island General Assembly, hereinafter called the "District", as party of the second part;

WHEREAS, the City owns and operates a dam on Stafford Pond in order to control the levels and outflow of said Pond, and

WHEREAS, the District intends to continue to remove raw water from Stafford Pond into the District's treatment facility for use of treated water in their water distribution system, and

WHEREAS, there is a "Compromise of Claims and Settlement Agreement" that is scheduled to expire on April 30, 2025, and

NOW THEREFORE, in consideration of these premises and mutual benefits to be derived by the parties hereto, an Agreement is prepared in the following form:

SECTION 1. DEFINITIONS

1.1.1 "Shall" is mandatory; "may" is permissive.

1.1.2 "Raw Water Charges" shall mean a charge levied on the District by the City for the cost of water withdrawn from Stafford Pond.

1.1.3 "District Flow" means the amount of average daily flow of water flowing into the District from the Stafford Pond.

1.1.4 "GPD" means gallons per day.

1.1.5 "MGD" means million gallons per day.

SECTION 2. RESPONSIBILITIES OF CITY

Section 2.1

The City shall own and operate the Stafford Pond dam and is solely responsible for its future operation and maintenance. The City will comply with Rhode Island General Laws, Chapters 46-18 et seq. and 46-19 et seq. governing the operation of a dam in Rhode Island. The City has no responsibility to provide water to the watershed and pond to maintain levels once below the set and agreed upon control level. Said control level shall be determined by mutual agreement between the City and District as soon as practicable after completion of the Stafford Pond dam rehabilitation project. (See section 6.3.) Low water levels due to weather conditions (drought) and/or withdrawal volumes by the District are not the responsibility of the City.

Section 2.2

The City agrees to work cooperatively with the District related to any infrastructure (i.e. water mains or service connections; streams, culverts and/or dam related structures.) that may cross Town boundaries both in land agreements (i.e. easements) and access for maintenance.

SECTION 3. RESPONSIBILITIES OF DISTRICT

Section 3.1

The District shall own and maintain their existing water treatment and distribution facilities within the District. The District shall be responsible stewards of the watershed and shall maintain adequate levels in the pond during drought events as reasonably as possible.

Section 3.2

The District shall make monthly payments to the City in accordance with the terms in Section 6.

Section 3.3

The District agrees to work cooperatively with the City related to any infrastructure (i.e. water mains or service connections; streams, culverts and/or dam related structures.) that may cross Town boundaries both in land agreements (i.e. easements) and access for maintenance.

Section 3.4

The District shall be responsible for any permits or issues related to water withdrawals from Stafford Pond including but not limited to safe yield of the Pond.

8

SECTION 4. TERM

Section 4.1

The term of this Agreement shall continue from the date of execution to June 30, 2043. At the end of the term, the agreement shall continue from year to year thereafter. Provided, however, that either party may terminate the same on December 31 of any year by giving written notice on or before June 30 of such year.

Section 4.2

This agreement shall replace the Compromise of Claims and Settlement Agreement dated September 26, 1990 and any prior agreements.

SECTION 5. IMPLEMENTATION

Section 5.1

The City agrees to allow the District continued raw water withdrawals from Stafford Pond for the District's use. The raw water withdrawal capacity limit shall be 2.5 million gallons per day. Charges for raw water use are delineated in Section 6.

This capacity limit can be modified by mutual agreement and addenda to the agreement.

Section 5.2

The City and the District agree to share the capital cost of the rehabilitation of the Stafford Pond dam. Charges are delineated in Section 6. As stated in Section 2.1, the City is solely responsible the future maintenance costs of the dam.

SECTION 6. PAYMENTS

Section 6.1

In the first full month after execution of this agreement between the City and the District, the fee for raw water withdrawal from Stafford Pond shall increase to \$2,500 per month for the remainder of the calendar year. The fee shall then increase by 10% each calendar year through 2022.

From 2023 through 2043 the fee shall increase or decrease each year equal to the per cent increase or decrease of the Consumer Price Index for All Urban Consumers (CPI-U): U.S. city average, by detailed expenditure category of water and sewer and trash collection services. This

8

shall be applied starting January 1, 2023, utilizing the prior year unadjusted percent change of January 2021 to January 2022; and repeated each ensuing year adjusting the dates accordingly by one year. If such CPI-U becomes unavailable the parties shall meet to determine a reasonable alternative. Monthly payments from the District to the City shall be made on the 10th of each month.

This fixed monthly sum covers any raw water withdrawals up to the maximum of 2.5 MGD.

Section 6.2

The District shall submit a monthly report of the volume withdrawals from Stafford Pond including the measured pond level.

Section 6.3

The District shall make monthly payments to the City for the amortized cost of the agreed share of the rehabilitation cost for Stafford Pond dam at fixed monthly sum of \$730 due and payable on the 10th of each month. Said fee is determined by the total dam rehabilitation cost to the City with half committed to the District. Any grant funds shall be directly applied to the total cost and only the actual direct pay costs shall be included in the final calculation. This direct pay cost can be increased or decreased depending on the final construction cost and any applicable grants. The District share shall be amortized by the City at 0% interest over 20 years.

Estimated Cost and Calculation:

\$350,000	Expected Total Cost.
<u>2</u>	Divide by two for 50% share of City and District.
\$175,000	Cost for Each Party.
<u>20</u>	Divide by 20 Years
\$ 8,750	District cost per year.
<u>12</u>	Divide by 12 months.
\$ 730	District cost per month (rounded).

Final cost calculation shall be determined at the completion of the dam rehabilitation project expected to occur in 2018-2019. Monthly payments shall start on January 10, 2020 or at the substantial completion of the dam rehabilitation project if it occurs later than January 10, 2020.

SECTION 7.

This agreement replaces the prior "Compromise of Claims and Settlement Agreement" dated September 26, 1990.

This agreement repeats and accepts the language in the prior agreement that "no representations are given hereby that all persons who may have riparian rights in Stafford Pond or the waters flowing therefrom consent to this Compromise".

SECTION 8. RECORDS AND ACCESS

Section 8.1

The City and District shall maintain complete and accurate books and records concerning all matters relative to this Agreement. Such records shall be open for inspection and making copies or extracts thereof to accountants and other duly authorized representatives of the other party.

Section 8.2

Both the City and the District agree to make available to representatives and agents of the other for purposes of inspection all facilities and equipment related to the water system of each in relation to this agreement.

SECTION 9. SEPARATE AGREEMENTS

Any separate agreements relating to water supply between the District and adjacent municipalities which would result in additional flow from the Stafford Pond must be reviewed and approved by the City. In any event, the District shall in the aggregate be restricted to the approved water flow, and any increase must be formally contracted for between the District and City.

SECTION 10. NOTIFICATION OF CHANGE

The District agrees to notify the City in writing as far in advance as possible of anticipated or planned significant increases or decreases in the quantity of the water utilized from Stafford Pond.

SECTION 11. TERMINATION

Section 11.1

For any material breach of this Agreement, continued for three months after notice thereof in writing by the other party, either party may terminate this Agreement. Upon receipt of said

notice, both parties will enter into discussion within thirty (30) days to assure proper termination of the Agreement. If any time during the term of this Agreement either party determines that the other party has breached the terms of this Agreement by failing to perform its obligations in accordance with all of the terms and provisions contained in this Agreement, the non-breaching party shall notify the party in breach in writing stating therein the nature of the alleged breach and directing the party in breach to cure such breach within ten (10) days. If the party in breach fails to cure said breach within ten (10) days, the non-breaching party may, at its election at any time after the expiration of said ten (10) days, terminate this Agreement by giving written notice thereof to the party in breach specifying the effective date of the termination, said date to be no less than ninety (90) days from the date of notice of breach. Upon the date specified in the notice of termination, this Agreement shall terminate. Such termination shall not prejudice or waive any rights or action which the non-breaching party may have against the party in breach up to the date of such termination.

