

City of Fall River Massachusetts

Office of the City Clerk

ALISON M. BOUCHARD
CITY CLERK

INÊS LEITE
ASSISTANT CITY CLERK

REGULAR MEETING OF THE CITY COUNCIL

MEETING: February 11, 2025, at 7:00 p.m.
Council Chamber, One Government Center

PRESENT: President Joseph D. Camara, presiding;
Councilors Michelle M. Dionne, Paul B. Hart,
Bradford L. Kilby, Cliff Ponte, Andrew J. Raposo and
Laura-Jean Sampson

ABSENT: Vice President Linda M. Pereira and Councilor Shawn E. Cadime

IN ATTENDANCE: None

President Camara called the meeting to order at 7:33 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.

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to take items 15 and 16 out of order, with Vice President Pereira and Councilor Cadime absent and not voting. On a further motion made by Councilor Raposo and seconded by Councilor Kilby, it was unanimously voted to take items 15 and 16 together, with Vice President Pereira and Councilor Cadime absent and not voting.

CITATIONS

15. Student Veterans of America Chapter of Bristol Community College
Top Five National Finalist for the 2024 Student Veterans of America Chapter of the Year Award

16. Officers of the Student Veterans of America Chapter of Bristol Community College:
CJ Camacho Talos Farris Jerone Harper Kayla Harvey
Silvia Jones John Montiero Maximus Poole Joseph Schrank

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to adopt the citations, with Vice President Pereira and Councilor Cadime absent and not voting.

Councilor Raposo made brief remarks complimenting the Student Veterans of America Chapter of Bristol Community College. Denny Cosmo, Director, Joseph A. Marshall Veterans Center, Bristol Community College, congratulated the members of the Chapter and read aloud the names of those who were present to receive their citations.

PRIORITY MATTERS

1. Mayor and confirmation of the appointment of Ben Feitelberg to the Redevelopment Authority

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to confirm the appointment, with Vice President Pereira and Councilor Cadime absent and not voting.

2. Mayor and confirmation of the reappointment of Joseph Pereira to the Zoning Board of Appeals

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to confirm the appointment, with Vice President Pereira and Councilor Cadime absent and not voting.

3. Mayor and orders declaring the following municipal properties as surplus to allow for disposition:

- a. 112 Flint Street (former Davol School) (Parcel ID# K-14-0011)

On a motion made by Councilor Ponte and seconded by Councilor Kilby, it was unanimously voted to refer the matter to the Committee on Real Estate, with Vice President Pereira and Councilor Cadime absent and not voting.

- b. 138 Hartwell Street (former Silvia School) (Parcel ID# N21-001)

On a motion made by Councilor Ponte and seconded by Councilor Raposo, it was unanimously voted to refer the matter to the Committee on Real Estate, with Vice President Pereira and Councilor Cadime absent and not voting.

4. Mayor and order accepting a donation in an amount not to exceed \$25,000 annually from Deborah and Richard Danner to the Fall River Public Library

On a motion made by Councilor Ponte and seconded by Councilor Sampson, it was unanimously voted to adopt the order, with Vice President Pereira and Councilor Cadime absent and not voting.

Approved, February 12, 2025

Paul E. Coogan, Mayor

5. Mayor and proposed zoning amendments re Apartment District (A-2)

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to refer the proposed zoning ordinance amendment to the Planning Board, with Vice President Pereira and Councilor Cadime absent and not voting.

6. Mayor and order appropriating \$1,816,444 from Community Preservation Act funds for Fiscal Year 2026 community projects

On a motion made by Councilor Ponte and seconded by Councilor Raposo, it was unanimously voted to refer the order to the Committee on Finance, with Vice President Pereira and Councilor Cadime absent and not voting.

7. Mayor and request to establish ordinances creating the following positions:

- a. Museum Security Officer of Public Library Services

- b. Processing Archivist of Public Library Services

On a motion made by Councilor Ponte and seconded by Councilor Raposo, it was unanimously voted to refer the matter to the Committee on Ordinances and Legislation, with Vice President Pereira and Councilor Cadime absent and not voting.

