

City of Fall River Massachusetts

Office of the City Clerk

INÊS DA SILVA PAULINO LEITE
CITY CLERK

CHELSEA PACHECO
ASSISTANT CITY CLERK

REGULAR MEETING OF THE CITY COUNCIL

MEETING: September 22, 2026 at 7:00 p.m.
Council Chamber, One Government Center

PRESENT: President Cliff A. Ponte, presiding;
Councilors Shawn E. Cadime, Joseph D. Camara, Michael G. Canuel,
Michelle M. Dionne, Paul B. Hart, Christopher M. Peckham, Sr.,
Linda M. Pereira and Andrew J. Raposo

ABSENT: None

IN ATTENDANCE: Emily Arpke, Director of Financial Services

President Ponte called the meeting to order at 8:53 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 – None

PRIORITY COMMUNICATIONS

1. Board of Election Commissioners and warrant for the State Election to be held on November 3, 2026

On a motion made by Councilor Raposo and seconded by Councilor Cadime, it was unanimously voted to adopt the order.

*Approved, September 24, 2026
Paul E. Coogan, Mayor*

Councilor Cadime exited the Council Chamber at 8:54 p.m.

COMMITTEE REPORTS – None

ORDINANCES – None

RESOLUTIONS

2. Committee on Ordinances and Legislation convene to discuss potential amendments to the nuisance properties ordinance

On a motion made by Councilor Raposo and seconded by Councilor Peckham, it was unanimously voted to adopt the resolution, with Councilor Cadime absent and not voting.

Councilor Cadime returned to the Council Chamber at 8:56 p.m.

On a further motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to take items 3 through 5 together.

CITATIONS

3. Vanson Leathers, Inc. – Outstanding work within the Fall River Community
4. Gregory Molinar, Community Engagement Director, Vanson Leathers, Inc. – Outstanding work within the Fall River Community
5. Brigadier General Lisa Ahaesy, Commander, Massachusetts Air National Guard – Assistance and dedication to the Fall River community during the Blizzard of 2026

On a motion made by Councilor Peckham and seconded by Councilor Raposo, it was unanimously voted that the citations be accepted and placed on file.

ORDERS – HEARINGS – None

ORDERS – MISCELLANEOUS

6. Police Chief's Report on Licenses
Private Livery Vehicle
Danilson Claudio Tavares – One (1) vehicle

On a motion made by Councilor Raposo and seconded by Councilor Peckham, it was unanimously voted to adopt the order.

COMMUNICATIONS – INVITATIONS – PETITIONS

7. Claims

On a motion made by Councilor Peckham and seconded by Councilor Raposo, it was unanimously voted to refer the claims to Corporation Counsel.

8. Communication from MassDOT re: Route 79/Davol Street Procurement

On a motion made by Councilor Raposo and seconded by Councilor Peckham, it was unanimously voted that the communication be accepted and placed on file.

9. Roselli, Clark and Associates invoice for the Completion of 2025 audit per agreement with City of Fall River – City FY 2026

On a motion made by Councilor Raposo and seconded by Councilor Pereira, it was unanimously voted to approve the payment of the invoice.

10. Documents from Ryan Duarte re: Traffic and Parking Department

On a motion made by Councilor Peckham and seconded by Councilor Raposo, it was unanimously voted that the communication be accepted and placed on file.

11. Application for structures on or over a public way for Elections Department to hang Election Day/VOTE banners from October 19 to November 3 at the following locations:

- a. Bedford Street (13' x 6.5')
- b. Downtown (South Main Street) (13" x 6.5')
- c. Pleasant Street (25' x 3')

Councilor Raposo asked if the construction on Bedford Street would affect the placement of the banner. The City Clerk clarified that the construction will be completed prior to the banner being installed and that the Director of Inspectional Services had approved the application. On a motion made by Councilor Pereira and seconded by Councilor Raposo, it was unanimously voted to approve the application.

12. Planning Board Minutes – August 12, 2026

On a motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted that the minutes be accepted and placed on file.

On a further motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to take items 13 through 18 together.

City Council Minutes

13. Public Hearings – August 11, 2026

14. Public Hearings – September 8, 2026

15. Committee on Finance – August 11, 2026

16. Committee on Finance – September 8, 2026

17. City Council – August 11, 2026

18. City Council – September 8, 2026

On a motion made by Councilor Raposo and seconded by Councilor Canuel, it was unanimously voted to approve the minutes.

BULLETINS – NEWSLETTERS – NOTICES – None

Councilor Pereira exited the Council Chamber at 9:00 p.m.

TABLED MATTERS

On a motion made by Councilor Raposo and seconded by Councilor Peckham, it was unanimously voted to lift item 19 from the table, with Councilor Pereira absent and not voting.

PRIORITY MATTERS

19. Mayor and the Appropriation of the following funds to and from the PEG Access and Cable Related Fund, totaling \$586,600:
- \$330,000 for FREDTV, Operating Salaries & Expenses
 - \$106,600 for FREDTV, Capital
 - \$150,000 for FRCMedia, Operating Salaries & Expenses

On a motion made by Councilor Raposo and seconded by Councilor Peckham, it was unanimously voted to waive the rules to allow Emily Arpke, Director of Financial Services, to answer questions, with Councilor Pereira absent and not voting.

Councilor Raposo requested confirmation that this appropriation order would not violate any state statutes. Ms. Arpke explained that she received an email communication from the Massachusetts Department of Revenue, which was forwarded to all City Councilors, that stated that an appropriation of funds to the PEG Access and Cable Related Fund after the beginning of Fiscal Year 2027 does not violate any policies or regulations dictated by the Commonwealth of Massachusetts.

On a motion made by Councilor Raposo and seconded by Councilor Hart, it was voted to adopt the order, with Councilor Peckham opposed and Councilor Pereira absent and not voting.

Approved, September 24, 2026

Paul E. Coogan, Mayor

Councilor Pereira returned to the Council Chamber at 9:02 p.m.

On a motion made by Councilor Raposo and seconded by Councilor Peckham, it was voted 2 yeas, 7 nays, to lift the proposed ordinance related to Amending §62-2(C), Solid waste – collection and disposal, Generally, from the table, with Councilors Peckham and Raposo voting in the affirmative, and the motion failed to carry.

ORDINANCES

Second Reading and Enrollment:

Proposed Ordinance – Amending §62-2(C), Solid waste – collection and disposal, Generally

ITEMS FILED AFTER THE AGENDA DEADLINE **CITY COUNCIL MEETING DATE: SEPTEMBER 22, 2026**

COMMITTEE REPORTS

Committee on Ordinances and Legislation recommending:

All readings with an emergency preamble

- 1a. Proposed Ordinance – Traffic, Handicapped Parking
- Brownell Street, North, 78 feet east of Almy Street
 - Cambridge Street, South, 70 feet east of Coggeshall Street
 - Charles Street, South, 60 feet east of Milk Street
 - Eagle Street, East, 24 feet north of Hope Street
 - June Street, West, 22 feet north of Cherry Street
 - Locust Street, South, 121 feet east of Orange Street
 - Mulberry Street, East, 161 feet south of William Street
 - Mulberry Street, West, 150 feet south of William Street,
 - North Main Street, East, 57 feet south of Vestal Street
 - Plain Street, West, 115 feet south of Pine Street
 - Quequechan Street, West, 67 feet north of Pleasant Street
 - Snell Street, North, 269 feet east of Plymouth Avenue
 - Stanley Street, North, 152 feet east of Hanover Street
 - Tripp Street, West, 51 feet south of Charles Street
 - Whipple Street, West, 103 feet north of Cottage Street

On a motion made by Councilor Canuel and seconded by Councilor Hart, it was voted 9 yeas to adopt the emergency preamble. On a further motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted that the proposed ordinance be passed through first reading, second reading, passed to be enrolled and passed to be ordained.

Approved, September 24, 2026

Paul E. Coogan, Mayor

First Reading:

- 1b. Proposed Ordinance – Traffic, Loading zones
- William Street, South, 20 feet west of Eagle Street,
8:00 A.M. to 6:00 P.M., Monday through Saturday

On a motion made by Councilor Raposo and seconded by Councilor Pereira, it was unanimously voted that the proposed ordinance be passed through first reading.

- 1c. Proposed Ordinance – Traffic, Handicapped parking removals
- Third Street, East, 192 feet south of Morgan Street
 - Arizona Street, South, 237 feet west of County Street
 - Baker Street, East, 100 feet south of Warren Street
 - Boutwell Street, West, 135 feet north of Alden Street

- Cross Street, East, 20 feet north of Fruit Street
- Division Street, North, 80 feet east of Grant Street
- Downing Street, South, 213 feet east of Haffards Street
- Dwelly Street, South, 20 feet west of Tuttle Street
- Garfield Street, West, 86 feet south of Globe Street
- John Street, West, 30 feet south of Branch Street
- Linden Street, West, 85 feet north of Walnut Street
- Montaup Street, East, 113 feet south of Slade Street
- Orchard Street, North, 22 feet west of Quarry Street
- St. Mary Street, West, 13 feet south of Norfolk Street
- South Beach Street, West, 257 feet south of Middle Street
- Tecumseh Street, North, 145 feet west of Manchester Street
- Walnut Street, North, 101 feet east of Linden Street
- William Street, North, 36 feet east of Mulberry Street

On a motion made by Councilor Raposo and seconded by Councilor Canuel, it was unanimously voted that the proposed ordinance be passed through first reading.

- 1d. Proposed Ordinance – Amending §2-401, Chief of Police – Appointment; powers and duties; term

On a motion made by Councilor Raposo and seconded by Councilor Peckham, it was unanimously voted that the proposed ordinance be passed through first reading.

Committee on Finance recommending:

Adoption:

- 1e. Loan order – \$10,000,000 for the construction and/or improvement of City Streets

On a motion made by Councilor Raposo and seconded by Councilor Pereira, it was voted 8 yeas, 1 nay, to adopt the loan order, with Councilor Peckham voting in the negative.

Approved, September 24, 2026

Paul E. Coogan, Mayor

Adoption, as amended:

- 1f. Order re Revised policy to City Council re: outside legal counsel

On a motion made by Councilor Cadime and seconded by Councilor Hart, it was unanimously voted to adopt the order, as amended, with Councilor Raposo opposed.

A recess was held from 9:07 p.m. to 9:10 p.m. for the signing of the election warrant.

On a motion made by Councilor Canuel and seconded by Councilor Raposo, it was unanimously voted to adjourn at 9:11 p.m.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

A true copy Attest:

Unia da Silva Paulino Leite

City Clerk

In City Council, October 13, 2026

Approved.



City of Fall River Massachusetts

Office of the City Clerk

RECEIVED

2026 SEP 18 P 12:27

INÊS DA SILVA PAULINO LEITE
CITY CLERK

CITY CLERK
FALL RIVER, MA

CHELSEA PACHECO
ASSISTANT CITY CLERK

MEETINGS SCHEDULED
CITY COUNCIL CHAMBER, ONE GOVERNMENT CENTER
SEPTEMBER 22, 2026
AGENDA

5:00 P.M. COMMITTEE ON ORDINANCES AND LEGISLATION

6:00 P.M. CITY COUNCIL COMMITTEE ON FINANCE MEETING (OR IMMEDIATELY FOLLOWING THE COMMITTEE ON ORDINANCES AND LEGISLATION MEETING IF IT RUNS PAST 5:55 P.M.)

Presentation of Citations – None

1. Citizen Input
2. *Loan order of \$10,000,000 for the construction and/or improvement of City Streets (referred 9-8-2026)
3. *Resolution – Convene to develop a comprehensive plan for an accurate financial analysis of the cost and distribution of solid waste and recycling carts (adopted 9-8-2026)
4. *Fiscal Year 2026 Quarter 4 Budget Report (referred 9-8-2026)
5. *City Council President communication and revised policy to City Council re: outside legal counsel (referred 9-8-2026)

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

PRIORITY MATTERS – None

PRIORITY COMMUNICATIONS

1. *Board of Election Commissioners and warrant for the State Election to be held on November 3, 2026

COMMITTEE REPORTS – None

ORDINANCES – None

RESOLUTIONS

2. *Committee on Ordinances and Legislation convene to discuss potential amendments to the nuisance properties ordinance

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_clerk@fallriverma.gov

CITATIONS

3. Vanson Leathers, Inc. – Outstanding work within the Fall River Community
4. Gregory Molinar, Community Engagement Director, Vanson Leathers, Inc. – Outstanding work within the Fall River Community
5. Brigadier General Lisa Ahaesy, Commander, Massachusetts Air National Guard – Assistance and dedication to the Fall River community during the Blizzard of 2026

ORDERS – HEARINGS – None

ORDERS – MISCELLANEOUS

6. Police Chief's Report on Licenses
Private Livery Vehicle
Danilson Claudio Tavares – One (1) vehicle

COMMUNICATIONS – INVITATIONS – PETITIONS

7. *Claims
8. *Communication from MassDOT re: Route 79/Davol Street Procurement
9. *Roselli, Clark and Associates Invoice for the Completion of 2025 audit per agreement with City of Fall River – City FY 2026
10. *Documents from Ryan Duarte re: Traffic and Parking Department
11. Application for structures on or over a public way for Elections Department to hang Election Day/VOTE banners from October 19 to November 3 at the following locations:
 - a. Bedford Street (13' x 6.5')
 - b. Downtown (South Main Street) (13' x 6.5')
 - c. Pleasant Street (25' x 3')
12. Planning Board Minutes – August 12, 2026
City Council Minutes
13. *Public Hearings – August 11, 2026
14. *Public Hearings – September 8, 2026
15. *Committee on Finance – August 11, 2026
16. *Committee on Finance – September 8, 2026
17. *City Council – August 11, 2026
18. *City Council – September 8, 2026

BULLETINS – NEWSLETTERS – NOTICES – None

TABLED MATTERS

PRIORITY MATTERS

- *Mayor and the Appropriation of the following funds to and from the PEG Access and Cable Related Fund, totaling \$586,600:
- \$330,000 for FREDTV, Operating Salaries & Expenses
 - \$106,600 for FREDTV, Capital
 - \$150,000 for FRCMedia, Operating Salaries & Expenses (tabled 9-8-2026)

ORDINANCES

Second Reading and Enrollment:

*Proposed Ordinance – Amending §62-2(C), Solid waste – collection and disposal,
Generally (tabled 9-8-2026)


City Clerk

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

COMMITTEE REPORTS

Committee on Ordinances and Legislation recommending:

All readings with an emergency preamble

- Proposed Ordinance – Traffic, Handicapped Parking
 - Brownell Street, North, 78 feet east of Almy Street
 - Cambridge Street, South, 70 feet east of Coggeshall Street
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 - Locust Street, South, 121 feet east of Orange Street
 - Mulberry Street, East, 161 feet south of William Street
 - Mulberry Street, West, 150 feet south of William Street,
 - North Main Street, East, 57 feet south of Vestal Street
 - Plain Street, West, 115 feet south of Pine Street
 - Quequechan Street, West, 67 feet north of Pleasant Street
 - Snell Street, North, 269 feet east of Plymouth Avenue
 - Stanley Street, North, 152 feet east of Hanover Street
 - Tripp Street, West, 51 feet south of Charles Street
 - Whipple Street, West, 103 feet north of Cottage Street

First Reading:

- Proposed Ordinance – Traffic, Miscellaneous

Section 1

Parking prohibited during certain hours

- King Street, West, 20 feet south of Globe Street,
7:00 A.M. to 6:00 P.M., Monday through Friday

Section 2

Loading zones

- Tenth Street, West, 213 feet south of Bedford Street,
6:00 A.M. to 7:00 P.M., Sunday through Saturday
- William Street, South, 20 feet west of Eagle Street,
8:00 A.M. to 6:00 P.M., Monday through Saturday

Section 3

Handicapped parking removals

- Third Street, East, 192 feet south of Morgan Street
- Arizona Street, South, 237 feet west of County Street
- Baker Street, East, 100 feet south of Warren Street
- Boutwell Street, West, 135 feet north of Alden Street
- Cross Street, East, 20 feet north of Fruit Street
- Division Street, North, 80 feet east of Grant Street
- Downing Street, South, 213 feet east of Haffards Street
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- South Beach Street, West, 257 feet south of Middle Street
- Tecumseh Street, North, 145 feet west of Manchester Street
- Walnut Street, North, 101 feet east of Linden Street
- William Street, North, 36 feet east of Mulberry Street

Action:

- Proposed Ordinance – Amending §2-401, Chief of Police – Appointment; powers and duties; term
- Proposed Ordinance – All-night parking of commercial vehicles
- Proposed Ordinance – Strike out §2-33 in City code, which relates to Authority to retain outside legal counsel

Committee on Finance recommending:

Action:

- Loan order – \$10,000,000 for the construction and/or improvement of City Streets
- City Council President communication and revised policy to City Council re: outside legal counsel



ELECTIONS DEPARTMENT
CITY OF FALL RIVER

17 September 2026

Cliff A. Ponte, President
Honorable Members of the City Council
One Government Center
Fall River, MA. 02722

RECEIVED

2026 SEP 17 A 11:16

CITY CLERK _____
FALL RIVER, MA

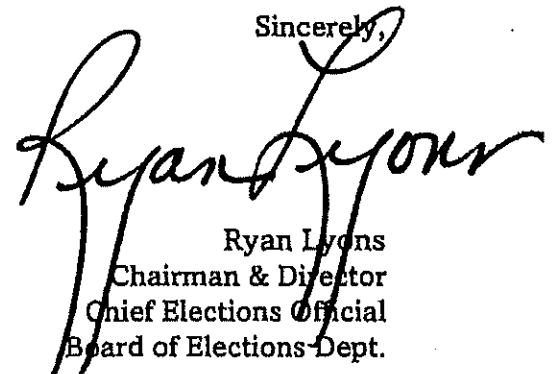
Dear Honorable City Councilors,

In accordance with the General Laws of the Commonwealth *Chapter 54, Section 64*, I respectfully request that you vote to accept and sign the attached Warrant for the Biennial State Election to be held on Tuesday, November 3, 2026. The accompanying order shall state that voters will cast their ballots for the following Offices and Nine (9) Ballot Questions that have been proposed by Initiative Petition and Referendum.

Senator in Congress
Governor and Lieutenant Governor
Attorney General
Secretary of the Commonwealth
Treasurer
Auditor
Representative in Congress
Governor's Councillor
Senator in General Court
Representative in General Court
District Attorney
Register of Probate
County Treasurer
County Commissioner

Warrants shall be posted as public notice at each of the city's twenty-seven (27) polling precincts. The polls will be open on Election Day from 7:00 A.M. to 8:00 P.M.

Sincerely,


Ryan Lyons
Chairman & Director
Chief Elections Official
Board of Elections-Dept.