In the event that there is an issue of non-compliance of applicable regulations by either the City or the District, both parties agree that as long as the offending party is making reasonable efforts to return to or achieve (in the case of new regulations) compliance that it shall not be considered a breach of the agreement.

Section 11.2

There shall be no circumstances under which the City will be obligated to return to the District any portion of the District's capital investment.

SECTION 12. QUALITY

The City assumes no responsibility, obligation or liability to the District with regard to water quality from Stafford Pond.

SECTION 13. HOLD HARMLESS

The City shall indemnify, defend and hold harmless the District, and its agents, Board Members, and employees, from and against any and all claims, damages, liabilities, losses and expenses including without limitation including attorney's fees and costs of any kind arising out of or resulting from, directly or indirectly: the City's ownership of, operation of, or maintenance of the Dam, or the existence of the Dam, including but not limited to floods, emergencies, damage to the

Dam, personal injury to anyone injured at the Dam, and potential property damage at, around or downstream of the Dam.

The District shall indemnify, defend and hold harmless the City, and its agents and employees, from and against any and all claims, damages, liabilities, losses and expenses including without limitation including attorney's fees and costs of any kind arising out of or resulting from, directly or indirectly; any property or personal damages caused as a result of the use of the water flowing from the Dam by any persons in the District or by the District.

IN WITNESS WHEREOF, the respective parties hereto have caused this Agreement to be signed by them and have affixed their hands and seals on the day and year referred to above written.

CITY OF FALL RIVER

Approved as to form:

BY: _____
Corporation Counsel

BY: _____

Watuppa Water Board

BY: _____
Mayor
City of Fall River

STONE BRIDGE FIRE DISTRICT

BY: _____
Moderator

CITY OF FALL RIVER

9

To the City Council

Councillors:

The Committee on Ordinances and Legislation, at a meeting held on October 17, 2018, voted unanimously to recommend the accompanying proposed ordinance, accompanied by an emergency preamble, be passed through first reading, second reading, passed to be enrolled and passed to be ordained, with Councilors Shawn E. Cadime and Bradford L. Kilby absent and not voting.


Clerk of Committees

City of Fall River, *In City Council*

9

EMERGENCY PREAMBLE

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

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

City of Fall River, *In City Council*

9

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

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

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

Name of Street	Side	Location
Alden Street	South	Starting at a point 524 feet west of Everett Street, for a distance of 20 feet westerly
Blackstone Street	East	Starting at a point 130 feet south of Nashua Street, for a distance of 20 feet southerly
Bowen Street	West	Starting at a point 201 feet north of Pokross Street, for a distance of 20 feet northerly
County Street	North	Starting at a point 20 feet east of Haffards Street, for a distance of 20 feet easterly
County Street	North	Starting at a point 138 feet west of Albion Street, for a distance of 20 feet westerly
Last Street	North	Starting at a point 20 feet west of South Main Street, for a distance of 20 feet westerly
Mulberry Street	West	Starting at a point 135 feet north of Division Street, for a distance of 20 feet northerly
No. Belmont Street	West	Starting at a point 92 feet south of Weetamoe Street, for a distance of 20 feet southerly
No. Underwood Street	East	Starting at a point 20 feet south of Emerson Street, for a distance of 20 feet southerly
Pine Street	South	Starting at a point 20 feet east of Robeson Street, for a distance of 20 feet easterly
Pitman Street	East	Starting at a point 214 feet north of Harrison Street, for a distance of 20 feet northerly
Prospect Street	North	Starting at a point 156 feet west of Robeson Street, for a distance of 20 feet westerly
Sprague Street	South	Starting at a point 78 feet west of So. Beach Street, for a distance of 20 feet westerly
Tecumseh Street	South	Starting at a point 60 feet east of Lawrence Street, for a distance of 20 feet easterly
Whipple Street	West	Starting at a point 130 feet south of Middle Street, for a distance of 20 feet southerly

CITY OF FALL RIVER

10

To the City Council

Councillors:

The Committee on Ordinances and Legislation, at a meeting held on October 17, 2018, voted to recommend that the accompanying proposed ordinance be passed through first reading, as amended with Councilor Pam Laliberte-Lebeau abstaining and Councilors Shawn E. Cadime and Bradford L. Kilby absent and not voting.

William A. Taylor
Clerk of Committees

City of Fall River, *In City Council*

10

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

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

By inserting in Section 70-281, which section relates to one way streets the following:

Name of Street	Direction of Travel	Location
Niagara Street	Westerly	From Foster Street for a distance of 498 feet

CITY OF FALL RIVER

11

To the City Council

Councillors:

The Committee on Ordinances and Legislation, at a meeting held on October 17, 2018, voted to recommend that the accompanying proposed ordinance be passed through first reading, as amended with Councilor Pam Laliberte-Lebeau abstaining and Councilors Shawn E. Cadime and Bradford L. Kilby absent and not voting.

Colleen A. Taylor
Clerk of Committees

City of Fall River, *In City Council*

11

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 70-281, which section relates to one way streets the following:

Name of Street	Direction of Travel	Location
Niagara Street	Westerly	From Foster Street to Plymouth Avenue

CITY OF FALL RIVER

12

To the City Council

Councillors:

The Committee on Ordinances and Legislation, at a meeting held on October 17, 2018, voted to recommend that the accompanying proposed ordinance be passed through first reading, as amended with Councilors Shawn E. Cadime and Bradford L. Kilby absent and not voting.

Cecilia A. Taylor
Clerk of Committees

City of Fall River, In City Council

12

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

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

By inserting in Section 70-372 which section relates to parking prohibited during certain hours, in proper alphabetical order the following:

Name of Street	Side	Location	Hours/Days
Dickinson Street	North/ South	Starting at a point 500 feet east of Endicott Street for a distance of 763 feet easterly	Any Time Monday through Friday

CITY OF FALL RIVER

13

To the City Council

Councillors:

The Committee on Ordinances and Legislation, at a meeting held on October 17, 2018, voted to recommend that the accompanying proposed ordinance be passed through first reading, as amended with Councilors Shawn E. Cadime and Bradford L. Kilby absent and not voting.

Colleen A. Taylor
Clerk of Committees

City of Fall River, *In City Council*

13

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
No. Court Street	West	Starting at a point 105 feet south of Ballard Street, for a distance of 45 feet southerly
Park Street	North	Starting at a point 34 feet west of Forest Street, for a distance of 20 feet westerly
Whipple Street	West	Starting at a point 218 feet north of Osborn Street, for a distance of 20 feet northerly

City of Fall River, *In City Council*

15

ORDERED, that the City Council hereby reappoints the following individual to serve on the Fall River Historic District Commission as designated:

<u>NAME</u>	<u>TERM TO EXPIRE</u>
Laurence Dykes Jr.	8-16-2021

Laurence Dykes, Jr.
28 Chaloner Street
Fall River, MA 02722
(508) 678-7003

QUALIFICATIONS

Twenty nine years- experience in the construction field. Nine years- experience as a Licensed Construction Supervisor. Responsible for project management, coordination of sub-contractors, interfacing with building inspectors/ managers and local officials. Ordering and purchasing of stock and delivery of projects upon completion.