8. Mayor and orders relating to 2501 South Main Street:
a. Quitclaim Deed conveying property from Fall River Redevelopment Authority to Fall River School Committee

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

Approved, February 12, 2025

Paul E. Coogan, Mayor

- b. Amendment to lease agreement between Fall River Redevelopment Authority and Fall River School Department

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

Approved, February 12, 2025

Paul E. Coogan, Mayor

PRIORITY COMMUNICATIONS

9. Deputy Police Chief J.T. Hoar and request for revocation of Second Hand Article Store license for Joey A. Pacheco d/b/a Pacheco's Furniture at 255 South Main Street

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

Approved, February 12, 2025

Paul E. Coogan, Mayor

10. Traffic Commission recommending amendments to the traffic ordinances

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to refer the recommendations to the Committee on Ordinances and Legislation, with Vice President Pereira and Councilor Cadime absent and not voting.

COMMITTEE REPORTS

Committee on Health and Environmental Affairs recommending:

Grant Leave to Withdraw

11. Resolution – Convene with representatives from Gates of Hope Incorporated and Administration to discuss options to help Gates of Hope Incorporated continue their work for the citizens of the Flint Neighborhood

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted that the resolution be granted leave to withdraw, with Vice President Pereira and Councilor Cadime absent and not voting.

12. Resolution – Convene with a representative of the Board of Park Commissioners, City Administrator, and representative of the Fall River Police Department to discuss concerns regarding unauthorized use of public parks

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted that the resolution be granted leave to withdraw, with Vice President Pereira and Councilor Cadime absent and not voting.

ORDINANCES – None

RESOLUTIONS

13. Capital Improvement Plan be approved by the City Council

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

14. The Committee on Ordinances and Legislation convene with the City Administrator, the Director of Traffic and Parking, the Director of Community Maintenance, and a representative of the Fall River Police Department to discuss potential amendments to the existing ordinance related to emergency parking bans.

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

ORDERS – HEARINGS

Curb Removals

17. John Dacosta, 209 Adams Street – Removal of 8 feet for a total opening of 28 feet at 209 Adams Street

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

Approved, February 12, 2025

Paul E. Coogan, Mayor

18. ICC Investments LLC, 78 Melville Street – Removal of 15 feet for a total opening of 39 feet, 6 inches at 146 Eighteenth Street

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

Approved, February 12, 2025

Paul E. Coogan, Mayor

Auto Body Shop License

19. Aline Coutinho Souza d/b/a C&A Auto Body Inc. located at 83 Mulberry Street

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

Approved, February 12, 2025

Paul E. Coogan, Mayor

ORDERS – MISCELLANEOUS

20. Police Chief's report on licenses

Taxicab Drivers

Jean P. Charlot Edise Parson

Private Livery Driver

Laura Rodriguez

Private Livery Vehicles

New Generation Transportation – Four (4) vehicles

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

COMMUNICATIONS – INVITATIONS – PETITIONS

21. Claims

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

City Council Minutes

22. Committee on Finance – January 28, 2025

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to approve the minutes, with Vice President Pereira and Councilor Cadime absent and not voting.

23. Regular Meeting of the City Council – January 28, 2025

On a motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to approve the minutes, with Vice President Pereira and Councilor Cadime absent and not voting.

BULLETINS – NEWSLETTERS – NOTICES

24. Department of Environmental Protection (Waterways Regulation Program) re license application for Donald Scott and Mary Lou Church, South Watuppa Pond, 1040 Dickinson Street

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

25. Massachusetts Development Finance Agency re public hearing on February 11, 2025, for the issuance of tax-exempt revenue bonds for Seven Hills Foundation, Inc., and affiliates

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

26. Department of Environmental Protection re issuance of Draft Waterways Permit within Mount Hope Bay

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

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to adjourn at 7:50 p.m., with Vice President Pereira and Councilor Cadime absent and not voting.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

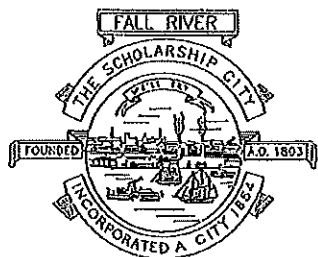
A true copy. Attest:



City Clerk

In City Council, February 25, 2025

Approved.



City of Fall River Massachusetts

Office of the City Clerk

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2025 FEB -7 P 12:36

ALISON M. BOUCHARD
CITY CLERK

CITY CLERK
FALL RIVER, MA

INÊS LEITE
ASSISTANT CITY CLERK

ORIGINAL POSTING: FEBRUARY 7, 2025, AT 10:38 A.M.