Ryan Lyons, Chairman & Director
One Government Center • Fall River, MA 02722
TEL (508) 324-2630 • FAX (508) 324-2633 • EMAIL rlyons@fallriverma.gov

City of Fall River, *In City Council*

ORDERED, that in accordance with provisions of law, notice is hereby given that meetings of the citizens qualified to vote at a State Election will be held on Tuesday, November 3, 2026, in the several voting places designated by the Council, to cast their votes for the candidates of political parties for the following offices:

Senator in Congress
Governor and Lieutenant Governor
Attorney General
Secretary of the Commonwealth
Treasurer
Auditor
Representative in Congress
Governor's Councillor
Senator in General Court
Representative in General Court
District Attorney
Register of Probate
County Treasurer
County Commissioner

and to give their votes on the nine (9) referendum questions appearing on the ballot.

BE IT FURTHER ORDERED, that the Election Commission be and they are hereby authorized and empowered to cause all necessary rooms, fixtures, apparatus and supplies for the holding of the State Election to be prepared and furnished for the same, the use of same to be charged to the appropriation for elections.

Polls to be opened from seven o'clock A.M. to eight o'clock P.M. and all voting precincts to be used.

City of Fall River, In City Council

(Councilors Andrew J. Raposo and Michael G. Canuel)

WHEREAS, Chapter 10, Article 7, Division 3 of the City Code addresses nuisance properties, including but not limited to definitions, investigations, corrective action, violations and penalties, and

WHEREAS, the current ordinances in place could benefit from a review due to recent public concerns, now therefore

BE IT RESOLVED, that the Committee on Ordinances and Legislation convene with the City Administrator, Corporation Counsel, the Chief of Police and the Director of Minimum Housing to discuss changes to the nuisance properties ordinance.

(Filed 9-16-2026)



City of Fall River
Notice of Claim

RECEIVED

2026 SEP -8 P 12: 07

1. Claimant's name: JOHN J. COSTA CITY CLERK #26-151
2. Claimant's complete address: 309 LINCOLN ST. FALL RIVER, MA 02720
3. Telephone number: Home: 508-673-0291 Work: 774-488-4861
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
AUTO DAMAGE
5. Date and time of accident: 8/10/26 Amount of damages claimed: \$ 150.00
6. Exact location of the incident: (include as much detail as possible):
PLAIN ST. + LOCUST ST.
7. Circumstances of the incident: (attach additional pages if necessary):
I WAS DRIVING AND AS I PASSED THE ROAD WORK SIGN I HEARD A NOISE LIKE I HIT SOMETHING SO I ROLLED OVER AND DIDNT SEE ANYTHING SO I KEPT DRIVING FOR A SHORT TIME BEFORE I NOTICED SOMETHING WRONG WITH MY 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: 9/8/26

Claimant's signature: John J. Costa

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: 9/8/26

7

INVOICE

Robert Machado, Owner
 StraightLineFencin998@gmail.com



INVOICE #: 507 INVOICE
 DATE: 9-9-2026

CUSTOMER

Name: Annette Caban Dominguez		Date: 9-9-2026
Address: 23 Mystic st		
City : Fall River Ma 02724		
Phone: 508-617-7703		Email: Busta168 comcast.net
DESCRIPTION	AMOUNT DUE	
Item 1: Material — 1- Terminal Post / 1 Toprail / Ties / 3 Bags Concrete / Brace Bands / tension Bands / 1 Tension Bar	\$ 164.67	
Item 2: Labor — Fence Repair	\$ 350.00	
Item 3: Taxes -	\$ 10.29	
TOTAL:		\$ 524.87

Make all checks payable to STRAIGHT LINE FENCING

Overdue accounts are subject to 1% service charge per month.

Thank you for your business!

RECEIVED

2026 SEP 10 A 10: 09

CITY CLERK #260-49A
 FALL RIVER, MA

7

 **Southcoast Health**
363 Highland Ave
Fall River, MA 02720

Guarantor number: 471302
Responsible party: Brenda Cardoza
Statement date: August 20, 2026

**Thank you for choosing
Southcoast Health!**



Please use the QR code below to visit MyChart
(<https://www.southcoast.org/mychart/>) to view and pay
your bill in full or setup a payment plan.



Pay Online with MyChart

The easiest way to view your statement, make payments, review greater charge detail, and more! Sign up today!
www.Southcoast.org/bill-pay - Use your MyChart account to log in or use this info for guest pay.

Guarantor ID: 471302 Name: Brenda Cardoza



Pay by Phone

508-973-1212 or 844-500-1212



Pay by Mail

Send in your check with payment coupon below

Detach the bottom portion to return with your payment

 **Southcoast Health**
363 Highland Ave
Fall River, MA 02720

You Owe: \$76.18
Due By: September 19, 2026
Guarantor#: 471302
Amount Enclosed: \$
To Pay by credit card visit www.southcoast.org/mychart/

Make checks payable to Southcoast

Brenda Cardoza
111 Brayton Ave Apt 1
Fall River, MA 02721-6535

Southcoast Health Systems, Inc.
PO Box 417976
Boston, MA 02241-7976

000047130200000076182

RECEIVED
2026 SEP 10 A 11:34
CITY CLERK #20131
FALL RIVER, MA



City of Fall River
Notice of Claim

RECEIVED

2026 SEP 10 P 12:00

1. Claimant's name: Subroclaims obo Geico aso Lorraine A Smith Williams #26-152
2. Claimant's complete address: 28150 N Alma School Pkwy #103-642 Scottsdale, AZ 85262
FALL RIVER, MA
3. Telephone number: Home: _____ Work: 800-949-5655
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Auto accident property damage subrogation.
5. Date and time of accident: 01/27/2026 9:57 am Amount of damages claimed: \$ 7,496.11
6. Exact location of the incident: (include as much detail as possible):
Beattle St and Tobin St, Fall River MA
7. Circumstances of the Incident: (attach additional pages if necessary):
The Insured was traveling south on Tobin St and had no stop sign. The city driver was plowing snow on east Beattle St approaching the stop sign. The city driver did not stop and sld into the intersection and colliding with the Insured vehicle.
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
Subroclaims obo Geico, 28150 N Alma School Pkwy #103-642, Scottsdale AZ 85262

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: 08/31/2026

Claimant's signature: Katlin M. G. 1310

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:

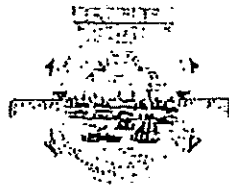
Copies forwarded to: ☒ City Clerk ☒ Law ☒ City Council ☐ City Administrator

DCM

Date:

9/10/24

7



RECEIVED

City of Fall River
Notice of Claim

2026 SEP 10 P 12:46

1. Claimant's name: Subroclaims obo Geico aso Ricardo Aparecido Da Silva CITY CLERK #26-153
FALL RIVER, MA
2. Claimant's complete address: 28150 N Alma School Pkwy #103-642, Scottsdale AZ 85262
3. Telephone number: Home: 800-949-5655 Work: _____
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
auto collision
5. Date and time of accident: 12/27/2025, 12:08 am Amount of damages claimed: \$ 5,810.09
6. Exact location of the incident: (include as much detail as possible):
108 Grant St, Fall River MA
7. Circumstances of the incident: (attach additional pages if necessary):
The insured vehicle was parked and unoccupied. The fire truck was responding to a fire alarm and struck the insured vehicle. Police report attached.
City driver: Carlin M Desmarlais 2018 fire truck (MFC669 / MA)
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 Subroclaims obo Geico Ins, Claim # 8697747480000002
28150 N Alma School Pkwy #103-642, Scottsdale AZ 85262
800-949-5655, info@subroclaims.com

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: 08/21/2026

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:	☒ City Clerk	☒ Law	☒ City Council	☐ City Administrator	☒ ERFD	Date: <u>9/10/26</u>
------------------------	--	---	--	---	--	----------------------



City of Fall River
Notice of Claim

RECEIVED

2026 SEP 11 A 10:33

1. Claimant's name: John Sousa
2. Claimant's complete address: 149 Horton St CITY CLERK #26-154
FALL RIVER, MA
3. Telephone number: Home: 401/480319 Work: 508-989-7297
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
WATER DAMAGE. BROKEN PIPE DUE TO OUTSIDE CONSTRUCTION
5. Date and time of accident: 9-10-26 Amount of damages claimed: \$
6. Exact location of the incident: (include as much detail as possible):
IN FRONT OF 149 HORTON ST
7. Circumstances of the incident: (attach additional pages if necessary):
BROKEN WATER LINE DUE TO OUTSIDE WORK,
THERE WAS ABOUT 18" OF WATER IN CRAWL SPACE
PUMP IT OUT FOR 5 HOURS ON 9-10-26, AND 9-11-26
RAN PUMP MOST OF THE DAY. ALL SUBFLOORS WERE STILL SOAKED
8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☐ Yes ☒ No

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

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

Date: 9-11-26

Claimant's signature: John Sousa

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

☒ Water Dept

Date: 9-11-26



7

City of Fall River
Notice of Claim

RECEIVED

2026 SEP 11 P 12: 53

1. Claimant's name: Ara Sousa / Sandy Saisa #26-155
2. Claimant's complete address: 112 Oak Grove Ave CITY CLERK FALL RIVER, MA
3. Telephone number: Cell 508 215 7257 Home: 508 215 7257 Daughter: Rani of Contact Work: Sandy Saisa
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage): Backflow of sewage and stormwater into property damage caused by municipal sewer system. Finished Basement
5. Date and time of accident: 6/22/26 6/23/26 Exact time unknown Amount of damages claimed: \$ TBD
6. Exact location of the Incident: (include as much detail as possible): 112 Oak Grove Ave, Fall River, MA 02723
Sewage/Stormwater backup from the municipal combined sewer main beneath Oak Grove Ave
7. Circumstances of the Incident: (attach additional pages if necessary):
See attached Statement and BAE Forensic Engineering report

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

Arbella Mutual Insurance Company / Claim # 034627523

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

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

Date: 9/11/26

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 ☒ Water

Date: 9/11/26

RECEIVED

2026 SEP 17 P 3:20

CITY CLERK #26-156
FALL RIVER, MA



7

City of Fall River
Notice of Claim

1. Claimant's name: Richard Angier
2. Claimant's complete address: 332 Stafford Rd.
3. Telephone number: Home: 508-951-2437 Work: _____
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Property damage at this property
5. Date and time of accident: 8/15/26 Amount of damages claimed: \$ 1192.00
6. Exact location of the incident: (include as much detail as possible):
332 Stafford Rd. all these Apartments
7. Circumstances of the Incident: (attach additional pages if necessary):
A call was place to me from the Police saying there was a situation regarding my property. Total of calls from Police Dept. was three #1. Police Dept #2 Swap Team at Location and 15 minutes later another call from another office.
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
PICTURES SEE ATTACHED USB 2.0 Flash Drive

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

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

Date: 9/17/26

Claimant's signature: Richard Angier

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 ☒ Police	Date: <u>9/17/2026</u>



Maura Healey, Governor
Kimberley Driscoll, Lieutenant Governor
Phillip Eng, Interim MassDOT Secretary

massDOT⁸
Massachusetts Department of Transportation

September 17, 2026

VIA ELECTRONIC DELIVERY

Fall River City Council
Attn: Cliff A. Ponte, City Council President
One Government Center
Fall River, MA 02722

Re: Route 79/Davol Street Procurement

Dear President Ponte:

Thank you for your email and July 31, 2026, letter regarding MassDOT's Invitation to Bid ("ITB") for the sale and redevelopment of approximately 20 acres of state-owned land created through the Route 79/Davol Street Corridor Improvement Project. We share your view that the redevelopment of this property presents a significant opportunity for the City of Fall River, and we appreciate the City Council's interest in ensuring that the process is transparent, competitive, and responsive to the long-term interests of the community.

As described in MassDOT's August 11, 2026, correspondence to the City Council's Committee on Finance, MassDOT has worked closely with Mayor Coogan and the Fall River Redevelopment Authority ("FRRA") in developing the ITB. That collaboration has been important to ensuring that the procurement reflects the City's planning objectives, including the vision embodied in the City's Master Plan, while also satisfying the requirements applicable to MassDOT's disposition of state-owned property.

The ITB was issued on July 23, 2026, and bids are presently due on October 21, 2026. MassDOT will continue to provide procurement information, notices, and amendments through the procurement website (<https://route79davolstdevelopment.com/>) and will continue its coordination with the City and FRRA as the process proceeds.

Your letter asks several specific questions concerning the evaluation and selection process and we are pleased to provide the following additional information.

Evaluation and Selection of the Designated Developer

Under MassDOT's procurement practice, MassDOT will be responsible for evaluating the bids and selecting the Designated Developer in accordance with the ITB. This allocation of responsibilities should not be understood as diminishing the importance of the City's role in the redevelopment. On the contrary, MassDOT considers the City and FRRA essential local partners in the successful redevelopment of the property. The distinction concerns the respective roles of the parties at different stages of the process.

Ten Park Plaza, Suite 4160, Boston, MA 02116
Tel: 857-368-4636, TTY: 857-368-0655
www.mass.gov/massdot

RECEIVED
2026 SEP 17 A 9:52
CITY CLERK
FALL RIVER, MA

The City and FRRA have already played an important role in establishing the planning and development framework within which this procurement is occurring, including through the City's planning and zoning processes and their consultation with MassDOT during development of the procurement. After selection, the City will continue to exercise its independent governmental responsibilities with respect to matters within its jurisdiction, including applicable zoning, permitting, planning, infrastructure, and other municipal approvals. The ITB also anticipates substantial coordination among the Designated Developer, MassDOT, the City, and FRRA as the development program and Phasing Plan are advanced.

Maintaining a clear distinction between those important consultative and regulatory functions and MassDOT's competitive selection process protects the integrity of both. The entity selected through the procurement will subsequently be required to appear before and work with City boards, departments, and officials in connection with approvals and other municipal matters. Keeping the competitive evaluation and award function with MassDOT helps ensure that those later municipal processes remain independent of the selection decision and avoids both actual and perceived concerns regarding preferential treatment. It likewise provides unsuccessful bidders with confidence that the competition was evaluated by the disposing agency under the standards established in the ITB.

Accordingly, while MassDOT will continue to communicate and coordinate closely with City officials concerning the procurement process, MassDOT does not anticipate asking City officials to review individual bids or score bidders. Nonetheless, in connection with its discussions with prospective bidders, the City may also choose to provide MassDOT with information concerning a bidder's relevant background, prior development experience, and demonstrated capabilities. Such information may be considered, as appropriate, in evaluating the bidder's experience and qualifications under the ITB, consistent with the procurement's established selection methodology.

Evaluation Criteria and Transparency

The substantive qualification criteria and selection methodology (attached hereto as Exhibit A) are set forth in the ITB and have been made available to all prospective bidders. As provided in the ITB, bidders must first satisfy the applicable qualification requirements, including requirements relating to financial experience and capacity, organizational competence and ability, and legal standing. MassDOT will then make the award in accordance with the selection and award provisions of the ITB.

This structure is intended to provide an objective and transparent process in which all bidders compete under the same published requirements. Moreover, it is important to distinguish this procurement from a process in which MassDOT is comparing and selecting among competing architectural designs or detailed development concepts. MassDOT is not assigning comparative scores to visions or choosing the design it considers most desirable. The ITB instead establishes the development framework and threshold qualification requirements applicable to all bidders, with award among qualified and responsive bidders determined in accordance with the objective price-based methodology set forth in the ITB. Following

designation, the Designated Developer will be responsible for advancing the detailed design and development program within that framework, in coordination with MassDOT and the City and subject to the applicable phasing requirements and City planning, zoning, permitting, and other governmental approvals.

Waterfront Access, Transportation, Infrastructure, Housing, Local Participation, and Workforce Opportunities

The subjects identified in your letter (e.g., public waterfront access, transportation improvements, infrastructure, housing affordability, local business participation, and workforce opportunities) are important considerations in the long-term redevelopment of the property. They are also matters that necessarily involve different governmental authorities and different stages of the development process.

The procurement has been structured within the planning framework established by the City's Master Plan and, owing to its size and importance, contemplates phased development over a period of years. Following selection, the Designated Developer will be required to conduct further due diligence, coordinate with the City and MassDOT, develop an acceptable Phasing Plan for redevelopment of the property, arrange project financing, and obtain City and other governmental approvals required for each applicable phase.

That process will also provide substantial opportunities for the City to exercise its planning and regulatory authority and for MassDOT, the City, FRRA, and the Designated Developer to address the implementation of the development in a coordinated manner. MassDOT believes that preserving that meaningful role for the City, while maintaining an independent and objective competitive selection process, provides the best framework for advancing the redevelopment successfully.

Continued City Engagement

MassDOT welcomes continued engagement with the City Council regarding the structure of the procurement, the applicable timeline, the respective roles of MassDOT and the City, and the anticipated development process following designation of a developer.

The Route 79/Davol Street Corridor Improvement Project has significantly changed the relationship between Fall River and its waterfront, and the redevelopment opportunity created by MassDOT's investment represents an important next step. MassDOT appreciates the City's longstanding partnership and shares the City Council's interest in ensuring that this opportunity moves forward through a process that is competitive, transparent, and worthy of public confidence.

Please do not hesitate to contact me if you have any additional questions. We look forward to continuing our work with the City on this transformative project.

Very truly yours,

Gregory Rooney

Gregory T. Rooney
Executive Director for Property,
Leasing & Real Estate Management

Cc: Interim Secretary Phillip Eng
Undersecretary Jonathan Gulliver

Exhibit A

Qualification Criteria and Selection Methodology

The following are excerpts from the Fall River Invitation to Bid (ITB), dated July 23, 2026.

ITB, Exhibit C: Qualification Criteria

Bidders are required to include with their bids a letter in narrative form on the letterhead of the Bidder that affirmatively responds to each of the following qualification criteria. Examples of supporting materials responding to each criteria are set forth at the end of this Exhibit C. Letters may refer to this supporting material in making the representations required for qualification.

Each bid will be evaluated on a pass/fail basis as to whether the Bidder has demonstrated to MassDOT's reasonable satisfaction compliance with each of the criteria set forth in this Exhibit C. Each Bidder must obtain a "pass" on all pass/fail qualification criteria in order for its bid to be considered for selection based on the Minimum Guaranteed Price.

1. Financial experience and capacity to close and perform:

MassDOT requires that Bidders demonstrate success in reaching financial close for projects or programs of a similar size, scope, and complexity to this Project and/or its Individual Phases. Bidders must identify experience in structuring and securing project or program debt financing and equity commitments for projects or programs of a similar size and complexity, including from internal sources, investment funds, or other external sources.