EXPERIENCE

- | | |
|--|-----------------|
| Dillon Acoustical Corporation/Smithfield, RI
<i>Suspended Ceiling Installation Engineer</i> | 2007 to Present |
| <ul style="list-style-type: none"> Responsible for pre-installation Review blue prints for accuracy and integrity Order and purchase job related stock and supplies Partner with job supervisors to ensure timely delivery | |
| Lawton Contracting/Braintree, MA
<i>Suspended Ceiling Installation Engineer</i> | 2004 to 2007 |
| <ul style="list-style-type: none"> Responsible for pre-Installation Review blue prints for accuracy and integrity Order and purchase job related stock and supplies Partner with job supervisors to ensure timely delivery | |
| Forest Construction Corporation/Stoughton, MA
<i>Licensed Construction Supervisor</i> | 1995 to 2004 |
| <ul style="list-style-type: none"> Responsible for overseeing projects from beginning phases to completion Manage sub-contractors to ensure completion of project delivery and submission of relevant inspections Scheduled inspections with local building inspectors and fire officials Partnered with building managers to ensure compliant project execution in accordance with building rules and regulations | |
| Fine Line Interiors/Boxford, MA
<i>Suspended Ceiling Installation Engineer</i> | 1985 to 1995 |
| <ul style="list-style-type: none"> Responsible for pre-installation Review blue prints for accuracy and integrity Order and purchase job related stock and supplies Partner with job supervisors to ensure timely delivery | |

EDUCATION AND CERTIFICATIONS

- | | |
|--|------|
| East Bridgewater High School
Graduate | 1985 |
| Construction Certification Institute, Inc.
Licensed Construction Supervisor | 2001 |
| Operations and Maintenance of Asbestos Removal | 2001 |
| OSHA 30
Construction Safety and Health | 2009 |



RECEIVED

City of Fall River
Notice of Claim

2018 OCT -4 P 1:07

CITY CLERK 18-155
FALL RIVER, MA

1. Claimant's name: Kristen Andersen
2. Claimant's complete address: 72 S. Lake Rd Twerton RI 02878
3. Telephone number: Home: 401 624 6258 Work: 508 699 3131 & 278 59
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Property Damage - car tire and rim
5. Date and time of accident: Multiple dates between Aug 1 and Sept 26 Amount of damages claimed: \$ _____
6. Exact location of the incident: (Include as much detail as possible):

7. Circumstances of the incident: (attach additional pages if necessary):

Multiple deep potholes near Charlton Memorial - where I work - have been hit by my low profile tire since August - and before.

① corner of Prospect and Robeson - since filed in ② on Robeson in front of FRJH ③ on Summerfield ④ New Boston Road in front of Kinwell - There have been so many it is difficult to know which one was the culprit

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

- This is the second time ruined by Fall River potholes. I did not submit a claim for the first. But now it's both a tire and a rim latest

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: 10/1/18Claimant's signature: [Signature]

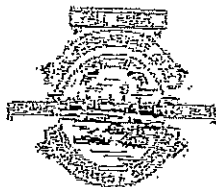
WHEN TO FILE: If your claim is based on a defect in a public way, you must file within 30 days of the incident. If your claim is based on the negligence or wrongful act or omission of the City or its employees, you must file within two years of the incident. PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Return this from to : City Clerk, 2nd Fl., One Government Center, Fall River, MA 02722

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

For official use only:

Copies forwarded to: ☒ City Clerk ☒ Law ☒ City Council ☒ City AdministratorEngineering
DCMDate: 10/4/18



RECEIVED

2018 OCT -5 A 11:41

City of Fall River
Notice of Claim

CITY CLERK 18-156
FALL RIVER, MA

1. Claimant's name: HELENA DE MELLO
2. Claimant's complete address: 198 MAIN ST FAIRHAVEN MA 02719
3. Telephone number: Home: 774-294-1660 Work: 508-6722290 ext. 2017
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: 9-5-18 - 1:40 PM Amount of damages claimed: \$ 163.98
6. Exact location of the incident: (include as much detail as possible):
Elmore St Fall River, coming out of the CVS Banks parking lot
7. Circumstances of the incident: (attach additional pages if necessary):
Coming out of the parking lot of CVS Banks and
New York Bagel at the 2nd exit & entrance towards
DD. There is a pothole.
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: 10-5-18

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, 2nd Fl., One Government Center, Fall River, MA 02722

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

For official use only:

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

DCM

Date: 10/5/18



City of Fall River
Notice of Claim

RECEIVED

2018 OCT -5 P 1:50

CITY CLERK 18-157
FALL RIVER, MA

1. Claimant's name: Swan Fabrics
2. Claimant's complete address: 372 Stevens Street, Fall River, MA 02721
3. Telephone number: Home: N/A Work: 508-674-4611
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Damages caused by water main break.
5. Date and time of accident: 9/21/2018 Amount of damages claimed: \$ 31,750.68
6. Exact location of the incident: (include as much detail as possible):
Corner of Chicago Street and Stevens Street.
7. Circumstances of the incident: (attach additional pages if necessary):
See attached claim letter dated October 2, 2018.
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: 10/2/2018 Claimant's signature: _____

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

Return this from to : City Clerk, 2nd Fl., One Government Center, Fall River, MA 02722

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

For official use only:

Copies forwarded to: ☒ City Clerk ☒ Law ☒ City Council ☐ City Administrator ☒ Water Date: 10/9/18



America's Premier Textile Mill

October 2, 2018

City Clerk's Office
One Government Center
Room 227
Fall River, MA 02722

To Whom It May Concern,

On Friday, September 21st at approximately 8 a.m. the main water line on Chicago Street was cut by Biszko Contracting Corp. (Biszko), a city contractor. The main was still under full pressure when it was cut requiring Biszko and the Fall River Water Department (Water Department) to shut off additional water gates including the gate on Stevens Street. The Water Department dispatched employees including Paul Ferland to supervise the emergency repairs taking place.

Swan Fabrics was not made aware of the impending loss of water until low water alarms in the boiler room began to go off and preparation, dyeing and finishing equipment began to run dry. Employees at Swan acted quickly to shut down equipment and assess what had caused the outage. This lack of communication from the Water Department could have resulted in severe damage to equipment at Swan Fabrics as well as damage to the goods that we process.

Swan Fabrics is in the business of dyeing, printing and finishing fabric which is very water intensive. In fact Swan Fabrics is the largest water user in the City of Fall River. The full day loss of water resulted in a lost day of production that we will not be able to recuperate. We are asking the City of Fall River to reimburse Swan for the cost of wages, benefits, and expenses incurred during the shutdown on September 21st of \$31,750.68 (see attached calculation) but not any of the fabric that had to be fixed due to the above stoppage.

In addition, in the future, we respectfully request that planned upgrades near Swan Fabrics similar to the one undertaken on September 21st be done on weekends to avoid shutting Fall River's last remaining textile mill for another day.

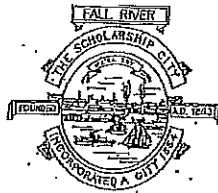
Please feel free to contact me with any questions about the above mentioned claim.

Sincerely,

Michael Rodrigues
Chief Executive Officer
SwanSales@SwanFabrics.com
Phone: 508.674.4611

Swan Fabrics Damages Claim
September 21, 2018

Labor - Greige Dept	\$ 986.26
Labor - Dye Dept	1,017.63
Labor - Finishing Dept	2,015.79
Labor - Tubing Dept	850.63
Labor - Make-up Dept	482.53
Labor - Printing Dept	5,039.21
Labor - Maintenance	1,191.16
Labor - Plant Supervisors + Admin	3,391.63
Employee Benefits	6,972.47
Utilities - Electric	1,619.58
Utilities - Gas	3,971.58
Utilities - Water	966.21
Utilities - Sewer.	385.68
Rent, Property Tax, Insurance	2,860.32
	<u>\$ 31,750.68</u>



18

City of Fall River
Notice of Claim

RECEIVED

2018 OCT 10 A 6:13

1. Claimant's name: Ivo V. Araujo #18-158
2. Claimant's complete address: 24 Howard St. Fall River, MA 02721 CITY CLERK FALL RIVER, MA 02721
3. Telephone number: Home: 774-451-5639 Work: _____
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage): _____
5. Date and time of accident: 10-02-18 at 9:10 PM Amount of damages claimed: \$ 143.61
6. Exact location of the incident: (Include as much detail as possible):
Bedford St. between Purchase St.
7. Circumstances of the incident: (attach additional pages if necessary):
HEAVY RAIN, POT HOLE FULL OF WATER NOT VISIBLE. MANHOLE COVER WAS VISIBLE ABOUT 2 INCHES ABOVE GROUND. FROM THIS POINT BEDFORD ST SPLITS INTO 3 LANES. I TRIED TO GO TO MIDDLE LANE HIT HOLE + MANHOLE COVER AND BLEW LEFT FROM TIRE
8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☐ Yes ☒ No

Be sure to attach the original of any bills issued or any written estimates of repair or replacement costs. (Any documents that you provide will become the property of the City of Fall River; therefore, please retain copies of any such documents for your files.) Attach any other information you believe will be helpful in the processing of your claim (for example, names and addresses of any witnesses, written medical records if personal injury was sustained).