MEETINGS SCHEDULED
CITY COUNCIL CHAMBER, ONE GOVERNMENT CENTER
FEBRUARY 11, 2025
REVISED AGENDA

5:00 P.M. COMMITTEE ON HUMAN SERVICES, HOUSING, YOUTH, ELDER AND VETERAN AFFAIRS

5:55 P.M. PUBLIC HEARINGS (OR IMMEDIATELY FOLLOWING THE MEETING OF THE COMMITTEE ON HUMAN SERVICES, HOUSING, YOUTH, ELDER AND VETERAN AFFAIRS IF IT RUNS PAST 5:55 P.M.)

Curb Removals

1. John Dacosta, 209 Adams Street, for the removal of curbing as follows:

	Existing Opening	Curbing to be Removed	Curbing to be Added	Combined Opening Proposed After Alteration
209 Adams Street	20'	8'	0'	28'

The existing parcel is currently serviced by a 20-foot curb opening. The applicant proposes to extend that existing opening by an additional 8 feet. The total opening for the location will be 28 feet. It should be noted that the driveway apron within the right of way shall be concrete. Pavers of any kind are not allowed within the right of way.

2. ICC Investments, LLC, 78 Melville Street, for the removal of curbing as follows:

	Existing Opening	Curbing to be Removed	Curbing to be Added	Combined Opening Proposed After Alteration
146 Eighteenth Street	24' 6"	15'	0'	39' 6"
	Orchard Street	Eighteenth Street		

The existing parcel is currently serviced by a 24-foot, 6-inch curb opening on Orchard Street. The applicant proposed to create a new 15-foot opening on Eighteenth Street. The total opening for the location will be 39 feet, 6 inches.

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

Auto Body License

3. Aline Coutinho Souza, 371 High View Avenue, Somerset MA, 02726 d/b/a C&A Auto Body Inc., for a license to operate an auto body shop at 83 Mulberry Street, on Lot I-05-0060 Assessors Plan.

Restrictions:

1. No spraying of any kind inside the spray booth area until all hazardous conditions have been resolved.
 - a. Proper lighting appliances and explosion proof panels installed in accordance with IFC 2404.6.2.3 Integral Luminaires & 527 CMR 1.00 43.1.3.6 Illumination and Observation Panels
 - b. Suppression system installed in accordance with IFC 2404.4 Fire Protection
 - c. Install Class 1 or Class 2 filters in accordance with ANSI/UL 900 in Accordance with 527 CMR 1.00 43.1.3.1.1.2
 - d. Electrical in accordance with IFC 2403.2.1.1 Flammable Vapor Areas & 2403.2.1.3 Areas Adjacent to Spray Booths

Capital Improvement Plan

4. Five Year Capital Improvement Plan

6:00 P.M. CITY COUNCIL COMMITTEE ON FINANCE MEETING (OR IMMEDIATELY FOLLOWING THE PUBLIC HEARINGS IF THEY RUN PAST 6:00 P.M.)

1. Citizen Input
2. *Fiscal Year 2025 Quarter 2 Budget Report (referred 1-28-2025)

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

PRIORITY MATTERS

1. *Mayor and confirmation of the appointment of Ben Feitelberg to the Redevelopment Authority
2. *Mayor and confirmation of the reappointment of Joseph Pereira to the Zoning Board of Appeals
3. *Mayor and orders declaring the following municipal properties as surplus to allow for disposition:
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Committee on Health and Environmental Affairs recommending: Grant Leave to Withdraw

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ORDINANCES - None

RESOLUTIONS

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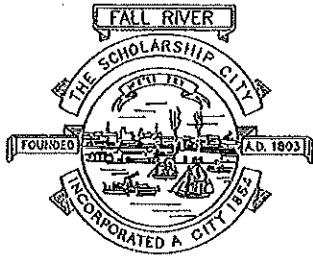
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21. *Claims
- City Council Minutes
22. *Committee on Finance – January 28, 2025
23. *Regular Meeting of the City Council – January 28, 2025

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City Clerk



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ALISON M. BOUCHARD
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ORIGINAL POSTING: FEBRUARY 7, 2025, AT 10:38 A.M.