In connection with this objective, Bidders must submit evidence of their familiarity with the financing process and their ability to: (i) obtain readily available equity and debt commitments that are realistically achievable from credible lenders; (ii) demonstrate proof of funds; and (iii) fund required deposits and closing costs necessary to complete the Project as proposed.

Recognizing that the Project will likely span several years, Bidders should submit to MassDOT a narrative of how the Project will be funded and financed over time. Bidders must demonstrate that those involved in the Project collectively have the financial capability to carry out the responsibilities of the Designated Developer, considering the following factors based on past experience:

- Profitability;
- Capital structure;
- Ability to service existing debt and other liabilities; and
- Other commitments and contingencies.

For Single Purpose Entity ("SPE") Bidders, support will need to include parent or principal guarantees, audited or reviewed financials, bank references, or other information supporting

the SPE's actions. Although they will be accepted, there is no requirement to submit financial statements, opinion letters, balance sheets, or other information, so long as the Bidder demonstrates to MassDOT's reasonable satisfaction that it has the personnel, capacity, experience, knowledge, and ability to close on the Property and to undertake the Project and/or its individual Phases. A Bidder lacking that capacity within required timeframes may be deemed nonresponsive.

2. Ability to perform the advertised terms "as is":

MassDOT requires that Bidders clearly demonstrate that this is an "as is" transaction and that bids submitted shall not be conditioned in ways that are prohibited by this ITB.

Bidders must include in their bids a clear statement that, should MassDOT determine that they are the Designated Developer, they are prepared to undertake the Project as proposed, to execute the P&S in substantially the form included in this ITB, and that, subject to their due diligence undertakings as set forth in the P&S, they will accept title to the Property "as is," assume any specified obligations (e.g., environmental covenants, easements, or indemnities), and otherwise comply with the terms of their bid without qualification.

Bidders that condition performance in ways that are prohibited by or are otherwise inconsistent with this ITB will be deemed nonresponsive.

3. Organizational competence and experience:

MassDOT requires that Bidders demonstrate that they are capable of effectively managing all aspects of the Project in a quality, timely, and effective manner, will integrate the different parts of its organization collectively, and can effectively deal with entities that must approve the Project.

Bidders must represent to MassDOT that they possess the requisite experience and principals with the real estate transactional capability in projects of a similar type and scale, including a record of timely closings on comparable transactions, property management capacity where relevant, and access to qualified counsel and consultants to assist in the successful undertaking of the Project. MassDOT will also consider the quality, performance, and outcomes of a Bidder's past development projects, including adherence to applicable standards, timeframes, and overall project success.

Bidders should describe the organizational structure of the Bidder, including how the Bidder will institutionally operate. Bidders should describe how the Bidder's management structure will facilitate completion of all work if the Bidder were to be selected as the Designated Developer and identify how the organizational structure will result in an integrated and cohesive team for managing the Project.

Bidders must disclose to MassDOT any failures of the Bidder to honor bids, missed closings, defaults under public conveyances, or material misrepresentations in prior dealings. Any of these actions may support a nonresponsive finding. Conversely, a record of successful transactions supports responsiveness.

4. **Integrity and legal compliance:**

MassDOT can only select a Designated Developer that lacks a history of legal and financial issues that could adversely impact the Project.

Bidders must confirm for MassDOT an absence of debarment or suspension; no material, unresolved tax delinquencies; good standing with the Secretary of the Commonwealth; compliance with conflict-of-interest and disclosure requirements; and no disqualifying findings of fraud or misconduct. Bidders must demonstrate that they have executed the materials included as Exhibit D and Exhibit E to this ITB knowingly.

Bidders must also disclose to MassDOT whether their organization is the subject of pending litigation or enforcement actions that would have any material impact on their ability to complete the Project as set forth in this ITB.

5. **Authority and approvals:**

Bidders must demonstrate to MassDOT that those acting on their behalf have been authorized to do so.

Bidders must represent to MassDOT that the persons executing the documents required by this ITB have been lawfully authorized to act on behalf of the organizations that are represented, that all statements in those documents are correct, and that they accurately represent the role of each of the entities and persons proposed to represent or otherwise act on behalf of the Bidder, and that any necessary further approvals will be secured within the timeframe required to successfully complete the Project.

6. **Compliance with other requirements:**

One key success factor to the Project will be the Designated Developer's ability to obtain all required approvals and entitlements in a timely and reasonable manner. Bidders must confirm that their bids contain a Development Program consistent with the requirements of Section III.B.1 of this ITB demonstrating a reasonable probability of compliance with the Master Plan, as it may be revised from time to time. Bidders should note their ability to advance an aggressive schedule with respect to the implementation of the development program.

Bidders must also confirm for MassDOT that the Housing Use Price and the Commercial Use Price submitted in compliance with Section III.B.1 are based on the pricing component set forth in their Minimum Guaranteed Price.

Bids that do not contain these statements or are demonstrably to the contrary will be deemed nonresponsive.

* * *

The following table summarizes the requirements above and provides examples of what types of supporting materials should be included in order to demonstrate that a Bidder has satisfied each of the Qualification Criteria.

Qualification Criteria:	Provide:
<u>Financial experience and capacity to close and perform:</u> • Success in reaching financial close for similar projects/programs. • Experience in structuring and securing debt financing and equity commitments for similar projects/programs. • Familiarity with financing process. • Ability to: ○ obtain equity/debt commitments from credible lenders; ○ demonstrate proof of funds; and ○ fund required deposits and closing costs. • Financial capability to carry out responsibilities of the Designated Developer. • Personnel, capacity, experience, knowledge, and ability to close on the Property and to undertake the Project within required timeframes. For SPE Bidders: • Parent or principal guarantees, audited or reviewed financials, bank references, or other information supporting the SPE's actions. A Bidder lacking verifiable capacity within required timeframes may be deemed nonresponsive.	• Narrative showing proposed funding and financing of the Project over time. • Specific examples of comparable development projects where the Bidder successfully raised or secured equity, construction or permanent debt financing or other capital sources. • Evidence of available funds to immediately commence permitting, planning and design work to advance a Project. • Lender references or debt commitments from credible lenders. • Other documentation reasonably demonstrating the Bidder's ability to assemble and execute a comparable capital stack and successfully close and deliver projects of similar scale and complexity.
<u>Ability to perform the advertised terms "as is":</u> • Bids may not be conditioned in ways that are prohibited by this ITB. • Statement that Bidder, if chosen as Designated Developer, is prepared to: ○ Undertake the Project as proposed; ○ Execute the P&S in substantially the form included in this ITB; ○ Subject to due diligence set forth in the P&S, accept title to the Property "as is;" ○ Assume any specified obligations (e.g., environmental covenants, easements, or indemnities); and	• Execute Bidder Certification:

○ Otherwise comply with its bid terms without qualification. Conditioning performance in ways that are prohibited by or are otherwise inconsistent with this ITB will be deemed nonresponsive.	
<u>Organizational competence and experience:</u> • Capability to effectively manage Project, integrate organization, and effectively deal with entities that must approve the Project. • Requisite experience and principals with real estate transactional capability in similar projects. Bidders must disclose any failures of the Bidder to honor bids, missed closings, defaults under public conveyances, or material misrepresentations in prior dealings. • Any of these actions may support a nonresponsive finding. • Conversely, a record of successful transactions supports responsiveness.	• Description of organizational structure of the Bidder, including how Bidder's management structure will facilitate completion of all work and will result in an integrated and cohesive team for Project management. • Record of timely closings on comparable transactions. • Proof of property management capacity • Proof that qualified counsel/consultants are engaged • Disclosure of any/all failure to honor bids, missed closings, defaults under public conveyance, material misrepresentations in prior dealings. • Record of comparable successful transactions.
<u>Integrity and legal compliance:</u> • Absence of debarment or suspension. • No material, unresolved tax delinquencies. • Good standing with the Secretary of the Commonwealth. • Compliance with conflict-of-interest and disclosure requirements. • No disqualifying findings of fraud or misconduct. • Demonstration that Bidder has executed the materials in this ITB knowingly. • Disclosure of pending litigation or enforcement actions that would have any material impact on Bidder's ability to complete the Project.	• Execute Bidder Certification.
<u>Authority and approvals:</u>	• Submit evidence of Bidder authority.

• Evidence that those acting on behalf of Bidder, including persons executing ITB documents, are lawfully authorized. • Certification that all statements in ITB documents are correct and accurately represent the role of each entity/person proposed to represent or act on behalf of Bidder. • Certification that any necessary further approvals will be secured within the timeframe required to complete the Project.	• Execute Bidder Certification.
<u>Compliance with other requirements:</u> • Bids must contain Development Program consistent with the requirements of this ITB, including demonstrating a reasonable probability of compliance with the Master Plan, as may be revised from time to time. • Bidders must confirm that submitted Housing Use Price and Commercial Use Price are based on the pricing component set forth in the Minimum Guaranteed Price. Bids that do not contain these statements or are demonstrably to the contrary will be deemed nonresponsive.	• Execute Bidder Certification.

ITB, Section: V. Selection Process

A. Selection Process

The selection process for this ITB shall be conducted in accordance with the procedures described in Section I of this ITB.

B. Bid Review

Bid evaluation shall proceed in two steps:

Step 1 – Responsiveness and Responsibility (Pass/Fail). MassDOT will evaluate whether each bid is responsive and whether the Bidder is responsible, including review of financial capacity, experience, legal compliance, and agreement to comply with the material terms of the ITB and transaction documents.

Step 2 – Price. Among Bidders deemed responsive and responsible, award shall be made to the Bidder offering the highest Minimum Guaranteed Price.

Each bid that MassDOT has determined to be in compliance with the submission requirements outlined in Section IV, and has not been rejected, will be evaluated using the following Qualification Criteria on a Pass/Fail basis. Further detail on the Qualification Criteria can be found in Exhibit C:

1. Financial experience and capacity to close and perform;

2. Ability to perform the advertised terms "as is";

3. Organizational competence and experience;

4. Integrity and legal compliance;

5. Authority and approvals; and

6. Compliance with other requirements.

Bidders may address their qualifications under the Qualification Criteria in a letter to be included with their bid (a "Qualification Letter").

MassDOT may request clarifications or supplemental information from Bidders as necessary to confirm compliance with this ITB. MassDOT may, but is not obligated to, conduct interviews for clarification purposes only. Interviews shall not be scored and shall not affect the basis of award.

C. Designation

MassDOT will designate the responsive and responsible Bidder offering the highest Minimum Guaranteed Price as the Designated Developer and will proceed to finalize the P&S in accordance with this ITB.

R	C	A
C	P	A

ROSELLI, CLARK & ASSOCIATES

Certified Public Accountants

INVOICE FOR SERVICES

To: City of Fall River, Massachusetts
Attn: Chris Murphy, Auditor
One Government Center
Fall River, MA 02722

Date 09/04/26

Invoice # 4-Sep

Due Date Upon Receipt

Service	Project	Total
Audit	Completion of 2025 audit per agreement with City of Fall River - City FY 2026	\$ 15,000
Total Services		\$ 15,000
Percent Completed		100%
Total Completed to Date		\$ 15,000
Amount Previously Paid		\$ -
TOTAL DUE		\$ 15,000

RECEIVED

2026 SEP 16 A 10:35

CITY CLERK
FALL RIVER, MA

Comments:

The calendar year 2025 audit is used for the City's fiscal year 2026 audited financial statements.

Please Remit Payment To: Roselli, Clark & Associates
500 West Cummings Park, Suite 4900
Woburn, Massachusetts 01801

Telephone: (781) 933-0073

Facsimile: (781) 933-4643

3:17

5G



Received by 10
City Clerk
Sept. 8, 2026
Vat Committee
on Finance
Meeting,
Fall River, MA



85



From: ryanisbak69 (null)
To: mayor@fallriverma.gov
city_council@fallriverma.gov
city_clerk@fallriverma.gov
Cc: Stephanie MacArthur
Kenneth Fredette
aoneilsouza@fallriverma.gov
cponte@fallriverma.gov
mdionne2019@yahoo.com
scadime.citycouncil@gmail.com
jcamara@fallriverma.gov
phart@fallriverma.gov
cpeckham@fallriverma.gov
RaposoFRCC@gmail.com
lindacitycouncil1@gmail.com
mcanuel@fallriverma.gov
Bcc: Vada Boulay
August 27, 2026 at 2:15 PM

**REQUEST FOR CITY COUNCIL
OVERSIGHT HEARING – Fall River
Traffic & Parking Department
Administrative Irregularities,
Procedural Failures, Resulting
Harm & Civil Action No.
2673CV00559**

Dear Mayor Coogan, President Ponte,



Fwd: Formal Demand/Complaint/FOIA

3:17

5G%

< 85



information regarding committee referral,
agenda placement, or the appropriate
procedure for appearing before the Council to
present my concerns.

Thank you again for your time and assistance.

Respectfully,

Ryan Duarte

All rights reserved without prejudice

Sent from my iPhone

On Aug 27, 2026, at 2:27 PM, City Council
<City_Council@fallriverma.gov> wrote:

Good Afternoon Mr. Duarte,

Your email has been forwarded to all nine City
Councilors.

Lauren A. Valcourt
Clerk of Committees
Office of the Fall River City Council
One Government Center
Fall River, MA 02722
508-324-2233



Fwd: Formal Demand/Complaint/FOIA

Exhibit I1

Ryan Duarte
332 Brock Avenue
New Bedford, MA 02744

July 22, 2025

City of Fall River Traffic Violations Bureau
1 Government Center
Fall River, MA. 02722

Re: Preliminary Assessment of Parking Violation Citation
Number: 020-3305030

PRELIMINARY ASSESSMENT BASED ON LACK OF EVIDENCE

To the Honorable Traffic Violations Bureau,

I, Ryan Duarte, respectfully submit this preliminary assessment concerning the parking violation citation numbered **020-3305030**, issued against my vehicle (MA Plate # 2EKZ38) for an alleged "Parking in Prohibited Area" on **Lindsey Street, Fall River, MA**, on **July 14th, 2025**. This assessment aims to demonstrate that the prosecution has not provided sufficient evidence to support the allegations made against me.

BACKGROUND

On **July 14, 2025**, I received a parking violation alleging that I:

1. **Citation Number 020-3305030: Parking in Prohibited Area.**

However, I contend that these violations are unjust, and the following evidence is lacking:

1. **Absence of Photographic Evidence:** The City of Fall River has not produced any photographic documentation to substantiate the allegations of the cited infractions. It is my understanding that the burden of proof rests

with the municipality to provide clear and convincing evidence that a violation occurred.

2. **Insufficient Factual Support:** Without the necessary evidence, the citations lack the factual basis required to uphold the allegations. The absence of documented evidence undermines the legitimacy of the accusations against me.

LEGAL JUSTIFICATION

According to **Massachusetts General Laws Chapter 90, Section 20A**, the burden of proof rests with the municipality to provide clear and convincing evidence that a violation occurred. Additionally, the **Massachusetts Regulations for Parking Violations (310 CMR 22.00)** require that enforcement actions be supported by appropriate documentation. In this case, the lack of photographic evidence and documentation violates this principle and calls into question the validity of the citations.

REQUEST FOR EVIDENCE

In light of the above, I respectfully request that the **Traffic Violations Bureau** provide all evidence related to the alleged parking violations, including but not limited to:

- Any photographs taken at the time of the alleged infraction
- Witness statements or reports documenting the circumstances surrounding the citations

REQUEST FOR PUBLIC RECORDS

Furthermore, I request access to public records related to the police officer who issued the citations, including but not limited to:

- The officer's name and badge number
- Any reports or documentation associated with the issuance of the Citation Q20-3305030

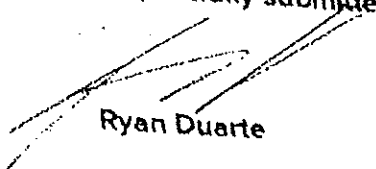
This evidence is essential for me to prepare my defense adequately and contest the validity of the citations.

CONDITIONS OF RESPONSE

I respectfully request a response to this notice within **twenty-one (21) days** from the date of this letter. Should the prosecution fail to respond within this timeframe, I will consider all charges dismissed and therefore no longer applicable.

Thank you for your attention to this matter. I look forward to your prompt response.

Respectfully submitted,



Ryan Duarte

UCC 1-308, Without Recourse

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SPECIAL APPEARANCE – NOTICE OF NON-CONSENT, RESERVATION OF RIGHTS, AND DEMAND FOR ABATEMENT

WITHOUT PREJUDICE – WITHOUT WAIVER – SPECIAL APPEARANCE ONLY

Citation #: 2025242

Location: Brightman Street, Fall River, MA

Date of Alleged Violation: December 22, 2025

To the City of Fall River Traffic Department and any Administrative Officer:

I appear specially and conditionally, solely for the purpose of challenging jurisdiction, notice, and the validity of the citation. Nothing herein shall be construed as consent to jurisdiction, a general appearance, or a waiver of any rights, remedies, or defenses.

1. Lack of Jurisdiction – Defective Instrument

The citation is void *ab initio* due to material defects, including but not limited to:

- Enforcement of an alleged "wrong direction" violation where the street has historically been posted and enforced as **one-way in the direction faced**
- Absence of lawful, visible, and authoritative notice of any change in traffic designation
- Enforcement occurring during construction without compliant temporary traffic control signage

An administrative body cannot acquire jurisdiction from a defective or unlawful charging instrument

2. No Notice – Due Process Violation

The imposition of a civil penalty without fair notice violates:

- Article XII of the Massachusetts Declaration of Rights
- The Fourteenth Amendment to the U.S. Constitution

No person may be punished for conduct that was lawful or never clearly prohibited.

3. Selective and Unfair Enforcement

Prior unlawful and repeated enforcement actions on this same street during construction establish a pattern of arbitrary and unfair treatment, depriving me of equal protection and procedural fairness.

4. Reservation of All Rights and Remedies

I expressly reserve, without limitation, all rights and remedies including:

- Abatement
- Injunctive relief
- Declaratory relief
- Quo warranto (as applicable)
- Claims for harm, damages, costs, and attorney's fees
- State and federal constitutional remedies

No remedy or right is waived by this special appearance.

5. Demand for Immediate Abatement

Because jurisdiction is lacking and the citation is defective on its face, I demand:

1. Immediate abatement and vacatur of Citation #2025242
2. Written confirmation that no fines, penalties, late fees, or DMV actions will issue
3. Preservation of all records, photographs, traffic orders, signage plans, and construction directives relating to Brightman Street

Any further action taken without curing these jurisdictional defects will be deemed *ultra vires* and will give rise to additional claims.

This notice is submitted without prejudice, without waiver, and under express reservation of all rights.