I swear that the facts stated above are true to the best of my knowledge:

Date: 10-10-2018

Claimant's signature: Ivo Araujo

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

Return this from to : City Clerk, 2nd Fl., One Government Center, Fall River, MA 02722

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

For official use only:

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

Date: 10/10/18



City of Fall River
Notice of Claim

RECEIVED 18
2018 OCT 15 A 11:15

CITY CLERK 18-159
FALL RIVER, MA

1. Claimant's name: Abraham Torres Santiago
2. Claimant's complete address: 515 Southmainst Fall River ma 02211
3. Telephone number: Home: 7743049482 Work: _____
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: 09/27/2018 Amount of damages claimed: \$ 965
6. Exact location of the incident: (include as much detail as possible):
698 Rodman St Fall River ma
7. Circumstances of the incident: (attach additional pages if necessary):
I was driving with my girl friend to battleship cone
from Rodmanst suddenly we hit something that startled us
when we stop and look we saw that we hit a man cover
lid.
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: 10/15/2018

Claimant's signature: Abraham Torres Santiago

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

Return this from to: City Clerk, 2nd FL, One Government Center, Fall River, MA 02722

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

For official use only:

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

CCM

Date: 10/15/18



#18-160

18

RECEIVED

RECEIVED

2018 OCT 15 P 12:27

City of Fall River
Notice of Claim(My sister in law: Leslie
Bevine - 58 Fish Rd Tiverton RI)
WAS DRIVING THE CAR WHEN THE
BLOW ON

1. Claimant's name: JIM MARSH
2. Claimant's complete address: 79 PECKHAM ROAD, Little Compton RI 02837
3. Telephone number: Home: 401-635-8778 Work: _____
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
My BRAND NEW (RF) TIRE Blew out on the sidewalk when it hit a pot hole occurred
5. Date and time of accident: 10/10/18 Amount of damages claimed: \$ 24.00
6. Exact location of the incident: (include as much detail as possible):
Came on Stamford Road + bottom of off ramp from RT 24 to HARBOR MALL (heading to the mall)
7. Circumstances of the incident: (attach additional pages if necessary):
I WAS in stop and go traffic on Stamford Road in the right lane AT the bottom of exit from the RT 24 to HARBOR MALL. As I crept along to get to the main light I heard a BANG then a pop and then my NEW 3 week old tire was flat - I changed tire at Harbor Mall
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

(NO UNDERCARRIAGE DAMAGE NOTED)

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: 10/12/18Claimant's signature: Jim Marsh

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, 2nd Fl., One Government Center, Fall River, MA 02722

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

For official use only:

Copies forwarded to: ☒ City Clerk ☒ Law ☐ City Council ☐ City Administrator ☒ DPW Date: 10/15/18

10/11/18 RI DOT said to call F/River DPW FOR pot hole repair
SO I called them to report it.



18

RECEIVED

City of Fall River
Notice of Claim

2018 OCT 17 A 10:19

CITY CLERK #18-141
FALL RIVER, MA

1. Claimant's name: Scott E. Sardinha
2. Claimant's complete address: 665 Pakross St. Fall River, Ma. 02724
3. Telephone number: Home: 774-930-6773 Work: 508-880-1200
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Damage to auto caused from road work and poor lighting
5. Date and time of accident: 10-1-18 @ 22:45 Amount of damages claimed: \$ 435.54
6. Exact location of the incident: (include as much detail as possible):
Intersection of N. Main St. and Bank St.
7. Circumstances of the incident: (attach additional pages if necessary):
Was driving north on N. Main St. and was unaware of road being dug up. As I proceeded through the intersection my car hit a pothole and my car hit the raised manhole cover. The intersection was dark. No signs posted, and manhole covers not sprayed orange.
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: 10-2-18

Claimant's signature: Scott E. Sardinha

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

Return this from to : City Clerk, 2nd Fl., One Government Center, Fall River, MA 02722

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

For official use only:
Copies forwarded to: ☒ City Clerk ☒ Law ☐ City Council ☐ City Administrator ☒ DPW Date: 10/17/18

SPECIAL MEETING OF THE CITY COUNCIL

MEETING: Monday, August 27, 2018 at 5:30 p.m.
Council Chamber, One Government Center

PRESENT: President Cliff Ponte, presiding;
Councilors Shawn E. Cadime, Steven A. Camara,
Bradford L. Kilby, Pam Laliberte-Lebeau, Stephen R. Long,
Leo O. Pelletier and Derek R. Viveiros

ABSENT: Councilor Joseph D. Camara

IN ATTENDANCE: Cathy Ann Viveiros, City Administrator
Joseph I. Macy, Corporation Counsel
Laura Ferreira, Director of Traffic
Chief John D. Lynch, Fall River Fire Department
John Perry, Manager of Operations, Streets and Highways Department
Robert L. Beatty, Executive Director, Atlantis Charter School
991 Jefferson Street
Lt. Paul Bernier, Fall River Police Department

President Cliff Ponte called the meeting to order at 5:35 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.

Agenda:

1. Citizen Input

<u>Name</u>	<u>Address</u>	<u>Subject</u>
Robert L. Beatty	991 Jefferson Street	Atlantis Charter School
Jeffrey Fein	994 Jefferson Street	Spectrum Lighting
<i>On a motion made by Councilor Steven A. Camara and seconded by Councilor Leo O. Pelletier, it was unanimously voted to waive the rules to allow Jeffrey Fein to finish his statement.</i>		
M. Earle Gaudette	38 Gaudette Drive	Atlantis Charter School
Thomas Lambert	141 Barlow Street	Atlantis Charter School
Dominick Manchester	265 Middle Street	Atlantis Charter School
Richard Barlow	50 Anderson Street	Atlantis Charter School
Karl Duclos	843 Dickinson Street	Dickinson Street access
Richard V. Valeriana	633 Charles Street	Dickinson Street access
Carlos Pacheco	83 Dickinson Street	Atlantis Charter School
Cheryl Trask	61 Dickinson Street	Atlantis Charter School

2. Resolution regarding the use of Dickinson Street by the Atlantis Charter School

Councilor Shawn E. Cadime stated that there were changes requested that are in conflict with the agreement. Robert L. Beatty stated that the original plan had the school fronting on Dickinson Street. The traffic study stated that Dickinson Street and the surrounding area could handle the traffic, if the school staggered the start times and used buses. He also mentioned that the school paid for a detail officer last year and has hired a Resource Officer for the current year. The school has also implemented a colored tag program. Parents have different colored tags for certain grades, which allow them certain times to drop off and pick up students. The Fire Chief stated that he has no problems with the Atlantis Charter School. The only issue was that parents were parking in the fire lanes and that has been corrected. Lieutenant Paul Bernier of the Fall River Police Department stated that the Police Department has no concerns at this time. Councilor Pam Laliberte-Lebeau asked what the school start times are. Robert L. Beatty stated the arrival times as follows:

Grades K through 6	8:30 a.m.
Grades 7 through 12	7:30 a.m.

He also stated that the release times are as follows:

Grades 9 through 12	2:20 p.m.
Grades 7 and 8	2:30 p.m.
Grades 4 through 6	3:00 p.m.
Grades K through 3	3:30 p.m.

He then stated that there are six Tremblay Buses and two Southeastern Regional Transit Authority Buses that would be using Dickinson Street to enter the Atlantis Charter School. These buses will exit via Jefferson Street.