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FEBRUARY 11, 2025
REVISED AGENDA

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4. Five Year Capital Improvement Plan

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ORDINANCES - None

RESOLUTIONS

13. *Capital Improvement Plan be approved by the City Council
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City Clerk



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

PAUL E. COOGAN
Mayor

February 5, 2025

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2025 FEB -7 A 11: 32

CITY CLERK
FALL RIVER, MA

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

Dear Council President and Members of the Honorable Council:

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

Name: Ben Feitelberg

Address 691 Madison Street
Fall River, MA 02720

Position: Redevelopment Authority

Appointment Date: February 5, 2025

Expiration: February 5, 2030

Sincerely,

Paul E. Coogan
Mayor

PC/amos



City of Fall River Massachusetts

Office of the City Clerk

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2025 FEB -7 A 10:38

ALISON M. BOUCHARD
CITY CLERK

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FALL RIVER, MA

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1. Citizen Input
2. *Fiscal Year 2025 Quarter 2 Budget Report (referred 1-28-2025)

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

PRIORITY MATTERS

1. *Mayor and confirmation of the appointment of Ben Feitelberg to the Zoning Board of Appeals
2. *Mayor and confirmation of the reappointment of Joseph Pereira to the Zoning Board of Appeals
3. *Mayor and orders declaring the following municipal properties as surplus to allow for disposition:
 - a. 112 Flint Street (former Davol School) (Parcel ID# K-14-0011)
 - b. 138 Hartwell Street (former Silvia School) (Parcel ID# N21-001)
4. *Mayor and order accepting a donation in an amount not to exceed \$25,000 annually from Deborah and Richard Danner to the Fall River Public Library
5. *Mayor and proposed zoning amendments re Apartment District (A-2)
6. *Mayor and order appropriating \$1,816,444 from Community Preservation Act funds for Fiscal Year 2026 community projects
7. *Mayor and request to establish ordinances creating the following positions:
 - a. Museum Security Officer of Public Library Services
 - b. Processing Archivist of Public Library Services
8. *Mayor and orders relating to 2501 South Main Street:
 - a. Quitclaim Deed conveying property from Fall River Redevelopment Authority to Fall River School Committee
 - b. Amendment to lease agreement between Fall River Redevelopment Authority and Fall River School Department

PRIORITY COMMUNICATIONS

9. *Deputy Police Chief J.T. Hoar and request for revocation of Second Hand Article Store license for Joey A. Pacheco d/b/a Pacheco's Furniture at 255 South Main Street
10. *Traffic Commission recommending amendments to the traffic ordinances

COMMITTEE REPORTS

Committee on Health and Environmental Affairs recommending:
Grant Leave to Withdraw

11. *Resolution – Convene with representatives from Gates of Hope Incorporated and Administration to discuss options to help Gates of Hope Incorporated continue their work for the citizens of the Flint Neighborhood
12. *Resolution – Convene with a representative of the Board of Park Commissioners, City Administrator, and representative of the Fall River Police Department to discuss concerns regarding unauthorized use of public parks

ORDINANCES - None

RESOLUTIONS

13. *Capital Improvement Plan be approved by the City Council
14. *The Committee on Ordinances and Legislation convene with the City Administrator, the Director of Traffic and Parking, the Director of Community Maintenance, and a representative of the Fall River Police Department to discuss potential amendments to the existing ordinance related to emergency parking bans.

CITATIONS

15. Student Veterans of America Chapter of Bristol Community College
Top Five National Finalist for the 2024 Student Veterans of America Chapter of the Year Award
16. Officers of the Student Veterans of American Chapter of Bristol Community College:
CJ Camacho Talos Farris Jerone Harper Kayla Harvey
Silvia Jones John Montiero Maximus Poole Joseph Schrank

ORDERS – HEARINGS

- Curb Removals
17. John Dacosta, 209 Adams Street – Removal of 8 feet for a total opening of 28 feet at 209 Adams Street
18. ICC Investments LLC, 78 Melville Street – Removal of 15 feet for a total opening of 39 feet, 6 inches at 146 Eighteenth Street
- Auto Body Shop License
19. Aline Coutinho Souza d/b/a C&A Auto Body Inc. located at 83 Mulberry Street

ORDERS – MISCELLANEOUS

20. Police Chief's report on licenses

Taxicab Drivers

Jean P. Charlot

Edise Parson

Private Livery Driver

Laura Rodriguez

Private Livery Vehicles

New Generation Transportation – Four (4) vehicles

COMMUNICATIONS – INVITATIONS – PETITIONS

21. *Claims

City Council Minutes

22. *Committee on Finance – January 28, 2025

23. *Regular Meeting of the City Council – January 28, 2025

BULLETINS – NEWSLETTERS – NOTICES

24. *Department of Environmental Protection (Waterways Regulation Program) re license application for Donald Scott and Mary Lou Church, South Watuppa Pond, 1040 Dickinson Street

25. *Massachusetts Development Finance Agency re public hearing on February 11, 2025, for the issuance of tax-exempt revenue bonds for Seven Hills Foundation, Inc., and affiliates

26. *Department of Environmental Protection re issuance of Draft Waterways Permit within Mount Hope Bay


City Clerk



City of Fall River
Massachusetts
Office of the Mayor

PAUL E. COOGAN
Mayor

February 5, 2025

RECEIVED

2025 FEB -5 A 9:43

CITY CLERK _____
FALL RIVER, MA.