Respectfully submitted,
By: *[Signature]*
Lynn Davis

UCC1-728 without prejudice, Non-assessment, without recourse

Date: 12/23/25

Enclosed: FOIA Request

envelope - original - letter - for - [unclear]

Ryan Duarte

% 332 Brock Avenue

New Bedford, MA 02745

Email: ryanisbak69@aim.com

Date: 12/23/05

To:

City of Fall River

Custodian of Public Records

1 Government Center

Fall River, MA 02722

Re: Public Records Request (FOIA) under Massachusetts Public Records Law, M.G.L. c. 66 § 10

Dear Records Custodian,

Pursuant to the Massachusetts Public Records Law (M.G.L. c. 66, § 10), I am requesting copies of all records, documents, and communications relating to the traffic and street designation changes for the one-way street, Brightman St., in Fall River, Massachusetts.

This request is prompted by the issuance of a parking citation I recently received for allegedly parking against the flow of traffic on Brightman St., which has historically been a legally designated one-way street. To date, I have not been made aware of any official change to a two-way designation. The issuance of a citation under these circumstances constitutes unfair treatment, as there was no public notice, signage, or communication provided regarding the road change prior to enforcement.

Specifically, I request copies of the following records:

1. Any official orders, resolutions, or approvals authorizing the conversion of Brightman St. from a one-way street to a two-way street.
2. The date on which the change was formally ordered and the date it was implemented or went into effect.

3. Any official notices, announcements, or communications provided to the public regarding the change in traffic direction, including signage plans, public postings, or publications in newspapers or municipal bulletins.
4. Records of any meetings, minutes, or communications involving the City Council, Department of Public Works, Traffic Engineering Division, or other city officials concerning this street change
5. Documentation of any enforcement policies related to newly changed streets and public notification requirements.

I request that these records be provided in electronic format (PDF or email) if available. If any portion of a record is exempt from disclosure, please provide the non-exempt portions and identify the specific exemption under Massachusetts law.

Given that this information is critical for my defense against a municipal citation issued without adequate public notice, I respectfully request a prompt response in accordance with the statutory timeline for public records requests.

Thank you for your attention to this matter.

Sincerely,


Ryan Duarte

UCC 1-308 without recourse

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To:
City of Fall River
Traffic & Parking Division

Notice of Defect, Conditional Response, and Reservation of Rights

Dear Ms. MacArthur and Ms. Ferreira,

This correspondence is submitted as a conditional response only, for purposes of clarification and preservation of rights, and shall not be construed as a plea, appearance, request for hearing, admission, or consent to jurisdiction, whether personal, subject-matter, or administrative.

Your letter dated **December 30, 2025** purports to reference a "scheduled hearing" and/or a request for a hearing; however, the correspondence fails to identify any specific citation number(s), ticket number(s), violation code(s), date(s), or statutory authority upon which the City relies. Absent such essential information, no lawful or cognizable matter has been properly noticed.

Accordingly, please take notice:

1. No plea has been entered.
2. No request for hearing has been made.
3. No jurisdiction is conceded.
4. No obligation or liability is admitted.
5. All rights are expressly reserved without waiver, without prejudice, and without recourse.
6. Non assumpsit.

If the City contends that a specific citation or alleged violation exists, please provide competent written notice identifying:

- The exact citation or ticket number(s)
- The date(s) and location(s) of the alleged violation(s)
- The statutory or ordinance authority relied upon
- The basis for any claimed fee or obligation

Until such time, the correspondence dated December 30, 2025 is **defective** on its face, and no further response is required or owed.

All rights reserved.

Respectfully,


Ryan Duarte

% 332 Brock Avenue, New Bedford, MA 02745
UCC 1-308

Date: 1/6/26

**AFFIDAVIT, FOIA, AND STATEMENT IN SUPPORT OF PARKING TICKET APPEAL -
#2037878**

City of Fall River, Massachusetts

I, Ryan Duarte, hereby state the following under the pains and penalties of perjury:

1. On March 11, 2026, at approximately 9:21AM, I briefly stopped my vehicle in the cited location in Fall River, Massachusetts due to an emergency situation involving my pet, which was actively dying at that moment.
2. The circumstances required immediate action. I exited my vehicle urgently in order to perform CPR and render lifesaving aid to the animal. My stop was temporary and solely motivated by the emergency need to preserve life, not for parking convenience or personal business.
3. Due to the urgent and rapidly unfolding nature of the emergency, there was no reasonable alternative location available that would not have delayed emergency intervention.
4. After attempting emergency aid, I returned to my vehicle as quickly as possible. As I opened the driver's door to leave the area, a white vehicle drove up directly behind me.
5. The individual immediately exited their vehicle in a manner that startled me and asked whether the vehicle was mine. After I confirmed that it was, the individual stated that they were issuing me a parking ticket.
6. At the time of this interaction, I was in the process of leaving the location following the emergency response.
7. My presence at the location was brief, directly connected to an emergency involving a dying animal, and lasted no longer than reasonably necessary under the circumstances.
8. I respectfully assert that this temporary stop was justified under emergency necessity, as the actions taken were reasonable and required to respond to an immediate life-threatening situation.

WHEREFORE, I respectfully request that the citation be dismissed in the interest of fairness and in recognition of the emergency circumstances described above.

Emergency (un-...)

Massachusetts Public Records Request (M.G.L. c. 66 §10)

Pursuant to the Massachusetts Public Records Law, I hereby request copies of all records, documents, and evidence related to the alleged parking violation, including but not limited to:

1. The complete citation record and officer notes;
2. All photographs taken of the vehicle or location;
3. Body camera footage, dash-camera footage, or surveillance footage relating to the incident;
4. Time logs, enforcement logs, and electronic ticketing records;
5. Identification of the issuing officer or parking enforcement agent;
6. Training or policy documents governing enforcement of the cited parking restriction;
7. Records establishing the legality and authorization of the posted "No Parking" designation at the cited location, including traffic orders or municipal authorization;
8. Any complaints, reports, or communications related to this citation.

I request that these records be provided electronically where available.

Request for Relief

In light of the emergency necessity described above and pending production of the requested records, I respectfully request dismissal of the citation.

I declare under penalty of perjury that the foregoing statements are true and correct to the best of my knowledge.

[Signature]
 Ryan Duarte

Date: 4/11/26

To:

City of Fall River

Traffic & Parking Division

Attn: Stephanie MacArthur, Director

One Government Center

Fall River, MA 02722

CC: City Clerk / Records Access Officer

Re: Second Notice of Defect, Procedural Objection, Demand to Vacate Hearing, and Public Records Compliance

Plate: 2EKZ38

Referenced Hearing Date: May 6, 2026

Dear Director MacArthur:

This correspondence serves as a formal follow-up and second notice regarding prior communications sent on January 5, 2026 and April 1, 2026.

On January 5, 2026, I submitted a Notice of Defect, Conditional Response, and Reservation of Rights, identifying that your office had failed to provide legally sufficient notice of any specific citation or violation.

On April 1, 2026, I submitted an Affidavit, Statement in Support, and Public Records Request relating to a specific citation (#2037878), including a sworn statement of emergency circumstances and a formal request for all underlying records.

To date, your office has not substantively responded to either correspondence.

Instead, I have received multiple form letters asserting that a hearing has been scheduled "in response to my request," while continuing to:

- Fail to identify any specific citation(s) in the hearing notices;

- Fail to provide the requested public records;
 - Fail to establish any lawful basis for the \$10 processing fee;
 - Continue to assert a hearing request that was never made.
-

Procedural Defect

For the record:

1. No hearing has been requested by me.
2. No plea, appearance, or consent to jurisdiction has been entered.
3. No lawful notice of any specific citation has been provided in the hearing correspondence.

A reference to a license plate alone does not constitute legally sufficient notice. Absent identification of the specific citation(s), date(s), location(s), and legal authority, no cognizable matter has been properly noticed.

Accordingly, the scheduled hearing of May 6, 2026 is procedurally **defective** and must be **vacated**.

Public Records Non-Compliance

My April 1, 2026 request pursuant to M.G.L. c. 66 §10 and 950 CMR 32.00 remains outstanding.

The City is required to produce responsive records or issue a lawful written response within the statutory timeframe. The failure to do so constitutes non-compliance with the Public Records Law.

For clarity, I again request production of:

- All citation(s) associated with plate 2EKZ38;
 - All records reflecting any alleged request for a hearing;
 - All enforcement records, notes, logs, and images;
 - All policies governing hearing scheduling and fee assessment;
 - All records establishing legal authorization of the cited parking restriction.
-

Demand

Accordingly, please take notice:

- The May 6, 2026 hearing is formally **objected** to and must be **vacated**;
- No obligation exists to pay any fee absent lawful notice and a valid request for hearing;
- The City must produce all requested public records in compliance with **M.G.L. c. 66**;
- Any attempt to impose penalties, fees, or adverse consequences without proper notice and record production will constitute a denial of due process.

If the City contends that valid citation(s) exist, you are required to provide competent written notice identifying **each** citation and its legal basis.

Nothing contained herein shall be construed as a waiver of rights, consent to jurisdiction, or admission of liability. All rights are expressly reserved.

Respectfully,



Ryan Duarte

% 332 Brock Ave.

New Bedford, MA. 02744

All Rights Reserved without prejudice without recourse

Date: 4/20/26



CITY OF FALL RIVER
MASSACHUSETTS
Traffic & Parking Division

April 7, 2026

RYAN DUARTE
332 BROCK AVE
NEW BEDFORD, MA 02744

RE: Scheduled Hearing

Plate Number(s): 2EKZ38

Date: MAY 6, 2026

Time: 11:00 AM

In Person: ☒ X

Processing Fee: DUE

This letter is in response to your request for a hearing regarding a parking ticket(s). Your hearing has been scheduled for MAY 6TH 2026 @ 11:00am..

Please be advised that a \$10.00 processing fee is required when requesting a hearing. This fee must be paid in full prior to the scheduled hearing date. Failure to submit payment by the specified deadline will result in the cancellation of the appeal hearing.

To avoid any penalties or late fees, please ensure that you contact my office no later than **April 22, 2026**. If we do not hear from you by this date, you will be responsible for paying the violation along with any applicable late fees.

When calling, please ask to speak with **Catherine Ferreira** for assistance.

Thank you for your prompt attention to this matter. Your cooperation is greatly appreciated.

Sincerely,

Stephanie MacArthur
Director of Traffic and Parking
Municipal Hearing Officer

One Government Center - Fall River, MA 02722

Tel: (508) 324-2123 Fax: (508) 324-2578 E-mail: Smacarthur@fallriverma.gov



< Transcript

Search transcript

whatsoever. Uh it's my guess that Miss

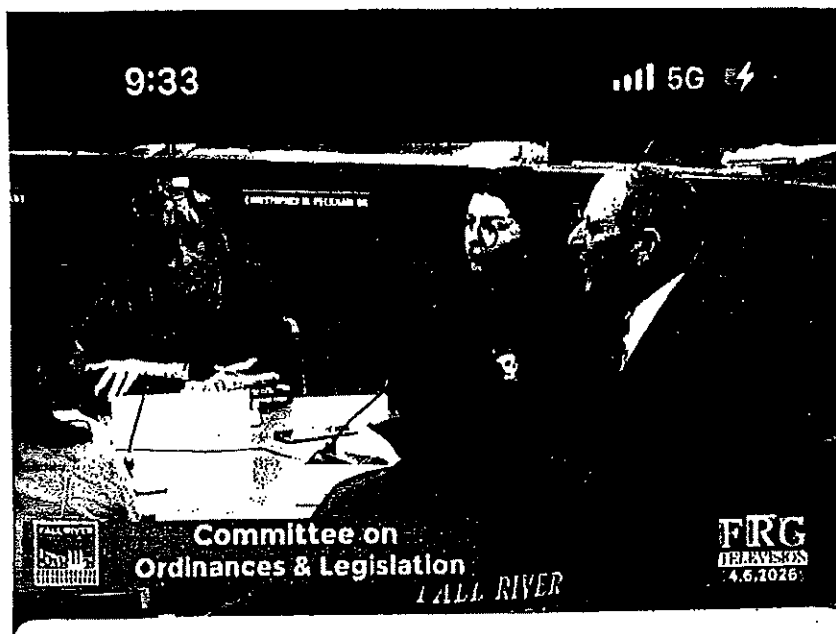
21:10 Boule uh like many go on to Google and accept an A1 an AI representation of law that doesn't actually exist. And I and I

21:18 provided that memorandum. U there is uh first the only appeals that occur in the

21:25 justice system are appeals of the decision of the parking clerk. 982 and a half sets up the provision by which parking clerks exist in municipalities.

21:36 then goes on to specify what kind of information needs to be on the ticket, including uh the appeals process. I

21:41 don't think there's any obligation to



< Transcript : X

Search transcript

20:29 for Boston, Cambridge and any municipality that accepts the provision of the following and I stopped there because I went to our ordinances. Do we

20:37 have an ordinance where we've actually accepted over time uh chapter 90 20 a and a half and there wasn't. So at that

20:46 time I stopped my review and simply said we haven't undertaken the statute if that's what it stands for. So nor do we

20:55 are we required to. Subsequently when further messaging went out to all the members of of uh of this ordinance committee I think all the counselors



ecode360.com



Enter search term...



City of Fall River, MA >

Chapter A105 General Law Acceptances



Citation	Act	Subject Matter	Accepted/Approved
§§ 25, 26	49, § 43	and construction of sidewalks	
MGL c. 85, § 11A		Registration and operation of bicycles	2-10-1942/2-16-1942
MGL c. 90, § 18A		Pedestrian regulations	2-12-1963/2-14-1963
MGL c. 90, § 20A 1/2		Parking violations, tags, appearances, appointment of Parking Clerk	8-18-1981/8-19-1981
MGL c. 90, § 20C		Parking violations, tags, appearance.	2-23-1966/2-24-1966

Done

cms2.revize.com



City of Fall River Code Adoption
Schedule A

10

Chapter 62, Solid Waste

Section 62.16 is amended as follows:

Any person who, with or without the approval of the Director of Community Development, places any refuse or other material in the streets or on the sidewalks or in the public places of the City shall be liable to a fine of not more than \$100 for each violation. The Director of Community Development may, in his discretion, suspend the collection of garbage or refuse receptacles shall be subject to the provisions of this chapter.

Chapter 70, Traffic

1. Throughout this chapter, references to the Massachusetts "Department of Public Works" are changed to refer to the "Department of Transportation."

2. Section 70.162 is amended as follows:

The driver of a vehicle, when about to be overtaken and passed by another vehicle approaching from the rear, shall give way to the right in favor of the overtaking vehicle on a two-way road and shall not increase the speed of his vehicle until completely passed by the overtaking vehicle.

3. Section 70.174 is amended as follows:

It shall be unlawful for the operation of any motor-driven vehicle, other than one operated in an emergency, to travel the lanes of such vehicle within the limits of the City between the hours of 10:00 p.m. and 7:00 a.m. except when necessary to deliver or receive goods or passengers, or for other purposes, as determined by the Board of Public Works.

4. In the table of one-way streets in § 70.241, the following "Key Street" entry is amended as follows:

Name of Street	Direction of Travel	At Intersection of
Key Street	Northbound	North Main Street and Doyle Street

5. In the table of one-way streets in § 70.241, the following entries are repealed:

Name of Street	Direction of Travel	At Intersection of
Cherry Street	West	From North Main Street to Rock Street
Pine Street	Eastbound	From North Main Street to Purchase Street

6. Section 70.311 is amended to read as follows:

§ 70.311. Violations and penalties.

A. Any person who violates any of the following provisions shall be subject to the following fines (each fine is paid within 21 days):

- (1) For a violation of § 70.312(a): \$60.
(2) For a violation of § 70.312(b): \$20.

Schedule A.1

City of Fall River Code Adoption
Schedule A

10

(1) For a violation of § 70.312C: \$10

(2) For a violation of § 70.312C: \$10

(3) For a violation of §§ 70.314, 70.315 and 70.317: \$20

(4) For a violation of §§ 70.316 and 70.318: \$20

(5) For a violation of Chapter 70, Article IV, Part I, of the City Code: \$20

(6) For any other parking violations of this article: \$20.

(7) For any other violation of this article: as provided by § 1-15 of the City Code.

(8) Violation of § 70.319: \$15

B. All fines paid after 21 days but before the Parking Clerk reports to the Registrar of Motor Vehicles as provided in 801 c. 10 § 70A.1/2 shall be \$25.

C. All fines paid thereafter shall be subject to a penalty of \$15.

7. Section 70.312C is amended as follows:



1-1/4
12:295 Messages
Voicemail

KF

From: [REDACTED]
 To: [REDACTED]
 February 20, 2025 at 3:02 PM

Vada, respectfully, I provided all the information you are going to get from me on civil non-moving citations issued in Fall River. I have no obligation to answer your many questions and requests for "clarifications." You can bring suit against the City in an attempt to avoid responsibility for your tickets, but I have neither the willingness nor the time to enter into legal discourse with you on these matters. Good luck in your endeavors.

Attorney Fredette,

Thank you for your response regarding the City's position on parking citation appeals.

In order to better understand the legal framework governing these matters, I respectfully request clarification on several points so that I may determine the appropriate procedural path:

1. Please identify the specific statutory authority under which the City of Fall River issues and enforces non-criminal parking citations.

2. If the City has not adopted M.G.L. c. 90 § 20A½, please specify:

a. Whether the City has formally opted out of that statutory framework;

b. The vote, ordinance, or bylaw reflecting such act.

and clerk certificate ☒   

Re: [EXT] - Citation No. WK10110605 - Pre-Heari...



City of Fall River Massachusetts

Office of the City Clerk

INÊS DA SILVA PAULINO LEITE
CITY CLERK

CHELSEA PACHECO
ASSISTANT CITY CLERK

CITY COUNCIL PUBLIC HEARINGS

MEETING: August 11, 2026 at 5:55 p.m.
Council Chamber, One Government Center

PRESENT: President Cliff A. Ponte, presiding;
Councilors Shawn E. Cadime, Michael G. Canuel, Michelle M. Dionne,
Paul B. Hart, Linda M. Pereira and Andrew J. Raposo

ABSENT: Councilors Joseph D. Camara and Christopher M. Peckham, Sr.

IN ATTENDANCE: Peter Saulino, Esq., 1 Father DeValles Boulevard, Suite 311
Albert Galvin, Designer, National Grid,
245 South Main Street, Hopedale, MA 01747
Nelson Cabral, 57 Ryans Way, Swansea, MA 02777

The President called the meeting to order at 6:13 p.m. and announced that the meeting may be recorded with audio or video and transmitted through any medium and that the purpose of the hearing was to hear all persons interested and wishing to be heard on the following:

On a motion made by Councilor Raposo and seconded by Councilor Pereira, it was unanimously voted to open the hearings, with Councilors Camara and Peckham absent and not voting.

Auto Body Shop License

1. Zalbak Salem Alzaibak, 65 Little Neck Avenue, Swansea, MA 02777 d/b/a Auto Genie LLC for a license to operate an auto body shop at 235 John Street, on Lot I-15-22, Assessors Plan.