On a motion made by Councilor Steven A. Camara and seconded by Councilor Bradford L. Kilby, it was voted 3 yeas, 5 nays to table the resolution with Councilors Shawn E. Cadime, Pam Laliberte-Lebeau, Leo O. Pelletier, Derek R. Viveiros and Cliff Ponte voting in the negative and Councilor Joseph D. Camara absent and not voting and the motion failed to carry. On a further motion made by Councilor Shawn E. Cadime and seconded by Councilor Stephen R. Long, it was voted 8 yeas to adopt the resolution with Councilor Joseph D. Camara absent and not voting.

3. Communication and Amendment to the Agreement between the City of Fall River and the Atlantis Charter School regarding the use of Dickinson Street

A motion was made by Councilor Bradford L. Kilby and seconded by Councilor Leo O. Pelletier to adopt the amended agreement. Councilor Pam Laliberte-Lebeau asked if the amendment could be amended. Corporation Counsel stated that it can be. Councilor Pam Laliberte-Lebeau then asked if SRTA had formally refused to use Jefferson Street to enter the school. Robert L. Beatty stated that they had. On a further motion made by Councilor Steven A. Camara and seconded by Councilor Bradford L. Kilby, it was voted 8 yeas to call the question, with Councilor Joseph D. Camara absent and not voting. A roll call vote on the motion to adopt the amended agreement was taken, 6 yeas, 2 nays with Councilors Shawn E. Cadime and Steven A. Camara voting in the negative and Councilor Joseph D. Camara absent and not voting.

4. Loan orders for the purpose of repairs and ADA compliance for:
 - a. Watson School Repairs in the amount of \$10,202,644
 - b. Tansey School Repairs in the amount of \$2,970,496

On a motion made by Councilor Steven A. Camara and seconded by Councilor Bradford L. Kilby, it was unanimously voted to authorize the two loan orders to be published and referred to the Committee on Finance, with Councilor Joseph D. Camara absent and not voting.

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Bradford L. Kilby, it was unanimously voted to adjourn at 8:14 p.m.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

CD and DVD of meeting

Various communications regarding the Atlantis Charter School

Letter from Atlantis Charter School to Atlantis Families

A true copy. Attest:

Alison M. Bouchard

City Clerk

CITY COUNCIL PUBLIC HEARING

MEETING: Tuesday, September 25, 2018 at 5:45 p.m.
Council Chamber, One Government Center

PRESENT: President Cliff Ponte, presiding;
Councilors Shawn E. Cadime, Joseph D. Camara, Steven A. Camara,
Bradford L. Kilby, Pam Laliberte-Lebeau, Stephen R. Long,
Leo O. Pelletier and Derek R. Viveiros

ABSENT: None

IN ATTENDANCE: Cathy Ann Viveiros, City Administrator
Anthony Gudas, 385 South Main Street Providence, RI 02903
Consultant – Lincoln School Project
Joshua Silvia, 325 Pine Street

The President called the meeting to order at 5:51 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:

Curb Removals

1. Cindy Doan, 177 Nashua Street, Unit 2, requests the removal of curbing as follows:

	Existing Driveway	Proposed Driveway Access	Existing To Be Replaced	Total Driveway Access
19 Marble Street	17' 8"	11'	0'	28' 8"

The petitioner is requesting to remove an additional 11 feet of curbing to the west side of the property to provide an additional off-street parking space. 19 Marble Street has an existing 17 foot 8 inch driveway opening on the east side of the property. The proposed work adds one off-street parking space and reduces on-street parking marginally.

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Pam Laliberte-Lebeau, it was unanimously voted that the hearing be opened. The President then directed the proponents to be heard and no one came forward. The President then directed the opponents to be heard and there were no opponents. On a motion made by Councilor Leo O. Pelletier and seconded by Councilor Shawn E. Cadime, it was unanimously voted to close the hearing.

2. Harry Leachman, 966 Ray Street, requests the removal of curbing as follows:

	Existing Driveway	Proposed Driveway Access	Existing To Be Replaced	Total Driveway Access
966 Ray Street	14' 8"	16'	0'	30' 8"

The petitioner is requesting to remove an additional 16 feet of curbing on the south side of the property to provide horseshoe access to the front door of the property. 966 Ray Street has an existing 14 foot 8 inch driveway opening on the north side. The proposed work improves access to the property and does not affect on-street parking in that area.

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Pam Laliberte-Lebeau, it was unanimously voted that the hearing be opened. The President then directed the proponents to be heard and no one came forward. The President then directed the opponents to be heard and there were no opponents. On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Pam Laliberte-Lebeau, it was unanimously voted to close the hearing.

3. Yonn P. Loeung, 539 Stafford Road, requests the removal of curbing as follows:

	Existing Driveway	Proposed Driveway Access	Existing To Be Replaced	Total Driveway Access
539 Stafford Road	12'	8'	0'	20'

The petitioner is requesting to remove an additional 8 feet of curbing to the north side of the existing 12 foot driveway opening. The proposed work improves access to off-street parking serving the property. There is no street parking, so on-street parking is not affected.

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Leo O. Pelletier, it was unanimously voted that the hearing be opened. The President then directed the proponents to be heard and no one came forward. The President then directed the opponents to be heard and there were no opponents. On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Pam Laliberte-Lebeau, it was unanimously voted to close the hearing.

Housing Incentive Zone

4. Proposed amendment to the Central Market Rate Housing Incentive Zone and Plan for the former Lincoln School located at 439 Pine Street.

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Bradford L. Kilby, it was unanimously voted that the hearing be opened. The President then directed the proponents to be heard and City Administrator Cathy Ann Viveiros came forward and spoke in favor of the HDIP zone. She explained that this was an amendment to the already approved Central Market Rate Housing Incentive from 2013. The amendment would be to include the parcel located at 439 Pine Street, the former Lincoln School. She stated that this project would create twenty two market rate housing units. Once the amendment is approved by the Department of Housing and Community Development, it would allow the City to consider a tax increment exemption for the developer.

Anthony Gudas, a consultant to the developer, came forward to speak in favor of the amendment as well. He stated that the project was very costly and cannot move forward without the state and federal tax incentives. These incentives were taken into consideration as part of the financing for the project to be in accordance with the state historic standards.

Joshua Silva, 325 Pine Street, stated he is in favor of the proposed project and feels that it would be complimentary to the neighborhood. The President then directed the opponents to be heard and there were no opponents. On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Shawn E. Cadime, it was unanimously voted to close the hearing.

On a further motion made by Councilor Braford L. Kilby and seconded by Councilor Shawn E. Cadime, it was unanimously voted to adjourn at 6:00 p.m.

List of documents and other exhibits used during the meeting:

Agenda (attached)

DVD of meeting

Alison M. Bouchard
City Clerk

COMMITTEE ON FINANCE

MEETING: Tuesday, September 11, 2018 at 6:00 p.m.
Council Chamber, One Government Center

PRESENT: President Cliff Ponte, presiding;
Councilors Shawn E. Cadime, Joseph D. Camara,
Steven A. Camara, Pam Laliberte-Lebeau, Stephen R. Long,
Bradford L. Kilby, Leo O. Pelletier, Derek R. Viveiros

ABSENT: None

IN ATTENDANCE: Cathy Ann Viveiros, City Administrator
Mary Sahady, Director of Financial Services
Chief Al Dupere, Fall River Police Department
Kenneth C. Pacheco, COO, Fall River Public Schools
Kevin Almeida, CFO, Fall River Public Schools

The chair called the meeting to order at 6:00 p.m. and announced that the meeting may be recorded with audio or video and transmitted through any medium.

Councilor Joseph D. Camara left the meeting at 6:18 p.m. and returned at 6:37 p.m.