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

Dear Council President and Members of the Honorable Council:

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

Name: Ben Feitelberg

Address 691 Madison Street
Fall River, MA 02720

Position: Zoning Board of Appeals

Appointment Date: February 5, 2025

Expiration: February 5, 2030

Sincerely,

Paul E. Coogan
Mayor

PC/amos

2



City of Fall River
Massachusetts
Office of the Mayor

PAUL E. COOGAN
Mayor

RECEIVED

2025 FEB -5 A 9:43

CITY CLERK _____
FALL RIVER, MA

February 4, 2025

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

Dear Council President and Members of the Honorable Council:

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

Name: Joseph Pereira

Address 2002 Robeson Street
Fall River, MA 02720

Position: Zoning Board of Appeals

Appointment Date: January 19, 2025

Expiration: January 18, 2030

Sincerely,

Paul E. Coogan
Mayor

PC/amos



PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

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2025 FEB -6 A 11: 33

CITY CLERK _____
FALL RIVER, MA

February 5, 2025

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

Council President and Members of the Honorable Council,

The City has begun the appraisal process for 138 Hartwell Street (the former Silvia School) and 112 Flint Street (the former Davol School) and would like to sell these properties upon receipt of the appraisals. Before making any property available for sale, the City Council must declare the property available for disposition and specify the restrictions, if any, that will be placed on the subsequent use of the property. As such, I am requesting that the proposed sale of 138 Hartwell Street and 112 Flint Street be placed on the agenda for the next regularly scheduled meeting of the City Council.

Sincerely,


Paul E. Coogan
Mayor

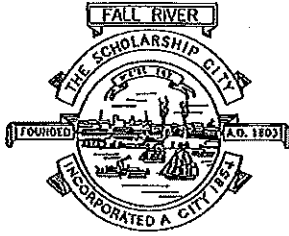
City of Fall River, In City Council

ORDERED, that the land and buildings located at 112 Flint Street (Parcel ID# K-14-0011), a/k/a the Former Davol School, which are currently being held as surplus municipal property (Exhibit A), are to be made available for sale or disposition, for any purpose and without any restrictions, once the value of the property is determined through procedures customarily accepted by the appraising profession.

City of Fall River, In City Council

ORDERED, that the land and buildings located at 138 Hartwell Street (Parcel ID# N21-0001) a/k/a the Former Silvia School, which are currently being held as surplus municipal property (Exhibit A), are to be made available for sale or disposition, for any purpose and without any restrictions, once the value of the property is determined through procedures customarily accepted by the appraising profession.

4



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

PAUL E. COOGAN
Mayor

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2025 FEB -5 A 9:43

CITY CLERK _____
FALL RIVER, MA

February 4, 2025

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

Dear Council President and Members of the Honorable Council,

Attached please find a request from Fellisha Desmarais, Library Director, with a request to accept a monetary donation to the Fall River Public Library in an amount not to exceed \$25,000.00 annually from Debbie and Richard Danner. We ask for your every consideration with this request.

Thank you.

Sincerely,

Paul E. Coogan
Mayor

PC/amos

City of Fall River, In City Council

ORDERED, that under the provisions of M.G.L. Chapter 44, Section 53A, the Fall River Public Library be, and the same is hereby, authorized to accept a gift donation from Deborah and Richard Danner in an amount not to exceed \$25,000 annually, to be used by the Fall River Public Library to purchase weekly take away crafts, give away books for the children of the community, and to support additional programming for families of Fall River.