The President asked if any proponents were present, and Peter Saulino, Esq., 1 Father DeValles Boulevard, Suite 311, came forward. Attorney Saulino stated that he was a representative of the applicant and explained that this new auto body shop would be located on the same property as an existing car wash facility. Attorney Saulino also clarified that the applicant has received an approved zoning variance from the Zoning Board of Appeals to operate this new business. The President then asked if any opponents were present, and no one came forward.

Jointly Owned Pole Location

2. Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc, for one new jointly owned pole location as follows:

South Beacon Street

Three (3) new jointly owned pole locations
Two (2) new jointly owned anchors

Install three new jointly owned poles and two new jointly owned anchors along the east edge of South Beacon Street. Pole 12 and anchor will be installed approximately 125 feet southwest of existing Pole 11. Pole 13, Pole 14 and anchor will be installed 135 feet and 120 feet, respectively, apart from one another, heading in a southerly direction on South Beacon Street. In accordance with Plan No. 31292722.

The President asked if any proponents were present, and Albert Galvin, Designer, National Grid, came forward. Mr. Galvin explained that these new poles and anchors are necessary for a new transformer installation that will provide utilities to multiple units in a new condominium complex in the neighborhood. The President then asked if any opponents were present, and no one came forward.

3. Curb Removal

Nelson Cabral, 57 Ryans Way, Swansea, MA, 02777, for the removal of curbing as follows:

	Existing Opening	Curbing to be Removed	Curbing to be Added	Combined Opening Proposed After Alteration
89 McDonald Street	10' 8"	14' 6"	0'	25' 2"

The existing parcel is currently served by a 10-foot, 8-inch, curb opening/driveway. The applicant requests permission to extend the opening by an additional 14 feet, 6 inches. The total opening for the location will be 25 feet, 2 inches.

The President asked if any proponents were present, and Nelson Cabral, 57 Ryans Way, Swansea, MA 02777, came forward. Mr. Cabral explained that, due to McDonald Street being a one-way street and the angle of the property, the tenants of the property face challenges when attempting to park their vehicles in the existing driveway. Mr. Cabral stated that, by widening this driveway, his tenants will be encouraged to park on the property instead of on the street, which will be very helpful in the winter if a parking ban is issued. Vice President Dionne requested clarification that this curb removal will not remove any existing street parking on McDonald Street. Mr. Cabral explained that no one currently parks in this area of the road and clarified that the property's driveway is much wider than the existing curb opening. The President then asked if any opponents were present, and no one came forward.

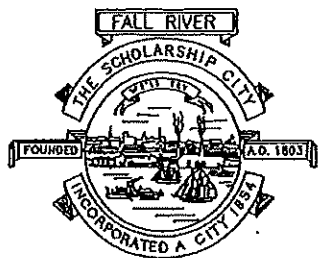
On a motion made by Councilor Raposo and seconded by Vice President Dionne, it was unanimously voted to close the hearings, with Councilors Camara and Peckham absent and not voting.

On a further motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to adjourn at 6:21 p.m., with Councilors Camara and Peckham absent and not voting.

List of documents and other exhibits used during the meeting:
Agenda (attached)

A true copy. Attest:

União da Silva Paulino Leite
City Clerk



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City of Fall River Massachusetts

Office of the City Clerk

INÊS DA SILVA PAULINO LEITE
CITY CLERK

CHELSEA PACHECO
ASSISTANT CITY CLERK

CITY COUNCIL PUBLIC HEARINGS

MEETING: September 8, 2026 at 5:55 p.m.
Council Chamber, One Government Center

PRESENT: President Cliff A. Ponte, presiding;
Councilors Shawn E. Cadime, Joseph D. Camara, Michael G. Canuel,
Michelle M. Dionne, Paul B. Hart, Christopher M. Peckham, Sr.,
Linda M. Pereira and Andrew J. Raposo

ABSENT: None

IN ATTENDANCE: Jeff Silva, National Grid Engineer
245 South Main Street, Hopedale, MA 01747
Belinda Truong, Distribution Engineer, ControlPoint Technologies,
200 Ledgewood Place, Suite 300, Rockland, MA 02370
Eileen Pacheco, 1139 Bedford Street
Jessica McCausland, 498 Reading Street

The President called the meeting to order at 6:04 p.m. and announced that the meeting may be recorded with audio or video and transmitted through any medium and that the purpose of the hearing was to hear all persons interested and wishing to be heard on the following:

On a motion made by Councilor Raposo and seconded by Councilor Peckham, it was unanimously voted to open the hearings.

Jointly Owned Pole Location

1. Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc, for one new jointly owned pole location as follows:

Airport Road

One (1) new jointly owned pole location

This petition is proposing to install one new, jointly owned midspan pole (P19-50) on Airport Road, beginning at a point approximately 300 feet east of the centerline of the intersection of Sykes Road and Airport Road. In accordance with Plan No. 31303762.

The President asked if any proponents were present, and Jeff Silva, National Grid Engineer, and Belinda Truong, Distribution Engineer, Control Point Technologies, came forward. Mr. Silva explained that this new pole would assist with the installation of equipment that would increase reliability for National Grid customers. The President then asked if any opponents were present, and no one came forward.

2. Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc, for one new jointly owned pole location as follows:

Bay Street

One (1) new jointly owned pole location

This petition is proposing to install one new, jointly owned midspan pole (P23-50) on Bay Street, beginning at a point approximately 75 feet south of the centerline of the intersection of Barker Street and Bay Street. In accordance with Plan No. 31290821.

The President asked if any proponents were present, and Jeff Silva, National Grid Engineer, and Belinda Truong, Distribution Engineer, Control Point Technologies, came forward. Mr. Silva explained that this new pole would provide additional reliability equipment for those who utilize services of National Grid. The President then asked if any opponents were present, and no one came forward.

3. Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc, for one new jointly owned pole location as follows:

Bedford Street

One (1) new jointly owned pole location

This petition is proposing to install one new, jointly owned 50-foot, Class 2 midspan pole (P55-50) on Bedford Street, beginning at a point approximately 142 feet southeast of the centerline of the intersection of Eddy Street and Bedford Street between existing Poles 55 and 56. In accordance with Plan No. 31285835.

President asked if any proponents were present, and Jeff Silva, National Grid Engineer, and Belinda Truong, Distribution Engineer, Control Point Technologies, came forward. Mr. Silva stated that this pole will allow for the installation of a recloser system, which will decrease the risk of interrupted services for customers.

The President then asked if any opponents were present, and Eileen Pacheco, 1139 Bedford Street, came forward. Ms. Pacheco stated that Bedford Street has very heavy traffic and many large trucks park near her home, which makes entering and exiting her driveway challenging. Ms. Pacheco explained that she measured the location included within the notice letter and determined that the proposed pole would be very close to her driveway, which would impede upon her ability to see oncoming traffic. Ms. Pacheco also expressed concern that utilities wires from the new pole may be attached to her home, as she recently renovated the property.

Mr. Silva explained that National Grid may be amenable to adjusting the location of the proposed pole by roughly five feet and clarified that no wires from this pole would be installed on her property. President Ponte stated that this item will most likely be referred to the Committee on Public Works and Transportation for further discussion.

Councilor Camara asked Ms. Pacheco if the relocation of the pole and confirmation that no wires would be installed on her property would remedy her concerns regarding the petition. Ms. Pacheco confirmed that this amendment to the pole's location, as well as the reassurance that her property would not be affected by the project, would rectify the matter. Mr. Silva stated that he would need to confirm the proposed relocation to ensure the safety of residents and National Grid employees.

Councillor Camara suggested that the City Council act upon the related order on the floor during the Regular Meeting of the City Council to amend the pole location rather than the matter being referred to the Committee on Public Works and Transportation. President Ponte explained that the referral would ensure that National Grid was given time to review the matter and take necessary measurements prior to amending their original plans.

Councillor Peckham stated that he used to live near Ms. Pacheco's property and agreed that the traffic congestion near her home is significant. Councillor Peckham requested that National Grid ensure that the new pole will not obstruct the residents' view of oncoming traffic.

4. Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc, for one new jointly owned pole location as follows:

Mott Street

One (1) new jointly owned pole location

This petition is proposing to install one new, jointly owned midspan pole (P6-50) on Mott Street, beginning at a point approximately 125 feet south of the centerline of the intersection of Cambridge Street and Mott Street, roughly 53 feet south of existing Pole 7. In accordance with Plan No. 31304045.

President asked if any proponents were present, and Jeff Silva, National Grid Engineer, and Belinda Truong, Distribution Engineer, Control Point Technologies, came forward. Mr. Silva explained that this proposed pole would provide a location for the installation of equipment to increase service reliability. The President then asked if any opponents were present, and no one came forward.

5. Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc, for one new jointly owned pole location as follows:

Rodman Street

One (1) new jointly owned pole location

This petition is proposing to install one new, jointly owned midspan pole (P53-50) on Rodman Street, beginning at a point approximately 156 feet north of the centerline of the intersection of Rodman Street and Warren Street. This pole would be approximately 67 feet north of existing Pole 54. In accordance with Plan No. 31304016.

President asked if any proponents were present, and Jeff Silva, National Grid Engineer, and Belinda Truong, Distribution Engineer, Control Point Technologies, came forward. Mr. Silva explained that this proposed pole would be utilized to provide additional equipment that would increase service reliability for National Grid customers. The President then asked if any opponents were present, and no one came forward.

6. Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc, for one new jointly owned pole location as follows:

Stafford Road

One (1) new jointly owned pole location

This petition is proposing to install one new, jointly owned midspan pole (P9-50) on Rodman Street, beginning at a point approximately 147 feet northwest of the centerline of the intersection of Stafford Road and Pelham Street. This pole would be approximately 38 feet south of existing Pole 9. In accordance with Plan No. 31304053.

President asked if any proponents were present, and Jeff Silva, National Grid Engineer, and Bellinda Truong, Distribution Engineer, Control Point Technologies, came forward. Mr. Silva stated that National Grid would use this pole to provide additional reliability technology to ensure that those who receive utility services experience fewer outages. The President then asked if any opponents were present, and no one came forward.

Councilor Hart exited the Council Chamber at 6:21 p.m.

Auto Repair Shop License

7. Evis Alexander Aragon Mendez, 84 Orange Street, Fall River, MA 02724 d/b/a Motta Auto Repair & Service for a license to operate an auto repair shop at 830 Globe Street, on Lot G-13-52, Assessors Plan.

The President asked if any proponents were present, and no one came forward. The President then asked if any opponents were present, and no one came forward.

Curb Removal

8. Jessica McCausland, 498 Reading Street, Fall River, MA, 02720, for the removal of curbing as follows:

	Existing Opening	Curbing to be Removed	Curbing to be Added	Combined Opening Proposed After Alteration
498 Reading Street	13'	0'	0'	13'
Montgomery Street	0'	12'	0'	<u>12'</u>
Total				25'

The existing parcel was previously served by a 13-foot curb opening on Reading Street. The applicant requests permission to create an additional 12-foot curb opening/driveway along Montgomery Street. The total opening for the location will be 25 feet. Previous asphalt or pavers will be required for any new driveway beyond the sidewalk area.

The President asked if any proponents were present, and Jessica McCausland, 498 Reading Street, came forward. Ms. McCausland explained that this second driveway would provide off-street parking for her mother prior to the beginning of the winter season. Vice President Dionne requested clarification as to whether there would be one 25-foot-wide driveway or two smaller driveways. Ms. McCausland confirmed that, if this plan is approved, her property would have one 13-foot-wide driveway on Reading Street and a second 12-foot-wide driveway on Montgomery Street. The President then asked if any opponents were present, and no one came forward.

Second Hand Article Store

9. TVI Inc. d/b/a Savers, 11400 SE 6th Street, Suite 125, Bellevue, WA, 98004, for permission to operate and maintain a second hand article store located at 133 Mariano Bishop Boulevard (retail sale of used goods to be sold).

The President asked if any proponents were present, and Julia Cotto, 76 Mott Street, came forward. Ms. Cotto explained that she is the District Manager for TVI Inc. d/b/a Savers and emphasized that the store works with local donation groups, such as Big Brothers Big Sisters of Eastern Massachusetts, and is looking forward to operating in a new location.

Councilor Pereira requested clarification regarding the new location as it is in the same plaza as the existing store. Ms. Cotto explained that the new Savers would be next door to their current location, but that a new license to operate the store was necessary for the updated address.

Councilor Canuel and Ms. Cotto discussed the donation site for the existing store and Ms. Cotto confirmed that this location would not be affected by the address change.

Councilor Raposo and Ms. Cotto discussed illegal dumping issues that have occurred in the past behind the existing store. Ms. Cotto explained that the new location will have indoor donation sites, loading docks and trash disposal areas, which should help to remedy illegal dumping. Ms. Cotto also stated that the new loading dock location area will not be visible to customers or nearby residents.

Vice President Dionne commended Ms. Cotto and stated that Savers has improved the process for donation drop-offs over the past few years.

The President then asked if any opponents were present, and no one came forward.

On a motion made by Councilor Pereira and seconded by Councilor Raposo, it was unanimously voted to close the hearings, with Councilor Hart absent and not voting.

On a further motion made by Councilor Raposo and seconded by Councilor Pereira, it was unanimously voted to adjourn at 6:28 p.m., with Councilor Hart absent and not voting.

List of documents and other exhibits used during the meeting:
Agenda (attached)

A true copy. Attest:

Unia da Silva Paulino Leite
City Clerk



CITY OF FALL RIVER, MASSACHUSETTS

CITY COUNCIL

LAUREN A. VALCOURT
CLERK OF COMMITTEES

JAMES P. SOUZA
ASSISTANT CLERK OF COMMITTEES

COMMITTEE ON FINANCE

- MEETING: August 11, 2026 at 6:00 p.m.
Council Chamber, One Government Center
- PRESENT: President Cliff A. Ponte, presiding;
Councilors Shawn E. Cadime, Joseph D. Camara, Michael G. Canuel,
Michelle M. Dionne, Paul B. Hart, Linda M. Pereira and
Andrew J. Raposo
- ABSENT: Councilor Christopher M. Peckham, Sr.
- IN ATTENDANCE: Ann O'Neil-Souza, Interim City Administrator/Chief of Staff
Daniel N. Agular, Director of Engineering and Planning
Kenneth Flola, Jr., Esq., Executive Director,
Bristol County Economic Development Consultants,
99 South Main Street, Suite 215

The chair called the meeting to order at 6:22 p.m. and announced that the meeting may be recorded with audio or video and transmitted through any medium.

In accordance with a resolution adopted, as amended May 8, 2012, persons are allowed to address the Council for a period of three minutes prior to the beginning or at the conclusion of business in the Committee on Finance.

Presentation of Citations

• Giuliana Madeira – Fundraising over \$20,000 for displaced residents of the Hicks Street fire
Councilor Raposo commended Ms. Madeira for her outstanding community outreach actions to help those in need following the Hicks Street fire and formally presented her citation.

1. Citizen Input

Jennifer Dutra, 91 Greenleaf Street – Safety of access road
Councilor Pereira stated that the access road used for Greenleaf Street and Judge Street is located in Tiverton, Rhode Island, and therefore, the City cannot use the state-sponsored road repair funds to renovate the road. Councilor Pereira suggested that the Committee on Public Works and Transportation address this matter, with representatives from Tiverton, Rhode Island, to discuss how this issue may be remedied. Councilor Hart stated that the City recently assisted residents when a tree had fallen into the access road but agreed that the roadway needed additional repair. Councilor Cadime clarified that the City cannot repair this street, as it is not only located in a different state but is also located on private property. Councilor Cadime stated that the property owner allows this area to be used as an access road and should be present for any discussions, as they would need to provide permission for any repairs to occur.

President Ponte stated that he would draft a resolution related to this matter to be voted upon during the Regular Meeting of the City Council.

Ian Tompkins, 636 Rock Street – Zoning amendment correction

2. *Loan Order – Repairs, renovations and maintenance of the Third Street Parking Garage in the amount of \$6,883,400.00*

On a motion made by Councilor Pereira and seconded by Councilor Hart it was unanimously voted to refer the loan order to the full Council for action, with Councilor Peckham absent and not voting.

On a further motion made by Vice President Dionne and seconded by Councilor Raposo, it was unanimously voted to lift item 3 from the table, with Councilor Peckham absent and not voting.

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

Daniel N. Aguiar, Director of Engineering and Planning, provided a detailed update regarding the Route 79/Davol Street project, including recent site visits for water and sewer services as well as updates regarding landscaping, utilities and roadway progress. Mr. Aguiar clarified that the City has not yet assumed responsibility for the roads in this area and that they are still under the purview of the Massachusetts Department of Transportation (MassDOT) until all work is completed, which may not occur until early 2027. Mr. Aguiar stated that the City has identified a few concerns with the ongoing project that are currently being addressed by MassDOT, including traffic signal timing and shared-use paths on the roadways.

Councilor Pereira and Mr. Aguiar discussed maintenance and landscaping in this newly developed neighborhood, as well as plans to properly maintain and beautify the streets. Mr. Aguiar reiterated that the City will not accept responsibility for the Route 79/Davol Street Corridor until all matters are remedied, including the removal of dead trees, completion of road striping and the repair of existing potholes. Councilor Pereira asked if additional employees would be necessary to manage this newly developed area. Mr. Aguiar stated that he is working closely with the Director of Inspectional Services to anticipate any future staffing and equipment needs to manage this area and emphasized that this area will have a large impact on snow removal efforts in the winter. The Director of Engineering and Planning also provided a detailed summary of project warranties that ensure any installed components are repaired or replaced at no cost to the City by the current contractor. Mr. Aguiar emphasized his diligence in conducting inspections in this area regularly. Councilor Pereira and Mr. Aguiar briefly discussed traffic signal timing adjustments that are needed to avoid stopped traffic when there are no pedestrians waiting to cross the street. Mr. Aguiar stated that he is working with MassDOT to address this issue, as this timing technology is required due to the type of state funding being utilized for this project.

Councilor Cadime and Mr. Aguiar discussed the shared-use pathways along the roads and the need to install features that were not originally included in the construction project, such as yellow warning strips, crosswalk markings and fiberglass flexible posts to prevent vehicles from driving on the path. Mr. Aguiar stated that the original construction plan included these safety measures, but that neither the contractor nor MassDOT could identify who had changed the construction guidelines. The Director of Engineering and Planning explained that he worked with the Fall River Legislative Delegation to address this matter and remedy the lack of safety equipment, with an anticipated completion of November 2026. Mr. Aguiar also stated that, currently, this project is under the anticipated budget for the Commonwealth of Massachusetts.