In accordance with a resolution adopted, as amended May 8, 2012, allowing persons to address the Council for a period of three minutes prior to the beginning or at the conclusion of business in the Committee on Finance, the following persons spoke on the subjects listed:

Citizens' Input Time – Before Discussion of Financial Matters:

Tony Duarte, 24 Winter Street – HDIP, Lincoln School

Natalie Melo, 510 North Eastern Avenue – HDIP, Lincoln School

2. Transfers and appropriations:
\$34,783.52 to the Police Department Capital Equipment Fund from the following inactive capital projects:

Extraordinary Repairs	\$ 11,011.92
Building Improvement	\$ 8,112.35
Equipment Vehicles	\$ 4,267.99
Energy Phase 3	\$ 5,182.63
Acquisition of Street Lighting	\$ 5,605.04
Industrial Park Improvement	\$ 603.59

Councilor Pam Laliberte-Lebeau asked why there were balances in all these accounts. The Director of Financial Services stated that some accounts have excesses due to being unable to estimate exactly how much money is needed. Councilor Shawn E. Cadime asked the Chief of Police how many officers are currently on the force. The Chief stated that there are 225 officers. Councilor Shawn E. Cadime then asked how many radios does the Police

Department have. The Chief stated 180 radios. Councilor Shawn E. Cadime then asked why all officers do not have a radio. The Chief stated that all officers do not want a radio. The City Administrator stated that if the Chief of Police deems that all officers need their own radio, then the Administration will request more funds. Councilor Bradford L. Kilby asked what is the benefit of each officer having their own radio. The Chief of Police stated that usually if each officer is responsible for their own radio, they tend to be better taken care of. Council Vice-President Pam Laliberte-Lebeau took the podium to allow President Cliff Ponte to speak. President Cliff Ponte asked the Chief of Police if a survey had been conducted to see if all officers wanted their own radio. The Chief of Police stated that a survey had not been conducted, but a memo was circulated through the department stating that any officer wanting a radio to please request one. Council President Cliff Ponte then stated that he feels that any officer wanting a radio should have one. He then stated that he is not in support of this transfer because it is not enough to provide radios to all officers. He then returned to the podium at 6:58 p.m. Councilor Leo O. Pelletier stated that he feels that all officers should have a radio and a taser. Councilor Steven A. Camara stated that the Council should not try to micro manage this matter and move on.

3. Loan Order – Watson School Repairs - \$10,202,644.00

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Bradford L. Kilby, it was unanimously voted to refer the matter to the full council for action. Kenneth C. Pacheco then stated that these funds are to install an elevator and add restrooms on each floor. He also stated that this building is over 100 years old, so we will be making the main entrance handicapped accessible. These funds will also provide for a new boiler to be installed.

4. Loan Order – Tansey School Repairs - \$2,970,496.00

On a motion made by Councilor Steven A. Camara and seconded by Councilor Bradford L. Kilby, it was unanimously voted to refer the matter to the full council for action. Councilor Stephen R. Long asked Kenneth C. Pacheco if the new windows will open. He stated that the new windows will open, but only six inches. He also stated that these funds will provide for new doors and also a new boiler.

5. Loan Order – Police Department Equipment - \$122,000.00

The Chief of Police stated that these funds are for a new Prison Transport Van, Plow Truck and EPO Truck. Councilor Shawn E. Cadime asked what the useful life of these vehicles will be. The Chief of Police stated approximately seven years. He also stated that the Prison Transport Van that is currently being used is from 1999 and is falling apart. Councilor Shawn E. Cadime stated that he feels these funds should be taken from the reserve fund and not through a loan order. On a motion made by Councilor Steven A. Camara and seconded by Councilor Stephen R. Long, it was voted to refer the matter to the full council for action, with Councilor Shawn E. Cadime opposed.

6. Mayor and updated Building Capital Improvement Plan

The City Administrator stated that the City Council had requested more exact amounts for various items, so the Administrator worked with a professional estimator on these items. She then stated that due to the urgency of some of the projects the Administration has forwarded loan orders for the Government Center roof replacement and the Globe Street and Flint Fire Station roof and door replacements. On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Leo O. Pelletier, it was voted 7 yeas, 2 nays to table the matter, with Councilors Steven A. Camara and Stephen R. Long voting in the negative.

Citizens' Input Time – After Discussion of Financial Matters:
None

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Stephen R. Long, it was unanimously voted to adjourn at 7:33 p.m.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

DVD of meeting

Letter presented by the Bank Street Neighborhood Association from David K. Hebert regarding the Lincoln School

Collin A. Taylor
Clerk of Committees

REGULAR MEETING OF THE CITY COUNCIL

MEETING: Tuesday, September 11, 2018 at 7:00 p.m.
Council Chamber, One Government Center

PRESENT: President Cliff Ponte, presiding;
Councilors Shawn E. Cadime, Joseph D. Camara, Steven A. Camara,
Bradford L. Kilby, Pam Laliberte-Lebeau, Stephen R. Long,
Leo O. Pelletier and Derek R. Viveiros

ABSENT: None

IN ATTENDANCE: None

President Cliff Ponte called the meeting to order at 7:44 p.m. with a moment of silence followed by a salute to the flag and announced that the meeting may be recorded with audio or video and transmitted through any medium.

PRIORITY MATTERS

1. Mayor and Loan Orders:
 - a. Government Center Roof Replacement - \$1,300,000.00
 - b. Globe Street and Flint Street Fire Station Roof and Door Replacement - \$500,000.00
 - c. Public Safety Microwave Communication Network and Video Surveillance Equipment - \$550,000.00
 - d. Voting Machines - \$280,000.00

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Shawn E. Cadime, it was unanimously voted to authorize items 1a. through 1d. to be published and referred to the Committee on Finance.

2. Transfers and appropriations:
\$34,783.52 to the Police Department Capital Equipment Fund from the following inactive capital projects:

Extraordinary Repairs	\$ 11,011.92
Building Improvement	\$ 8,112.35
Equipment Vehicles	\$ 4,267.99
Energy Phase 3	\$ 5,182.63
Acquisition of Street Lighting	\$ 5,605.04
Industrial Park Improvement	\$ 603.59

On a motion made by Councilor Steven A. Camara and seconded by Councilor Stephen R. Long, it was voted 6 yeas, 3 nays to adopt the order, with Councilors Shawn E. Cadime, Bradford L. Kilby and Cliff Ponte voting in the negative.

3. Mayor and amendment to the Central Market Rate Housing Incentive Zone and Plan for the former Lincoln School located at 439 Pine Street

On a motion made by Councilor Steven A. Camara and seconded by Councilor Pam Laliberte-Lebeau, it was voted that the communication be accepted and placed on file and that a hearing be scheduled for September 25, 2018 with Councilor Shawn E. Cadime opposed.

4. Mayor re: offer to donate land and building at 80-84 North Main Street from the Ferris family
Councilor Leo O. Pelletier stated that this building is in need of many repairs. On a motion made by Councilor Steven A. Camara and seconded by Councilor Bradford L. Kilby, it was unanimously voted to refer the matter to the Committee on Real Estate.

5. Mayor re: corrected title of Director of Health and Human Services
On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Bradford L. Kilby, it was unanimously voted that the communication be accepted and placed on file.

PRIORITY COMMUNICATIONS

6. Custodian of Tax Possessions req. transfer of parcels ID# K07-0037 and ID# K07-0049 to Municipal Property under custodianship of Fall River Park Board
On a motion made by Councilor Stephen R. Long and seconded by Councilor Steven A. Camara, it was unanimously voted to adopt the order.

7. Traffic Commission recommending amendments to traffic ordinances
On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Bradford L. Kilby, it was unanimously voted to refer the recommendations to the Committee on Ordinances and Legislation.

8. Planning Board recommending approval of Dr. David S. Weed Nature Trail
On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Pam Laliberte-Lebeau, it was unanimously voted that the communication be accepted and placed on file and the order be adopted.
Approved, September 13, 2018, Mayor Jasiel F. Correia II

9. Planning Board recommending approval of Ralph M. Small Way
On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Stephen R. Long, it was unanimously voted that the communication be accepted and placed on file and the order be adopted.
Approved, September 13, 2018, Mayor Jasiel F. Correia II

10. City Planner regarding Downtown and Waterfront – Urban Renewal Plans
On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Stephen R. Long, it was unanimously voted that the communication be accepted and placed on file.