Councilor Camara and Mr. Aguiar discussed the change to the safety plans for the shared-use pathways and the need for an agreed-upon project plan between the state and the contractor. Mr. Aguiar agreed and emphasized that, while he has been working diligently to remedy this matter, the City does not have jurisdiction over this construction project and can only provide constructive feedback to ensure all safety measures are being installed properly.

On a motion made by Councilor Pereira and seconded by Vice President Dionne, it was unanimously voted to table the resolution, with Councilor Peckham absent and not voting.

On a further motion made by Councilor Pereira and seconded by Councilor Raposo, it was unanimously voted to lift Item 4 from the table, with Councilor Peckham absent and not voting.

4. Resolution – Committee on Finance Convene to discuss the anticipated timeline of the land ownership transfer and planned real estate distribution process within the Route 79/Davol Street Corridor Improvements Project area

President Ponte stated that he had sent a letter to the Massachusetts Department of Transportation (MassDOT) regarding this matter and requested an update on the current real estate distribution plan in this new neighborhood. President Ponte also clarified that, while representatives of MassDOT were unable to attend this meeting, they did submit a letter to the City Councilors providing information and updates regarding this topic.

Kenneth Fiola, Jr., Esq., Executive Director, Bristol County Economic Development Consultants, explained that MassDevelopment has issued an Invitation to Bid (ITB) for the development of, approximately, 19 acres along the Route 79/Davol Street Corridor. Mr. Fiola explained that this ITB is seeking proposals for all types of development, including housing, commercial, restaurant, and retail spaces. Mr. Fiola stated that the ITB proposals are due on October 21, 2026, and that MassDevelopment will select the developer in consultation with other agencies. The development construction should begin within 12 to 18 months following the selection of the developer, with a timeline of three to five years for completion, and that the first structure must contain at least 125 units. Mr. Fiola also clarified that the state is looking to hire one developer for the entire area and that this individual would need to perform all due diligence, including environmental testing and site-plan review.

Councillor Camara and Mr. Fiola discussed the goal of approximately 1,480 rental units and that the development cost for the contractor would be within the range of \$50,000,000 to \$60,000,000. Councillor Camara and Mr. Fiola also discussed the potential development of retail, restaurant and commercial structures, as well as the need for adequate parking in this area. Mr. Fiola stated that many structures may include podium parking for vehicles. Dan Aguiar, Director of Engineering and Planning, emphasized that MassDOT controls all developmental decisions for this project but clarified that the City will still have jurisdiction in relation to any zoning or permitting process necessary through the Zoning Board of Appeals. Councillor Camara and Mr. Fiola discussed the need for additional parking in the City near the waterfront. Mr. Fiola explained that there are currently ongoing discussions with the Massachusetts Legislature regarding state funding being provided to assist with the construction of a parking garage around Turner Street and Davol Street. Councillor Camara, Mr. Fiola and Mr. Aguiar also discussed height limitations of structures, which would be six-story buildings, or 80 feet.

Councillor Pereira emphasized the need for appropriate development to attract residents, business, restaurants, and tourists to Fall River. Councillor Pereira and Mr. Fiola discussed the size of the structures that may be built, as well as the use of these buildings for housing. Mr. Fiola stated that most rental units would be listed at market-rate rents and would be occupied by current City residents, young professionals and empty nesters who sell their larger homes. Councillor Pereira and Mr. Fiola also discussed a proposed surface parking area near Point Gloria that would provide roughly 100 parking spaces. Mr. Fiola also clarified that the Commonwealth of Massachusetts prepared the ITB but utilized the City's input in the drafting of the document. Mr. Aguiar emphasized that the City and Redevelopment Authority have assisted with the planning process but do not control this project. Mr. Aguiar encouraged residents to raise any concerns they have with their elected state officials.

Councillor Cadime commended the City on the creation of the Waterfront Transit-Oriented Development overlay zone plan, which has been very helpful with planning for the completion of this project. Councillor Cadime expressed concern that the City would not be part of the bid review process. Mr. Aguiar stated that the City was not participating due to concerns regarding potential conflicts of interest if a local contractor from Fall River submitted a bid on the project. Councillor Cadime emphasized that the City should have a representative and requested that the Council President discuss this matter with MassDOT and state officials. Mr. Aguiar stated that, while he could not participate in this process due to his role with future permitting, the City's Master Plan consultant could provide representation for the City of Fall River.

Councillor Camara and Mr. Fiola discussed the proposed mix of apartment unit sizes, including studios, one-, two-, and three-bedroom units. Mr. Fiola explained that the final unit mix will be determined by the developer. Mr. Fiola also noted that this development would be a significant investment as it involves the risk of establishing a new rental market, and provided information regarding other municipalities near train stations, such as Quincy, MA, and average rental costs. Mr. Fiola also noted that condominiums may also be sold within the constructed buildings.

Councillor Canuel stated that he agreed with Councillor Cadime that a representative from Fall River should be involved in the bid review process with MassDOT. Councillor Canuel emphasized that the residents of Fall River should have someone advocating on their behalf.

Councillor Hart and Mr. Fiola discussed the Redevelopment Authority's recently acquired property on Anawan Street, which will be used to provide public parking in and around the waterfront area. Mr. Fiola stated that this will assist those who visit the City and that there are ongoing inspections to determine whether various structures on this property can be removed to provide additional parking spaces. Councillor Hart also expressed support for the City having a representative present during the bid review process and emphasized the need for MassDOT to provide frequent updates to the City of Fall River. Councillor Hart stated that, while the Commonwealth of Massachusetts owns the Route 79/Davol Street Corridor land, the project is located within the City and affects City residents. Councillor Hart suggested that all MassDOT's public meetings related to this project be held in Fall River.

On a motion made by Councillor Raposo and seconded by Councillor Pereira, it was unanimously voted to table the resolution, with Councillor Peckham absent and not voting.

On a motion made by Councillor Raposo and seconded by Councillor Canuel, it was unanimously voted to adjourn at 7:42 p.m., with Councillor Peckham absent and not voting.

List of documents and other exhibits used during the meeting:
Agenda packet (attached)


Clerk of Committees



CITY OF FALL RIVER, MASSACHUSETTS

CITY COUNCIL

16

LAUREN A. VALCOURT
CLERK OF COMMITTEES

JAMES P. SOUZA
ASSISTANT CLERK OF COMMITTEES

COMMITTEE ON FINANCE

MEETING: September 8, 2026 at 6:00 p.m.
Council Chamber, One Government Center

PRESENT: President Cliff A. Ponte, presiding;
Councilors Shawn E. Cadime, Joseph D. Camara, Michael G. Canuel,
Michelle M. Dionne, Paul B. Hart, Christopher M. Peckham, Sr.,
Linda M. Pereira and Andrew J. Raposo

ABSENT: None

IN ATTENDANCE: Ann O'Neil-Souza, City Administrator
Emily Arpke, Director of Financial Services
Darren Medeiros, Director of Parks

The chair called the meeting to order at 6:28 p.m. and announced that the meeting may be recorded with audio or video and transmitted through any medium.

In accordance with a resolution adopted, as amended May 8, 2012, persons are allowed to address the Council for a period of three minutes prior to the beginning or at the conclusion of business in the Committee on Finance.

Councilor Hart entered the Council Chamber at 6:29 p.m.

Presentation of Citations

• Anthony F. Cordeiro – Recipient of the Roger Valcourt Outstanding Citizen Award
Councilor Pereira commended Mr. Cordeiro for his forthcoming receipt of the Roger Valcourt Outstanding Citizen Award and formally presented his citation. Mr. Cordeiro made brief remarks regarding his appreciation for the receipt of this citation.

On a motion made by Councilor Raposo and seconded by Councilor Peckham, it was unanimously voted to waive the rules to allow a non-Fall River resident to speak.

1. Citizen Input

Ryan Duarte, 332 Brock Avenue, New Bedford, MA – Oversight request
Vice President Dionne stated that this matter is currently pending in court and explained that the City Council will not take action while this appeal still being considered by a judge. Mr. Duarte stated that he has copies of all related documents that he would like the City Council to review and act upon. President Ponte asked that Mr. Duarte provide the City Clerk with these documents so they may be distributed to the City Council for future review.

Vada Boulay, 19 Grove Street – Oversight review

2. Resolution – Review inactive Parks Capital Projects to determine if \$50,000 is available to support Mae's Playground

Councillor Canuel stated that a City resident has worked diligently to raise funds to construct a playground for those with special needs and that this individual has also applied for numerous types of grants to assist with the cost of construction. Councillor Canuel explained that there is no funding designated within the Capital Projects allocations for this project, but that shifting funding to assist with the creation of the playground would benefit many parents and children who live in Fall River. Councillor Canuel suggested that the Administration consider an allocation of \$50,000 from Capital Projects to Mae's Playground.

Ann O'Neil-Souza, City Administrator, explained that there are various funding sources for this project, including a contribution of \$200,000 from the Community Preservation Committee and \$250,000 from the Community Development Block Grant. Ms. O'Neil-Souza stated that the City is awaiting the decision for a \$250,000 grant from the Massachusetts Office on Disability, and a \$425,000 grant from the Parkland Acquisitions and Renovations for Communities (PARC) program. The City Administrator also noted that there was an earmark amendment requested within the Commonwealth of Massachusetts Fiscal Year 2027 budget for this project, of \$100,000, but the original appropriation in the Governor's Budget was maintained at \$10,000. Ms. O'Neil-Souza explained that this funding, and potential grant funding, combined with the funds raised by the City resident who founded this project and donations from local businesses would provide total, adequate funding for the playground project without the use of Capital Project funds. The City Administrator stated that, if all funding is not obtained, the Administration is amenable to assisting with this funding. Councillor Canuel emphasized that a portion of the Capital Projects funding should be reassigned to this project to ensure adequate funding is available.

Councillor Canuel and Darren Medeiros, Director of Parks, discussed the necessary upkeep and maintenance of this park once the project is completed. Mr. Medeiros stated that the park would utilize rubber flooring instead of woodchips, which would make it easier to maintain the property.

Councillor Canuel and Ms. O'Neil-Souza discussed the anticipated funding sources for this project and how the City would provide any necessary financial assistance. Ms. O'Neil-Souza explained that the City's potential obligation for the park would exceed \$600,000 if the anticipated grant funding were denied. Councillor Canuel requested that the Administration commit to providing this funding to ensure the playground project is successful, as a substantial effort has been made by many members of the community to see the construction of this playground come to fruition.

Emily Arpke, Director of Financial Services, stated that the Administration could not make such a large funding commitment, as any additional allocation for this project would need to come before the City Council for approval. Ms. Arpke explained that the goal is to fund the remaining project costs if necessary, but that a commitment to fully funding this large project is not possible.

President Ponte stated that the playground is a City park that is currently being supported through a donation website and contributions by residents and local businesses. President Ponte asked if the Administration was in a financial position to ensure the project would be completed. The City Administrator stated that the Administration is focused on the pending grant funding and that she cannot guarantee full funding for this project without discussing it with the Mayor, due to the large amount of capital necessary for this project.

Councillor Perelra, Ms. O'Neil-Souza, and Mr. Medeiros discussed the timeline for the grant application decisions and whether these grant awards require matching funds on the City's behalf. Ms. O'Neil-Souza and Mr. Medeiros provided information regarding a recent visit to the park with the grant funders for a full review of the project in August, and that their decisions were expected to be released by the end of the calendar year. Ms. O'Neil-Souza confirmed that matching funds would be required and that approximately \$180,000 may be allocated from the Capital Project funding. Councillor Pereira suggested that this resolution be tabled until the grant funding is approved or denied, as that will have a large impact on the City's financial plans to construct the playground. The City Administrator stated that the playground project was not included in the original Capital Improvement Plan for this year and that adding this project may negatively affect funding for other planned renovations or developments. Councillor Pereira agreed and reiterated that the resolution should be tabled until grant funding is determined and commended the Commission on Disability for its assistance with the grant applications.

Councillor Canuel and Ms. Arpke discussed the financial outcomes if the grant applications were approved. Ms. Arpke stated that the City would utilize the awarded grant funding first and that, if additional funds were necessary, a portion of the Capital Project funding could be allocated as well. Ms. O'Neil-Souza explained that, if all grant funds were awarded, the City would have more than enough capital to complete the playground project.

Councillor Raposo and Ms. Arpke discussed the anticipated end-of-year revenue for the Parks Division. Ms. Arpke stated that the Fiscal Year 2026 Quarter 4 Budget Report would have specific details, but that the turnback revenue would be in a very small amount due to the increase in projects within the Parks Division this year. Ms. Arpke explained that a more specific total would be available on October 1, 2026, and that the final audit amount would be available in March 2027.

Councillor Cadime emphasized the need for the City to commit to funding the playground project and stated that the estimated cost may be lower than the actual bids received once the City begins soliciting bids from construction companies. Councillor Cadime agreed that the grant funding needs to be finalized prior to any financial decisions being made by the Administration, but stated that he is in full support of this project. Councillor Cadime and Ms. O'Neil-Souza agreed that the City Council and the Administration are in full support of this project.

On a motion made by Councillor Raposo and seconded by Councillor Peckham, it was unanimously voted to table the resolution.

On a further motion made by Councillor Raposo and seconded by Councillor Hart, it was unanimously voted to adjourn at 7:06 p.m.

List of documents and other exhibits used during the meeting:
Agenda packet (attached)


Clerk of Committees



City of Fall River Massachusetts
Office of the City Clerk

INÊS DA SILVA PAULINO LEITE
CITY CLERK

CHELSEA PACHECO
ASSISTANT CITY CLERK

REGULAR MEETING OF THE CITY COUNCIL

MEETING: August 11, 2026 at 7:00 p.m.
Council Chamber, One Government Center

PRESENT: President Cliff A. Ponte, presiding;
Councilors Shawn E. Cadime, Joseph D. Camara, Michael G. Canuel,
Michelle M. Dionne, Paul B. Hart, Linda M. Pereira and Andrew J. Raposo

ABSENT: Councilor Christopher M. Peckham, Sr.

IN ATTENDANCE: None

President Ponte called the meeting to order at 7:43 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.

Councilor Cadime exited the Council Chamber at 7:43 p.m.

PRIORITY MATTERS

1. Mayor and request for confirmation of the appointment of Ann O'Neil-Souza as the City Administrator

Councilor Raposo asked if the vacant Chief of Staff position previously held by Ms. O'Neil-Souza would be filled or eliminated. President Ponte stated that, following a discussion with the Mayor, the position is currently vacant but is funded within the Fiscal Year 2027 budget. Councilor Camara requested that a recess be held to ensure Councilor Cadime was present to vote upon the confirmation of appointment.

A recess was held from 7:45 p.m. to 7:46 p.m.

Councilor Cadime returned to the Council Chamber at 7:46 p.m.

On a motion made by Councilor Pereira and seconded by Councilor Camara, it was voted 7 yeas to confirm the appointment, with Councilor Cadime abstaining and Councilor Peckham absent and not voting.

2. Mayor and communication from Corporation Counsel requesting reconsideration of the Petition for a Zoning Map Amendment previously submitted at the Regular Meeting of the City Council on July 14, 2026

On a motion made by Councilor Cadime and seconded by Vice President Dionne, it was unanimously voted that the communication be accepted and placed on file, with Councilor Peckham absent and not voting.

PRIORITY COMMUNICATIONS

3. Letter from City Council President to MassDOT re: Route 79/Davol Street Corridor redevelopment

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

4. Interim City Administrator/Chief of Staff and updates re: former Police Station on Bedford Street

President Ponte stated that he included this on the agenda to ensure all Councilors received information regarding the demolition of the former Police Station. On a motion made by Councilor Raposo and seconded by Councilor Pereira, it was unanimously voted that the communication be accepted and placed on file, with Councilor Peckham absent and not voting.

5. Traffic Commission recommending amendments to the traffic ordinances

On a motion made by Councilor Raposo and seconded by Councilor Pereira, it was unanimously voted that the recommendations be referred to the Committee on Ordinances and Legislation, with Councilor Peckham absent and not voting.

COMMITTEE REPORTS

Committee on Ordinances and Legislation recommending:

6. All readings with emergency preamble:

Proposed Ordinance – Traffic, Handicapped Parking

- Cherry Street, South, 198 west of Grove Street
- Palmer Street, North, 224 feet west of East Main Street
- Plain Street, East, 314 feet north of Bedford Street
- St. Mary's Street, East, 136 feet south of Essex Street
- Tripp Street, East, 87 feet north of King Phillip Street

On a motion made by Councilor Raposo and seconded by Councilor Cadime, it was voted 8 yeas to adopt the emergency preamble, with Councilor Peckham absent and not voting. On a further motion made by Councilor Raposo and seconded by Councilor Canuel, it was unanimously voted that the proposed ordinance be passed through first reading, second reading, passed to be enrolled and passed to be ordained, with Councilor Peckham absent and not voting.

Approved, August 13, 2026

Paul E. Coogan, Mayor

7. First Reading:

Proposed Ordinance – Traffic, Miscellaneous

Handicapped parking removals

- Third Street, West, 155 feet south of Branch Street
- Hunter Street, East, 126 feet south of Hope Street
- Mason Street, East, 328 feet south of Pleasant Street
- Pine Street, South, 20 feet east of Robeson Street
- South Beach Street, East, 104 feet south of Oliver Street
- South Beacon Street, West, 343 feet north of Sprague Street
- Washington Street, West, 128 feet north of William Street

On a motion made by Councilor Camara and seconded by Councilor Canuel, it was unanimously voted that the proposed ordinance be passed through first reading, with Councilor Peckham absent and not voting.

8. Adoption:

Order – Creation of an Ad-Hoc School Transportation Committee

On a motion made by Councilor Raposo and seconded by Councilor Pereira, it was unanimously voted to adopt the order, with Councilor Peckham absent and not voting.

ORDINANCES – None

RESOLUTIONS

9. Committee on Ordinances and Legislation convene with Corporation Counsel to discuss potential amendments to City code §46-7, which relates to Noise

Councilor Raposo stated that he had submitted this resolution following complaints from residents regarding loud vehicles throughout the City. On a motion made by Councilor Raposo and seconded by Councilor Pereira, it was unanimously voted to adopt the resolution, with Councilor Peckham absent and not voting.

10. Committee on Finance convene with various parties to discuss the current population estimates for the City of Fall River

President Ponte stated that Councilor Peckham had requested that the City Council support this matter and adopt his resolution. Councilor Pereira acknowledged Councilor Peckham's concerns regarding population growth and public safety but stated that she could not support this resolution. Councilor Pereira encouraged residents to participate in the census.

On a motion made by Councilor Pereira and seconded by Councilor Camara, it was voted 7 yeas, 1 nay, that the resolution be granted leave to withdraw, with President Ponte voting in the affirmative and Councilor Peckham absent and not voting.

On a motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to take items 11 through 16 together, with Councilor Peckham absent and not voting.

CITATIONS

11. Michael (Doc) Crane – 80th Birthday (September 17, 1946 – September 17, 2026)
12. Divina Grossman – 70th Birthday (September 17, 1956 – September 17, 2026)
13. Brandon Gomes – Executive Vice President & General Manager of the Los Angeles Dodgers, Third World Series Championship
14. Scott and Monique Lopes – Support and dedication of the We Love Children organization
15. Giullana Madeira – Fundraising over \$20,000 for displaced residents of the Hicks Street fire
16. Brian Levesque – Reopening historic Night Owl Diner as Night Owl Artisan Pizza & Bakery Co.

On a motion made by Councilor Camara and seconded by Vice President Dionne, it was unanimously voted that items 11 through 16 be accepted and placed on file, with Councilor Peckham absent and not voting.

ORDERS – HEARINGS

Auto Body Shop License

17. Zailbak Salem Alzailbak, 65 Little Neck Avenue, Swansea, MA 02777 d/b/a Auto Genie LLC for a license to operate an auto body shop at 235 John Street, on Lot I-15-22, Assessors Plan.

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

Approved, August 13, 2026

Paul E. Coogan, Mayor

Jointly Owned Pole Location

18. Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc.,
South Beacon Street – Three (3) new jointly owned pole locations and two (2) new jointly
owned anchors

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

Approved, August 13, 2026

Paul E. Coogan, Mayor

Curb Removal

19. Nelson Cabral, 57 Ryans Way, Swansea, MA, 02777 – Removal of 14 feet, 6 inches, of
curbing for a total opening of 25 feet, 2 inches, at 89 McDonald Street

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

Approved, August 13, 2026

Paul E. Coogan, Mayor

ORDERS – MISCELLANEOUS

20. Auto Body License Renewal

Fausto Ortiz d/b/a Auto Rally Inc., 1033 Pleasant Street

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

Approved, August 13, 2026

Paul E. Coogan, Mayor

21. Auto Repair Shop License Renewals

Fausto Ortiz d/b/a Auto Rally Inc., 1033 Pleasant Street

Pablo Dayvid Rodrigues Silva d/b/a Brother's Auto Sales and Services, Inc.,
59 North Quarry Street

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

Approved, August 13, 2026

Paul E. Coogan, Mayor

22. Police Chief's Report on Licenses

Taxicab Drivers

Jaime-Lee DeTerra

Private Livery Drivers

Jalal Muhammad Willie Blakney

Private Livery Vehicles

Spericer Luxury Transportation – One (1) vehicle

Heavens Angel Limo – One (1) vehicle

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

COMMUNICATIONS – INVITATIONS – PETITIONS

23. Claims

On a motion made by Councilor Raposo and seconded by Councilor Cadime, it was unanimously voted to refer the claims to Corporation Counsel, with Councilor Peckham absent and not voting.

24. City resident and communication re: taxicab companies

Councilor Raposo asked if any return address was included with this communication. The City Clerk stated that no contact information was provided in this letter or on the mailing envelope. On a motion made by Councilor Raposo and seconded by Councilor Pereira, it was unanimously voted that the communication be accepted and placed file, with Councilor Peckham absent and not voting.

25. Open Meeting Law complaint filed by Collin Dias re: July 28, 2026, alleged violation by City Council

Councilor Pereira requested that the City Clerk read the complaint aloud.

Councilor Pereira stated that the City Council is not responsible for interactions held between individuals in the audience prior to a meeting and that there was a Fall River Police Officer present in the City Council Hearing Room who could have assisted anyone if a conflict occurred. Councilor Pereira expressed concern that Corporation Counsel may not be able to address this matter due to a conflict of interest. Councilor Pereira asked if the City Council would need to utilize outside legal counsel funding to have a third-party attorney respond to this Open Meeting Law complaint. President Ponte stated that the Council would refer this complaint to Corporation Counsel, as that is the established protocol for Open Meeting Law complaints that are received.

On a motion made by Councilor Raposo and seconded by Vice President Dionne, it was unanimously voted to refer the Open Meeting Law complaint to Corporation Counsel, with Councilor Peckham absent and not voting.

26. Application for a structure on or over a public way for Motta Auto Repair and Service to place a building sign (4' x 3') from July 13, 2026, to January 1, 2027, at 830 Globe Street

President Ponte requested clarification regarding what type of structure over a public way is being installed. The City Clerk clarified that this will be a business sign that is hung over the sidewalk, which is a public way. Councilor Canuel asked why the dates listed were from July 13, 2026, to January 1, 2027. The City Clerk explained that the July 13 date would be updated to reflect the date after the City Council's vote. The City Clerk further explained that these permits are renewed annually, and the applicant will need to renew the permit at the beginning of next year.

On a motion made by Councilor Raposo and seconded by Councilor Pereira, it was unanimously voted to approve the application, with Councilor Peckham absent and not voting.

Approved, August 13, 2026

Paul E. Coogan, Mayor

27. Application for structures on or over a public way for Elections Department to hang Election Day/VOTE banners from August 19 to September 1, 2026 at the following locations:

- a. Downtown (South Main Street) (13' x 6.5')
- b. Bedford Street (13' x 6.5')
- c. Pleasant Street (25' x 3')

The City Clerk clarified that the Inspectional Services Department recommended a denial for the Bedford Street application, as the banner would be placed in an area near the demolition zone of the former Police Station. President Ponte and Councilor Raposo suggested that the Elections Department hang their banner in a different area of Bedford Street. The City Clerk explained that there is specific equipment near the former Police Station that is designed to hold up very large banners, and that other areas of the street may not have this necessary attachment apparatus.

Councilor Camara suggested that the sign be placed in a different part of the City to ensure all voters are aware of the upcoming elections. The City Clerk stated that the City Council could send a letter to the Director of Community Maintenance to investigate this matter, but that the next City Council meeting, scheduled for September 8, 2026, would occur after the banner is planned to be removed on September 1, 2026.

On a motion made by Councilor Pereira and seconded by Vice President Dionne, it was unanimously voted to approve the applications for Downtown (South Main Street) and Pleasant Street, with Councilor Peckham absent and not voting.

Approved, August 13, 2026

Paul E. Coogan, Mayor

On a further motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to deny the application for Bedford Street, with Councilor Peckham absent and not voting. Councilor Raposo also requested that the City Council send correspondence to the Director of the Board of Elections Department regarding finding a new location for the banner or to use other advertisement methods that could be used to notify voters of the elections in high traffic areas, a copy of which is attached hereto and made a part of these minutes.

28. Drainlayer License

Farland Corp. Inc.

On a motion made by Councilor Camara and seconded by Councilor Raposo, it was unanimously voted to approve the drainlayer license application, with Councilor Peckham absent and not voting.

Approved, August 13, 2026

Paul E. Coogan, Mayor

29. Planning Board Minutes

May 13, 2026 June 10, 2026

On a motion made by Councilor Camara and seconded by Councilor Raposo, it was unanimously voted that the minutes be accepted and placed on file, with Councilor Peckham absent and not voting.

30. Zoning Board of Appeals Minutes – June 18, 2026

On a motion made by Councilor Camara and seconded by Councilor Raposo, it was unanimously voted that the minutes be accepted and placed on file, with Councilor Peckham absent and not voting.

On a motion made by Councilor Camara and seconded by Vice President Dionne, it was unanimously voted to take items 31 through 34 together, with Councilor Peckham absent and not voting.

City Council Minutes

- 31. Public Hearings – July 14, 2026
- 32. Committee on Finance – July 14, 2026
- 33. Regular Meeting of the City Council – July 14, 2026
- 34. Special Meeting of the City Council – July 28, 2026

On a motion made by Councilor Camara and seconded by Councilor Raposo, it was unanimously voted to approve the minutes, with Councilor Peckham absent and not voting.

BULLETINS – NEWSLETTERS – NOTICES – None

Councilor Hart exited the Council Chamber at 8:13 p.m.

ITEMS FILED AFTER THE AGENDA DEADLINE
CITY COUNCIL MEETING DATE: AUGUST 11, 2026

COMMITTEE REPORTS

Committee on Finance recommending:

Action

- 8a. Loan Order – Repairs, renovations and maintenance of the Third Street Parking Garage in the amount of \$6,883,400.00

The Councilors held a brief discussion regarding the timeline for the completion of the Third Street Parking Garage renovations, which is anticipated to be finished by November 2026. On a motion made by Councilor Raposo and seconded by Councilor Pereira, it was voted 7 yeas, to adopt the loan order, with Councilors Hart and Peckham absent and not voting.

Councilor Hart returned to the Council Chamber at 8:15 p.m.

On a motion made by Councilor Pereira and seconded by Vice President Dionne, it was unanimously voted to reconsider the previous vote on item 8a, with Councilor Peckham absent and not voting.

On a further motion made by Councilor Raposo and seconded by Councilor Hart, it was voted 8 yeas to adopt the loan order, with Councilor Peckham absent and not voting.

Approved, August 13, 2026

Paul E. Coogan, Mayor

RESOLUTIONS

- 10a. The Committee on Public Works and Transportation, convene with City residents of Judge Street and Greenleaf Street, the Director of Engineering and Planning, Corporation Counsel and other interested parties to discuss road conditions of the Arruda Lane access road in Tiverton, Rhode Island

On a motion made by Councilor Raposo and seconded by Councilor Canuel, it was unanimously voted to adopt the resolution, with Councilor Peckham absent and not voting.

On a motion made by Vice President Dionne and seconded by Councilor Hart, it was unanimously voted to adjourn at 8:16 p.m., with Councilor Peckham absent and not voting.

List of documents and other exhibits used during the meeting:
Agenda packet (attached)

A true copy Attest:

União da Silva Paulino Leite

City Clerk

Ines Leite

From: Ines Leite
Sent: Thursday, August 20, 2026 1:03 PM
To: Ryan Lyons
Subject: Election Banner and Bedford Street

Hi Ryan.

The City Council requested that a communication be sent regarding the Structure over a public way application that was submitted for Bedford Street.

As you know, this portion of the application was denied due to the vicinity of this location to the demolition of the former Police Station. The recommendation for this denial was provided by the Director of Inspectional Services.

The City Council recommends that you review other areas in the City where this election banner or future banners could be installed, including neighborhoods outside of the downtown area.

If the use of this large banner is not possible in a different area of Fall River, the City Council mentioned that you could research the use of non-banner advertisement material to ensure voters throughout the City are given notice of the upcoming elections.

The Council is aware that due to their meeting schedule, an approval of a new banner petition will not be possible prior to the Primary Election in September. However, a new location could be considered if the banners were to be used prior to the General Election in November.

Inês

Inês da Silva Paulino Leite, CMC
City Clerk
Office of the City Clerk
One Government Center
Fall River, MA 02722
T: 508-324-2220
F: 508-324-2211
E: ileite@fallriverma.gov



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City of Fall River Massachusetts

Office of the City Clerk

INÊS DA SILVA PAULINO LEITE
CITY CLERK

CHELSEA PACHECO
ASSISTANT CITY CLERK

REGULAR MEETING OF THE CITY COUNCIL

MEETING: September 8, 2026 at 7:00 p.m.
Council Chamber, One Government Center

PRESENT: President Cliff A. Ponte, presiding;
Councilors Shawn E. Cadime, Joseph D. Camara, Michael G. Canuel,
Michelle M. Dionne, Paul B. Hart, Christopher M. Peckham, Sr.,
Linda M. Pereira and Andrew J. Raposo

ABSENT: None

IN ATTENDANCE: None

President Ponte called the meeting to order at 7:06 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 request for confirmation of the following reappointments to the Cultural Council
 - a. Christopher Antao

On a motion made by Councilor Raposo and seconded by Councilor Peckham, it was unanimously voted to confirm the reappointment.

- b. Vania Marie Noverca-Viveiros

On a motion made by Councilor Peckham and seconded by Councilor Raposo, it was unanimously voted to confirm the reappointment.

2. Mayor and request for confirmation of the reappointment of Ken Schadegg to the Historical Commission

On a motion made by Councilor Peckham and seconded by Councilor Raposo, it was unanimously voted to confirm the reappointment.

3. Mayor and request for confirmation of the reappointment of Richard R. Mancini to the Historical Commission

On a motion made by Councilor Peckham and seconded by Councilor Canuel, it was unanimously voted to confirm the reappointment.

4. Fiscal Year 2026 Quarterly Budget Report

On a motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to refer the report to the Committee on Finance.

5. Mayor and loan order of \$10,000,000 for the construction and/or improvement of City Streets

Councilor Raposo requested that an updated street renovation list be obtained from the City Engineer prior to the discussion of this loan order in the Committee on Finance. On a motion made by Councilor Canuel and seconded by Councilor Raposo, it was unanimously voted that the loan order be authorized to be published and referred to the Committee on Finance.

6. Mayor and request from Purchasing Agent for City Council approval to conduct a public online auction for surplus property

Councilor Pereira requested that a communication be sent to the Purchasing Agent and the Director of Management Information Services to ensure that clear information is available on the City's website regarding this auction to provide full access to the public, a copy of which is attached hereto and made a part of these minutes. On a motion made by Councilor Raposo and seconded by Councilor Peckham, it was unanimously voted to approve the request.

PRIORITY COMMUNICATIONS

7. Traffic Commission recommending amendments to the traffic ordinances

On a motion made by Councilor Raposo and seconded by Councilor Pereira, it was unanimously voted to refer the recommendations to the Committee on Ordinances and Legislation.

Councilor Camara exited the Council Chamber at 7:12 p.m.

8. City Council President communication and revised policy to City Council re: outside legal council

A motion was made by Councilor Peckham and seconded by Councilor Hart for the communication to be accepted and placed on file and the order to be adopted.

Councilor Pereira stated that requests for the use of outside counsel should come before the full City Council for a majority vote to ensure simplicity and transparency for the public. Vice President Dionne agreed that a majority vote should be required, as a single Councilor may feel a topic is important enough to expend this funding, while others may disagree. Councilor Pereira also stated that the policy is very lengthy and should be reduced to only include basic regulations regarding funding.

President Ponte and the City Clerk discussed Section 12 of the policy, which requires a two-thirds majority vote for the use of funding, and the City Clerk stated that this could be amended to require only a majority vote.

Councilor Cadime suggested that this matter be referred to the Committee on Finance for further discussion and stated that some of the sections included in the policy would be beneficial in the future. Councilor Cadime also emphasized that all requests for legal opinions will first go to Corporation Counsel and that no single Councilor should have the right to use the funding for outside legal services without a majority vote. Councilor Cadime also suggested that the maximum response time from an outside attorney should be included in the policy, as a delay may significantly affect the Council's ability to act upon matters in question.

Councilor Raposo agreed that this should be discussed in the Committee on Finance. President Ponte clarified that he had requested Councilor feedback and that the policy presented does include all recommended amendments. Councilor Raposo acknowledged that this policy has been amended with Councilor suggestions, but that he is opposed to certain amendments that have been implemented.

On a motion made by Councilor Cadime and seconded by Councilor Canuel, it was unanimously voted to refer the matter to the Committee on Finance, with Councilor Camara absent and not voting. President Ponte asked the City Clerk to include this matter on the upcoming September 22, 2026, Committee on Finance agenda.

9. Corporation Counsel request to strike out §2-33 in City code, which relates to Authority to retain outside legal counsel

On a motion made by Councilor Raposo and seconded by Councilor Peckham, it was unanimously voted to refer the matter to the Committee on Ordinances and Legislation, with Councilor Camara absent and not voting.

Councilor Camara returned to the Council Chamber at 7:19 p.m.

On a further motion made by Councilor Canuel and seconded by Councilor Raposo, it was unanimously voted to take item 14 out of order.

RESOLUTIONS

14. Committee on Finance convene with the City Administrator, Director of City Operations, Director of Community Maintenance, Director of Financial Services and Attorney Matthew J. Thomas, Esq., to develop a comprehensive plan for an accurate financial analysis of the cost and distribution of solid waste and recycling carts.

Vice President Dionne explained that this resolution would address trash collection for larger residential properties and stated that the City currently has 591 six-family properties and 159 carts more than the current allocation for these properties. Vice President Dionne also stated that there are as many as 3,000 excess carts that may exist in the City but are not properly inventoried. Vice President Dionne emphasized the need to count these excess carts and begin imposing annual or monthly fees for them, as the financial savings from this plan would most likely be able to offset the City's current collection costs.

Councilor Pereira expressed concern regarding the proposed project of identifying and counting these excess carts, as well as the cost of performing this type of inventory. Councilor Pereira also stated that many multifamily properties now house more residents than they did in the past, due to the current economy, and that this population change affects trash and recycling costs. Councilor Pereira suggested that a Taskforce be re-created, as this would assist with a comprehensive review of the City's current solid waste protocols.

Councilor Camara and Vice President Dionne discussed how residents would be able to obtain additional disposal carts, if they were necessary for a specific property. Vice President Dionne explained that residents or property owners could pay a yearly or monthly fee for additional carts, which would offset the City's current expenditure to pay for excess solid waste and recycling collection.

Councilor Peckham agreed that population changes affect many of the City's expenditures and stated that he had submitted a related resolution at a previous meeting regarding this matter. Councilor Peckham emphasized the need to identify the number of people living in Fall River to properly provide adequate budgets, City services, and accurate taxation.

Vice President Dionne stated that the City had previously collected information regarding the number of assigned carts for six-family properties, and that this process could be used to determine how many excess carts there are for all residential structures. Vice President Dionne also emphasized the ongoing adjustments to the solid waste collection plans, which have not yielded any permanent financial savings and suggested that the Administration implement a "three-strike rule" for those who violate the City's trash disposal policies.

Councilor Raposo asked if the Administration or the Department of Community Maintenance had previously conducted an audit or inventory of the number of residential carts. Councilor Raposo requested that this information be obtained prior to discussion of this resolution. President Ponte asked the City Clerk to send a letter to the Director of Community Maintenance to obtain the information requested by Councilor Raposo.

Vice President Dionne and Councilor Perelra discussed the various City Council meetings that have occurred in the past regarding this matter, with no permanent solution. Vice President Dionne stated that this resolution would provide the City Council with more information regarding trash and recycling plans prior to any matters, such as contracts with collection companies, being approved or adopted.

Councilor Cadime agreed with Vice President Dionne that a long-term plan for solid waste and recycling disposal needs to be created and emphasized the need for the City to utilize the barcodes on the carts to create an adequate inventory. Councilor Cadime requested that the Department of Community Maintenance provide information regarding the current cart inventory and any tracking reports they may use for carts in the City.

Councilor Camara made brief remarks regarding the recent amendments within the Massachusetts General Laws that allow accessory dwelling units to be built on certain residential properties. Councilor Camara stated that this change may increase the number of disposal carts needed for various properties.