COMMITTEE REPORTS – None

ORDINANCES

On a motion made by Councilor Stephen R. Long and seconded by Councilor Bradford L. Kilby, it was voted to take items #11 through #15 together, with Councilor Shawn E. Cadime opposed.

Second reading and enrollment:

11. Proposed Ordinance – Traffic, Miscellaneous
 12. Proposed Ordinance – Parking Clerk/Director of Traffic Salary
 13. Proposed Ordinance – Network Administrator - MIS Salary

14. Proposed Ordinance – Assistant City Clerk Salary
 15. Proposed Ordinance – City Treasurer Salary
- On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Stephen R. Long, it was voted to pass items #11 through #15 through second reading and enrollment, with Councilor Shawn E. Cadime opposed to #13.

Items #11 through #15 were also passed to be ordained as follows:

#11. On a motion made by Councilor Steven A. Camara and seconded by Councilor Stephen R. Long, it was unanimously voted that the proposed ordinance be passed to be ordained.
Approved, September 13, 2018, Mayor Jasiel F. Correia II

#12. On a motion made by Councilor Steven A. Camara and seconded by Councilor Shawn E. Cadime, it was unanimously voted that the proposed ordinance be passed to be ordained.
Approved, September 13, 2018, Mayor Jasiel F. Correia II

#13. On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Stephen R. Long, it was voted 7 yeas, 2 nays that the proposed ordinance be passed to be ordained, with Councilors Shawn E. Cadime and Cliff Ponte voting in the negative.
Approved, September 13, 2018, Mayor Jasiel F. Correia II

#14. On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Stephen R. Long, it was unanimously voted that the proposed ordinance be passed to be ordained.
Approved, September 13, 2018, Mayor Jasiel F. Correia II

#15. On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Stephen R. Long, it was unanimously voted that the proposed ordinance be passed to be ordained.
Approved, September 13, 2018, Mayor Jasiel F. Correia II

Second reading and enrollment, as amended:

16. Proposed Ordinance – Manager of Operations Streets and Highways – DCM Salary
- On a motion made by Councilor Stephen R. Long and seconded by Councilor Pam Laliberte-Lebeau, it was unanimously voted that the proposed ordinance be passed through second reading and enrollment, as amended. On a further motion made by Councilor Steven A. Camara and seconded by Councilor Stephen R. Long, it was unanimously voted that the proposed ordinance be passed to be ordained.
Approved, September 13, 2018; Mayor Jasiel F. Correia II

RESOLUTIONS – None

CITATIONS – None

ORDERS – HEARINGS

Joint Pole Location:

17. Oak Grove Avenue – One jointly owned pole location
- On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Stephen R. Long, it was unanimously voted to adopt the order.
Approved, September 13, 2018, Mayor Jasiel F. Correia II

ORDERS – MISCELLANEOUS18. Police Chief's report on licenses:Taxicab Drivers:

Christopher Bridges

April Dawn Crotteau

Starlex Durcely

Henrey Roy

Alberta Smith

Dorothy Ward

On a motion made by Councilor Stephen R. Long and seconded by Councilor Leo O. Pelletier, it was unanimously voted to adopt the order.

19. Revocation of license for an auto repair shop at request of owner:

Fausto Ortiz – Auto Rally, Inc., 18 Thompson Street, License No.332

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Leo O. Pelletier, it was unanimously voted to adopt the order.

Approved, September 13, 2018, Mayor Jasiel F. Correia II

20. Revocation of license for an auto body shop at request of owner:

Fausto Ortiz – Auto Rally, Inc., 18 Thompson Street, License No.146

On a motion made by Councilor Stephen R. Long and seconded by Councilor Leo O. Pelletier, it was unanimously voted to adopt the order.

Approved, September 13, 2018, Mayor Jasiel F. Correia II

21. Auto Repair Shop License Renewals:

Marco Tavares d/b/a Auto Stop located at 325 Oman Street

On a motion made by Councilor Steven A. Camara and seconded by Councilor Stephen R. Long, it was unanimously voted to adopt the order.

Approved, September 13, 2018, Mayor Jasiel F. Correia II

22. Taxicab Vehicle: Town Transportation LLC – application, License No. 41

On a motion made by Councilor Steven A. Camara and seconded by Councilor Stephen R. Long, it was unanimously voted to adopt the order.

Approved, September 13, 2018, Mayor Jasiel F. Correia II

COMMUNICATIONS – INVITATIONS – PETITIONS23. Claims

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Stephen R. Long, it was unanimously voted to refer the claims to Corporation Counsel.

24. Open Meeting Law Complaint from Patrick Higgins re: August 15, 2018 City Council Committee on Finance Meeting

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Stephen R. Long, it was unanimously voted to refer the complaint to Corporation Counsel.

25. Open Meeting Law Complaint from Patrick Higgins re: August 15, 2018 City Council Meeting

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Shawn E. Cadime, it was unanimously voted to refer the complaint to Corporation Counsel.

26. Structure over a public way – Awning for Fu Sha, Inc. at 151 South Main Street

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Pam Laliberte-Lebeau, it was unanimously voted to approve the permit. Councilor Joseph D. Camara asked what was the size of the awning. The City Clerk stated that it is 40 feet by 30 inches.

City Council Meeting Minutes:

27. Public Hearings – August 15, 2018

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Stephen R. Long, it was unanimously voted to approve the minutes.

28. Committee on Finance – October 10, 2017

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Stephen R. Long, it was unanimously voted to approve the minutes.

29. Committee on Finance – October 24, 2017

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Stephen R. Long, it was unanimously voted to approve the minutes.

30. Regular Meeting of the City Council – July 12, 2018

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Stephen R. Long, it was unanimously voted to approve the minutes.

BULLETINS – NEWSLETTERS – NOTICES – None

ITEMS FILED AFTER THE AGENDA WAS PREPARED:
CITY COUNCIL MEETING DATE: SEPTEMBER 11, 2018

COMMITTEE REPORTS

Committee on Ordinances and Legislation recommending:

All Readings with Emergency Preamble:

Proposed Ordinance – Traffic, Handicapped Parking

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Stephen R. Long, it was voted 9 yeas to adopt an Emergency Preamble. On a further motion made by Councilor Stephen R. Long and seconded by Councilor Pam Laliberte-Lebeau, it was unanimously voted to pass the proposed ordinance through first reading, second reading, passed to be enrolled and passed to be ordained.

Approved, September 13, 2018, Mayor Jasiel F. Correia II

Committee on Real Estate recommending:

Adoption:

Order – Land acquisition of 1941-1945 Bay Street, Lots A-14-0034 and A-14-0036

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Shawn E. Cadime, it was unanimously voted to adopt the order.

Approved, September 13, 2018, Mayor Jasiel F. Correia II

Order – Land acquisition of 861 Indian Town Road, Lot W-24-0001

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Leo O. Pelletier, it was unanimously voted to adopt the order.

Approved, September 13, 2018, Mayor Jasiel F. Correia II

Order – Land acquisition of 75 Yellow Hill Road, Lot W-38-0050

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Stephen R. Long, it was unanimously voted to adopt the order.

Approved, September 13, 2018, Mayor Jasiel F. Correia II

Committee on Ordinances and Legislation recommending:
First Reading:

Proposed Ordinance – Traffic, Miscellaneous
On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Shawn E. Cadime, it was unanimously voted to pass the proposed ordinance through first reading.

Proposed Ordinance – Vehicle Trade-In Revolving Fund
On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Stephen R. Long, it was unanimously voted to pass the proposed ordinance through first reading.

Proposed Ordinance – Police Cruiser Revolving Fund
On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Shawn E. Cadime, it was unanimously voted to pass the proposed ordinance through first reading.

First Reading, as amended:

Proposed Ordinance – Commissioner for Recreational Facilities/Director of Recreational Facilities
On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Stephen R. Long, it was unanimously voted to pass the proposed ordinance through first reading, as amended.

Committee on Finance recommendations:

Loan Order – Watson School Repairs - \$10,202,644.00
On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Pam Laliberte-Lebeau, it was unanimously voted to table the loan order.

Loan Order – Tansey School Repairs - \$2,970,496.00
On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Pam Laliberte-Lebeau, it was unanimously voted to table the loan order.

Loan Order – Police Department Equipment - \$122,000.00
On a motion made by Councilor Steven A. Camara and seconded by Councilor Stephen R. Long, it was voted 7 yeas, 2 nays to adopt the loan order with Councilors Shawn E. Cadime and Cliff Ponte voting in the negative.
Approved, September 13, 2018, Mayor Jasiel F. Correia II

Committee on Regulations recommending:

Grant leave to withdraw:

Order – Auto Repair Shop License Renewal – Jody Oliveira d/b/a Auto Loft, Inc.
 at 10 Durfee Street
On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Leo O. Pelletier, it was unanimously voted that the order be granted leave to withdraw.

Adoption:

Order – Auto Repair Shop License Renewal – Jody Oliveira d/b/a Ground Earth, Inc.
 at 232 Lapham Street
On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Leo O. Pelletier, it was unanimously voted to adopt the order.
Approved, September 13, 2018, Mayor Jasiel F. Correia II

RESOLUTIONS

Comm. on Public Safety convene a meeting to discuss malfunction in some police cruisers
On a motion made by Councilor Steven A. Camara and seconded by Councilor Shawn E. Cadime,
it was unanimously voted to adopt the resolution.

A recess was taken at 8:08 p.m. to allow the ordinances to be signed and reconvened at 8:12 p.m.

On a motion made by Councilor Steven A. Camara and seconded by Councilor Bradford L. Kilby, it
was unanimously voted to adjourn at 8:15 p.m.

List of documents and other exhibits used during the meeting:

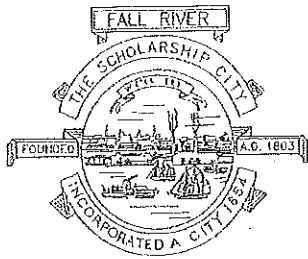
Agenda packet (attached)

DVD of meeting

A true copy. Attest:



City Clerk



City of Fall River Massachusetts
Office of the City Clerk

RECEIVED

2018 OCT 23 P 1:26

CITY CLERK _____
FALL RIVER, MA

ALISON M. BOUCHARD
CITY CLERK

AMENDED AGENDA
ORIGINAL POSTING: OCTOBER 19, 2018 AT 10:22 A.M.

INÊS LEITE
ASSISTANT CITY CLERK

MEETINGS SCHEDULED
CITY COUNCIL CHAMBER, ONE GOVERNMENT CENTER
TUESDAY, OCTOBER 23, 2018
AGENDA

6:00 P.M. COMMITTEE ON FINANCE

1. Citizen Input
2. *Communication – Tobacco Control Coordinator to discuss changes to state law regarding sales and use of tobacco (referred 9-25-2018)
3. *Fiscal Year 2019 Quarter 1 Budget Report

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

PRIORITY MATTERS

1. *Motions from City Council request to address recent issues relating to Mayor Jasiel F. Correia II in accordance with Section 3-8 of the City Charter (objected to 10-16-2018):
 - a. Declare Mayor unable to perform duties in accordance with the City Charter
 - b. Vote of no confidence
 - c. Request Mayor resign from office
2. *Mayor and order to establish spending limits for Vehicle Trade-In and Police Cruiser Revolving Funds for Fiscal Year 2019
3. *Mayor and orders of land acquisition:
 - a. Bell Rock Road, across from 318 Bell Rock Road, Parcel W-20-0010 – \$15,000
 - b. 400 and 425 Flag Swamp Road (Crapo Lane) in East Freetown, Assessor Map No. 256 Lot 38 – \$20,000
4. *Mayor requesting confirmation of the following appointments:
 - a. Patricia Casey – Special City Charter Committee
 - b. Michael O'Reagan – Special City Charter Committee
 - c. Elizabeth R. Andre – Planning Board
 - d. Robert J. Rei – Commission on Disability
5. *Mayor requesting confirmation of the following reappointments:
 - a. Laurence Dykes, Jr. – Historical Commission
 - b. Richard Mancini – Fall River Historic District Commission
 - c. Kristen Cantara Oliveira – Fall River Historic District Commission
6. *Mayor requesting the parking facilities controlled by the Fall River Redevelopment Authority be transferred back to the City

PRIORITY COMMUNICATIONS

7. Traffic Commission recommending amendments to traffic ordinances

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

COMMITTEE REPORTS

Committee on Public Works and Transportation recommending:

Adopt:

8. *Order – The Stone Bridge Fire District Agreement for dam services and raw water purchases

Committee on Ordinances and Legislation recommending:

All Readings with Emergency Preamble:

9. *Proposed Ordinance – Traffic, Handicapped Parking

First Reading, as amended:

10. *Proposed Ordinance – Traffic, Niagara Street inserting one-way
11. *Proposed Ordinance – Traffic, Niagara Street striking out one-way
12. *Proposed Ordinance – Traffic, Dickinson Street prohibited parking
13. *Proposed Ordinance – Traffic, Striking out handicapped parking

ORDINANCES – None

RESOLUTIONS – None

CITATIONS

14. Fall River Police Department Award Recipients and Retirees
- | | | |
|---------------------|------------------|--------------------|
| Tyler J. Andrade | Sheila Barrett | Mark R. Bouchard |
| Joshua L. Carreiro | Eric Copsetta | Charles J. Cullen |
| John DeMello | William Falandys | Charles D. Freitas |
| Shane T. Galus | David V. Lafleur | Michael J. Malek |
| Christian McCloskey | Matthew Mendes | William Platt |
| Amy L. Robinson | John P. Ruggiero | Richard P. Saraiva |
| Thaddeus Tosior Jr. | | |

ORDERS – HEARINGS – None

ORDERS – MISCELLANEOUS

15. *City Council reappointment of Laurence Dykes Jr. to the Fall River Historic District Commission
16. Police Chief's report on licenses:
Taxicab Drivers:
Starlex Durcely David Justice Tiffany Rodriguez Michael St. Pierre
- Private Livery Drivers:
Viriato Bala Anthony Correia Brian Thomas
17. Auto Repair Shop License Renewals:
Fernando P. da Silva d/b/a Brodeur's Service Station at 109 Barrett Street
John Cordeiro d/b/a J&J Auto Repair, Inc. at 635 Warren Street
Manuel Felix d/b/a Felix Auto Collision Center at 1201 Slade Street
Joseph Bilan, BP Auto Service Repair, Inc. at 1091 South Main Street

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

COMMUNICATIONS – INVITATIONS – PETITIONS

18. *Claims

***City Council Meeting Minutes:**

- 19. *Special Meeting of the City Council – August 27, 2018
- 20. *City Council Public Hearing – September 25, 2018
- 21. *City Council Committee on Finance – September 11, 2018
- 22. *Regular Meeting of the City Council – September 11, 2018

BULLETINS – NEWSLETTERS – NOTICES – None


City Clerk

ITEMS FILED AFTER THE AGENDA WAS PREPARED:
CITY COUNCIL MEETING DATE: OCTOBER 23, 2018

RESOLUTION

*Mayor submit vehicle log for fuel, mileage, drivers, etc. for the City Vehicle often driven by the Mayor prior to next scheduled City Council Meeting.

City of Fall River, *In City Council*

(President Cliff Ponte)

WHEREAS, the City of Fall River has a City issued motor pool vehicle, and

WHEREAS, the Mayor uses the city vehicle, now therefore

BE IT RESOLVED, that Mayor Correia submit to the City Council prior to its next scheduled City Council Meeting the following:

- Vehicle driving log from June 1, 2018 to present
- List of vehicle drivers
- Who fuels the vehicle
- Confirmation of the vehicle's location on the morning of October 11, 2018, and

BE IT FURTHER RESOLVED, that the City Council discuss these matters at the next meeting of the Committee on Finance.