Vice President Dionne stated that, prior to her serving on the City Council, she had discussed the barcodes on the carts with former Administrations and was informed that the City did not utilize the barcode images for inventory. Vice President Dionne explained that this has since been implemented, and a digital system can be used to inventory the existing carts. Councilor Camara clarified that different personnel now work within the Department of Community Maintenance who may not have knowledge of the program's implementation, but who have worked to address this issue more efficiently. President Ponte commended Vice President Dionne for submitting this resolution and stated that he would vote in favor of its adoption.

On a motion made by Councilor Raposo and seconded by Councilor Canuel, it was unanimously voted to adopt the resolution.

COMMITTEE REPORTS

Committee on Ordinances and Legislation recommending:

10. Second Reading and Enrollment:

Proposed Ordinance – Amending §62-2(C), Solid waste – collection and disposal, generally

On a motion made by Councilor Canuel and seconded by Councilor Pereira, it was voted 2 yeas, 7 nays, that the proposed ordinance be granted leave to withdraw, with Councilors Canuel and Pereira voting in the affirmative, and the motion failed to carry.

On a further motion made by Vice President Dionne and seconded by Councilor Hart, it was unanimously voted to table the proposed ordinance.

ORDINANCES

11. Second Reading and Enrollment:

Proposed Ordinance – Traffic, Miscellaneous
Handicapped parking removals

- Third Street, West, 155 feet south of Branch Street
- Hunter Street, East, 126 feet south of Hope Street
- Mason Street, East, 328 feet south of Pleasant Street
- Pine Street, South, 20 feet east of Robeson Street
- South Beach Street, East, 104 feet south of Oliver Street
- South Beacon Street, West, 343 feet north of Sprague Street
- Washington Street, West, 128 feet north of William Street

On a motion made by Councilor Raposo and seconded by Councilor Peckham, it was unanimously voted that the proposed ordinance be passed through second reading and enrollment. (Prior to the following motion, Councilor Peckham had exited the Council Chamber at 8:12 p.m.) On a further motion made by Councilor Raposo and seconded by Councilor Canuel it was unanimously voted that the proposed ordinance be passed to be ordained, with Councilor Peckham absent and not voting.

Approved, September 10, 2026

Paul E. Coogan; Mayor

RESOLUTIONS

12. Committee on Ordinances and Legislation convene with the City Engineer and Corporation Counsel to draft an ordinance establishing a fee or fine, over \$250, for after-the-fact curb removal applications.

On a motion made by Councilor Raposo and seconded by Vice President Dionne, it was unanimously voted to adopt the resolution.

13. Committee on Economic Development and Tourism convene with the City Administrator, Director of City Operations, and Chair of the Historical Commission to review renovations at Oak Grove Cemetery to ensure the preservation of historic features and continued maintenance.

Councilor Pereira stated that she received many calls from constituents regarding a bright blue primer being applied to the exterior walls of Oak Grove Cemetery prior to the application of the gray paint. Councilor Pereira stated that the Historical Commission should be more involved in the renovations and repairs to the cemetery to ensure that proper preservation protocols are followed. Councilor Pereira referenced a recent project to relocate a historical land marker and stated that she was not sure if the Historical Commission was involved with that relocation.

Councilor Peckham provided information regarding the recent relocation of a historic land marker and the involvement of the City's Historical Commission and the Massachusetts Historical Commission with this project. Councilor Peckham provided details regarding how the project was planned, delays that occurred due to the COVID-19 pandemic, and various parties, including attorneys, who were involved in the relocation of this historic stone from the seventeenth century. Councilors Peckham and Pereira held a brief discussion regarding the details and plans for this project. Councilor Pereira reiterated the need for the City's Historical Commission to participate in any future renovations or repairs to Oak Grove Cemetery.

On a motion made by Councilor Raposo and seconded by Vice President Dionne, it was unanimously voted to adopt the resolution.

15. Committee on Finance convene with the City Administrator, Director of Financial Services and Director of Management Information Systems to discuss developing a public portal providing access to the City's financial systems and data.

Councilor Canuel stated that he believes this resolution would help to provide more financial information to the public and that this tool is currently utilized by other municipalities, such as Arlington and New Bedford as well as by the Commonwealth of Massachusetts. Councilor Canuel also stated that he has confirmed that this program can be linked to the City's MUNIS software as an add-on. Councilor Canuel clarified that this application would not be used to replace existing audits but would provide more transparency regarding financial actions taken by the City. Vice President Dionne commended Councilor Canuel's resolution and stated that this program would also benefit the City Councilors during budgetary meetings.

On a motion made by Vice President Dionne and seconded by Councilor Raposo, it was unanimously voted to adopt the resolution.

16. Committee on Ordinances and Legislation convene with the Director of Human Resources to discuss the planned Compensation Study, use of the data for future financial decisions, and its potential impact on ordinances amending existing salary totals.

Councilor Raposo commended the Director of Human Resources for his work on this data collection project and stated that many proposed ordinances related to salaries result in lengthy discussions regarding how other municipalities compensate their employees. Councilor Raposo stated that this study will provide a ranking of municipal positions and the related compensation totals for these positions.

On a motion made by Councilor Raposo and seconded by Councilor Pereira, it was unanimously voted to adopt the resolution.

17. Committee on Public Safety convene with the Chief of Police and Director Traffic and Parking to discuss speeding enforcement practices and procedures.

A motion was made by Councilor Raposo and seconded by Councilor Peckham to adopt the resolution. Councilor Pereira stated that she has received numerous complaints from residents throughout the City regarding speeding on various roads. Councilor Pereira also explained that pedestrians have been struck by cars due to this excessive speeding. Councilor Peckham expressed his support for the resolution and stated that he has discussed this matter with the Police Chief.

Councilor Cadime stated that he cannot support this resolution as the enforcement policies and procedures of the Police Department fall under the jurisdiction of the Mayor and Police Chief, not the City Council. Councilor Cadime suggested that a discussion could be held to address residents' concerns regarding quality of life or public safety, but that the Committee cannot demand changes to the current enforcement protocols. Councilor Pereira suggested that the resolution be amended and any language directing the Police Chief be removed.

On a motion made by Councilor Pereira and seconded by Councilor Hart, it was voted 9 yeas to amend the resolution by striking out the entire third paragraph and "enforcement practices and procedures to improve" within the fourth paragraph. On a further motion made by Councilor Raposo and seconded by Councilor Peckham, it was unanimously voted to adopt the resolution, as amended.

CITATIONS

18. Anthony F. Cordeiro – Recipient of the Roger Valcourt Outstanding Citizen Award
Councilor Pereira stated that the presentation of the Roger Valcourt Outstanding Citizen Award will be held at the Venus de Milo Restaurant in Swansea, MA, on September 16, 2026. On a motion made by Councilor Raposo and seconded by Councilor Pereira, it was unanimously voted that the citation be accepted and placed on file.

On a further motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to take item 19c out of order.

ORDERS – HEARINGS

Jointly Owned Pole Location

19. Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc.,
One (1) new jointly owned pole location on each of the following streets:
c. Bedford Street

On a motion made by Councilor Raposo and seconded by Councilor Canuel, it was unanimously voted that the order be referred to the Committee on Public Works and Transportation.

On a further motion made by Councilor Pereira and seconded by Vice President Dionne, it was unanimously voted to take items 19a, b, d, e and f together.

ORDERS – HEARINGS

Jointly Owned Pole Location

19. Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc.,
One (1) new jointly owned pole location on each of the following streets:
a. Airport Road
b. Bay Street
d. Mott Street
e. Rodman Street
f. Stafford Road

On a motion made by Councilor Raposo and seconded by Vice President Dionne, it was unanimously voted to adopt the orders.

Approved, September 10, 2026

Paul E. Coogan, Mayor

On a further motion made by Councilor Raposo and seconded by Councilor Pereira, it was unanimously voted to take items 20 through 22 together.

Auto Repair Shop License

20. Evis Alexander Aragon Mendez, 84 Orange Street, Fall River, MA 02724 d/b/a Motta Auto Repair & Service for a license to operate an auto repair shop at 830 Globe Street, on Lot G-13-52, Assessors Plan.

Curb Removal

21. Jessica McCausland, 498 Reading Street, Fall River, MA, 02720 – Removal of 12 feet of curbing for a total opening of 25 feet on Montgomery Street

Second Hand Article Store

22. TVI Inc. d/b/a Savers, 11400 SE 6th Street, Suite 125, Bellevue, WA, 98004, for permission to operate and maintain a second hand article store located at 133 Mariano Bishop Boulevard (retail sale of used goods to be sold)

On a motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to adopt the orders.

Approved, September 10, 2026

Paul E. Coogan, Mayor

ORDERS – MISCELLANEOUS

23. Auto Repair Shop License Renewal(s)

Jody Oliveira d/b/a Ground Earth Inc., 1741 Stafford Road

Marco Tavares d/b/a Auto Stop, 325 Oman Street

On a motion made by Councilor Raposo and seconded by Councilor Canuel, it was unanimously voted to adopt the order.

Approved, September 10, 2026

Paul E. Coogan, Mayor

24. Auto Repair Shop License Transfer

License no. 21 located at 605 Globe Street from Robert P. Fortier d/b/a Fortier's Auto Sales & Service Inc. to Justin R. Fortier d/b/a Fortier's Auto Sales & Service, Inc.

On a motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to adopt the order.

Approved, September 10, 2026

Paul E. Coogan, Mayor

25. Police Chief's Report on Licenses

Taxicab Drivers

Shawn Pinto

Private Livery Drivers

Danilson Claudio Moreira Tavares

On a motion made by Councilor Raposo and seconded by Councilor Peckham, it was unanimously voted to adopt the order.

26. Massachusetts Electric Company d/b/a National Grid and Zayo Group, LLC, for the installation of permanent aerial fiber attachments on existing National Grid utility poles:

a. Bedford Street – 737 linear across 9 existing poles

Councilor Raposo asked if items 26a through 26c were related to any of the items addressed during the City Council Public Hearings. The City Clerk explained that these items are different petitions. On a motion made by Councilor Raposo and seconded by Councilor Periera, it was unanimously voted to adopt the order.

Approved, September 10, 2026

Paul E. Coogan, Mayor

b. Locust Street – 903 linear feet across 8 existing poles

On a motion made by Councilor Raposo and seconded by Councilor Periera, it was unanimously voted to adopt the order.

Approved, September 10, 2026

Paul E. Coogan, Mayor

c. Stonehaven Road – 1,731 linear feet across 12 existing poles

Councilor Pereira asked if these wires had already been installed at the new Diman Vocational Technical Regional High School. President Ponte confirmed that this project had to be started to provide internet access prior to the first day of school. On a motion made by Councilor Raposo and seconded by Councilor Peckham, it was unanimously voted to adopt the order.

Approved, September 10, 2026

Paul E. Coogan, Mayor

COMMUNICATIONS – INVITATIONS – PETITIONS

27. Claims

On a motion made by Councilor Raposo and seconded by Vice President Dionne, it was unanimously voted to refer the claims to Corporation Counsel.

28. Assistant Corporation Counsel response to Open Meeting Law complaint filed by Collin Dias re: July 28, 2026, Special Meeting of the City Council

On a motion made by Councilor Peckham and seconded by Councilor Raposo, it was unanimously voted that the communication be accepted and placed on file.

29. Communication from city resident re: bus stop location near 102 Laurel Street

On a motion made by Councilor Peckham and seconded by Councilor Raposo, it was unanimously voted that the communication be referred to the Committee on Ordinances and Legislation.

30. Drainlayer License

JPB Construction Co., Inc.

On a motion made by Councilor Raposo and seconded by Councilor Peckham, it was unanimously voted to approve the drainlayer application.

Approved, September 10, 2026

Paul E. Coogan, Mayor

31. Planning Board Minutes – July 8, 2026

On a motion made by Councilor Peckham and seconded by Councilor Hart, it was unanimously voted that the minutes be accepted and placed on file.

32. Zoning Board of Appeals Minutes – July 16, 2026

On a motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted that the minutes be accepted and placed on file.

BULLETINS – NEWSLETTERS – NOTICES**33. Notices of Casualty and Loss****a. 34 Filendship Street**

On a motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted that the notice be accepted and placed on file.

b. 484 Highland Avenue

On a motion made by Councilor Peckham and seconded by Councilor Raposo, it was unanimously voted that the notice be accepted and placed on file.

TABLED MATTERS

On a motion made by Councilor Canuel and seconded by Councilor Pereira, it was unanimously voted to lift item 6a from the table.

PRIORITY MATTERS**6a. Mayor and the Appropriation of the following funds to and from the PEG Access and Cable Related Fund, totaling \$586,600:**

- \$330,000 for FREDTV, Operating Salaries & Expenses
- \$106,600 for FREDTV, Capital
- \$150,000 for FRCMedia, Operating Salaries & Expenses

A motion was made by Councilor Camara and seconded by Councilor Hart to adopt the order.

Councilor Cadime asked whether additional information regarding this matter had been provided by the Massachusetts Department of Revenue through the City's Director of Financial Services. Councilor Cadime and the City Clerk held a brief discussion regarding an email that was sent following the July 14, 2026, meeting.

A brief recess was held from 8:08 p.m. to 8:10 p.m.

President Ponte stated that various email communications were identified, but the communication regarding the decision of the Massachusetts Department of Revenue was not available.

On a motion made by Councilor Raposo and seconded by Councilor Canuel, it was voted 8 yeas, 1 nay, to table the matter, with Councilor Camara voting in the negative.

ITEMS FILED AFTER THE AGENDA DEADLINE
CITY COUNCIL MEETING DATE: SEPTEMBER 8, 2026

COMMITTEE REPORTS:

Committee on Public Works and Transportation recommending:

Adoption, as amended

10a. Order – Timothy R. Long, 1343 Newhall Street – Removal of 9 feet, 1 inch of curbing for an opening total of 24 feet, 1 inch, at 677 Meridian Street

On a motion made by Councilor Canuel and seconded by Councilor Hart, it was unanimously voted to adopt the order, as amended.

Approved, September 10, 2026

Paul E. Coogan, Mayor

Councilor Peckham exited the Council Chamber at 8:12 p.m.

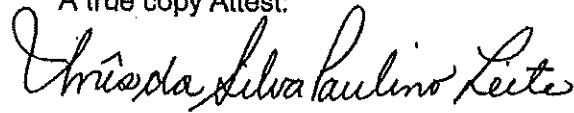
A recess was held from 8:12 p.m. to 8:13 p.m. for the signing of the ordinances.

On a motion made by Councilor Canuel and seconded by Councilor Raposo, it was unanimously voted to adjourn at 8:13 p.m., with Councilor Peckham absent and not voting.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

A true copy Attest:

A handwritten signature in cursive script, reading "Christa da Silva Paulino Leite".

City Clerk

Ines Leite

From: Ines Leite
Sent: Friday, September 11, 2026 1:01 PM
To: Trevor Coelho; Tyler Antaya
Subject: Online Auction Link

Good afternoon.

During the September 8, 2026 Regular Meeting of the City Council a discussion was held regarding the request from the Purchasing Agent to conduct an online surplus auction for decommissioned vehicles and equipment.

Could you send me the link for the online auction so that I can share it with members of the City Council?

The Council is also asking that the link be made visible on the website's homepage and that the public be made aware of its location and availability.

Sincerely,
Inês Leite

Inês da Silva Paulino Leite, CMC
City Clerk
Office of the City Clerk
One Government Center
Fall River, MA 02722
T: 508-324-2220
F: 508-324-2211
E: ileite@fallriverma.gov



PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

RECEIVED

2026 JUL -9 P 3:09

CITY CLERK
FALL RIVER, MA

July 9, 2026

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

Dear Honorable Council Members:

Following the Division of Local Services Informational Guideline Release No. 16-102, we are requesting acceptance of G.L. c. 44, § 53F¾ for a PEG Access and Cable Related Fund to establish a Special Revenue fund. This will bring the operation of long-standing fund back into compliance.

Additionally, we are submitting an order to appropriate funds for use in accordance with the existing MOU. It is stated that appropriations are limited to the actual unencumbered balance of the Fund at the time of the appropriation and anticipated receipts cannot be appropriated. Therefore, there will be two to three appropriations per year. In accordance with the provisions of Chapter 44, Section 53F¾ of the Massachusetts General Laws, I recommend the following appropriations to your Honorable Body for roughly the first half of the year for this fund.

1. \$586,600.00 That the sum of \$586,600.00 be and the same is hereby appropriated to and from the PEG Access and Cable Related Fund.

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

Best Regards,

Paul Coogan
Paul Coogan
Mayor

CITY OF FALL RIVER
IN CITY COUNCIL

JUL 14 2026

Accepted & Voted on Pte

City of Fall River, In City Council

July 14, 2026

ORDERED:

That the sum of \$586,600.00 be and the same hereby is appropriated as follows, said sum to be met from available funds in the PEG Access and Cable Related Fund pursuant to Section 53F ¾ of Chapter 44 of the General Laws and the same is hereby appropriated for cable related purposes consistent with the franchise agreement between the cable operator, Comcast, and the City, including but not limited to: (i) supporting public, educational or governmental access cable television services; (ii) monitoring compliance of cable operator with the franchise agreement; or (iii) preparation of renewal of the franchise license.

PEG Access - FREDTV, Operating Salaries & Expenses	\$330,000.00
PEG Access - FREDTV, Capital	\$106,600.00
PEG Access - FRCMedia, Operating Salaries & Expenses	\$150,000.00

CITY OF FALL RIVER
IN CITY COUNCIL
JUL 14 2026

Tabled

CITY OF FALL RIVER
IN CITY COUNCIL
SEP 08 2026

Tabled, 8 years, 1 day

City of Fall River, In City Council

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

That Section 62-2 of the Code of the City of Fall River, Massachusetts, 2018, which chapter relates to solid waste be amended as follows:

By striking Section 62-2(C) in its entirety and replacing it with the following language:

- C. The City shall collect municipal solid waste and recyclables from single-family dwellings and multiple-family residential buildings containing up to four (4) dwelling units per parcel as shown on the City of Fall River Assessors Maps, as amended. Municipal solid waste shall be collected only if placed in a bag and placed in a green cart. Recyclables shall only be placed in blue carts. Municipal solid waste shall not be placed in blue or brown carts.

CITY OF FALL RIVER
IN CITY COUNCIL

SEP 08 2026

Tabled

CITY OF FALL RIVER
IN CITY COUNCIL

JUN 09 2026

Referred to the Committee
on Ordinances and Legislation

CITY OF FALL RIVER
IN CITY COUNCIL

JUN 23 2026

Passed Through
first Reading,
8 years, 1 day

CITY OF FALL RIVER
IN CITY COUNCIL

JUL 14 2026

Referred to the Committee
on Ordinances & Legislation
3 years, 3 days