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

Fall River Public Library
fallriverlibrary.org

PAUL E. COOGAN
Mayor

FELLISHA DESMARAIS
Library Director
FDesmarais@snailsinc.org

January 24, 2024

The Honorable Paul E. Coogan
Mayor
City of Fall River
Fall River, MA 02722

Dear Mayor Coogan:

In accordance with the provisions of MGL c. 44 §53A I hereby ask that the City Council accept a monetary donation to the Fall River Public Library in an amount not to exceed \$25,000 annually from Debbie and Richard Danner. Said donations are to be used by the Library to purchase weekly take away crafts, giveaway books for the children of our community, and to support additional programming for families of Fall River. Debbie and Richard Danner have supported many family programs offered by the Fall River Public Library in the past and have been awarded the key to the city of Fall River in July of 2024 for their contributions; we would like to continue this partnership.

Sincerely,

Fellisha Desmarais
Library Director

5



City of Fall River
Massachusetts
Office of the Mayor

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2025 FEB -5 A 9:43

CITY CLERK
FALL RIVER, MA

PAUL E. COOGAN
Mayor

February 4, 2025

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

Dear Council President and Members of the Honorable Council,

Attached please find a request from Daniel Aguiar, Director of Planning and Engineering, with a proposed Ordinance Amendment for A2 (Apartment) Zoning District for the City Council review and adoption. We ask for your every consideration with this request.

Thank you.

Sincerely,

Paul E. Coogan
Mayor

PC/amos



PLANNING
CITY OF FALL RIVER

January 30, 2025

The Honorable Mayor Paul E. Coogan
City of Fall River
One Government Center
Fall River, MA 02722

RE: Proposed Ordinance Amendment
A2 (Apartment) Zoning District

Dear Mayor Coogan:

At a recent meeting of the City of Fall River Zoning Board of Appeals held on September 19, 2024, and a recent meeting of the City of Fall River Planning Board held on October 9, 2024 it was voted unanimously to amend Chapter 86 of the Code of the City of Fall River, Massachusetts, 2018, which Chapter relates to Zoning be amended as illustrated in the attached Draft Ordinance.

This proposal, if adopted, would be an additional tool in our toolbox as we move towards the creation of additional quality housing stock of all types.

We respectfully ask that, accompanied with your endorsement, the request be submitted to the Honorable City Council for consideration and adoption.

As always, I can be made available to discuss the proposal on its merits.

Sincerely,

Daniel N. Aguiar
Director of Engineering and Planning

City of Fall River, In City Council

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

That Chapter 86 of the Code of the City of Fall River, Massachusetts, 2018, which chapter relates to Zoning be amended as follows:

Section 1.

By striking out, in Section 86-148, which section relates to Apartment District (A-2), the following:

§86-148 Apartment District (A-2)

- A. Every dwelling unit for this district shall contain at least three rooms, exclusive of halls, and a bathroom. Such three-room dwelling unit shall contain at least 6000 square feet of floor space and an additional 120 square feet of floor space of each additional room.
- B. Dimensions. See the Table of Dimensional Regulations Included as an attachment to this chapter (§86-35).
- C. In this Apartment District, the minimum lot area shall be 10,000 square feet for the first dwelling unit and 2,000 square feet for each additional dwelling unit.
- D. Parking. See §86-441 and Article VI generally.

And inserting in its place the following:

§86-148 Apartment District (A-2)

- A. Reserved.
- B. Dimensions. See the Table of Dimensional Regulations Included as an attachment to this chapter (§86-35).
- C. In this Apartment District, the minimum lot area shall be 5,000 square feet for the first dwelling unit and 1,500 square feet for each additional dwelling unit.
- D. Parking. See §86-441 and Article VI generally.

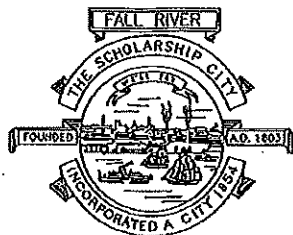
Section 2.

By striking out, in Section 86-35, Attachment 1, which section relates to Table of Dimensional Regulations, the following:

Zone	Minimum Lot Area (square feet)	Minimum Frontage and Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Height (feet)	Maximum Lot Coverage
Apartment A-2 (6 or less units/20 or greater units)	10,000/unit 2,000/additional unit	100	30	20	30	70	30%

And inserting in its place the following:

Zone	Minimum Lot Area (square feet)	Minimum Frontage and Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Height (feet)	Maximum Lot Coverage
Apartment A-2 (6 or less units/20 or greater units)	5,000/unit 1,500/additional unit	50	12	10	15	45	30%



PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

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2025 FEB -6 A 11:33

CITY CLERK _____
FALL RIVER, MA

February 5, 2025

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

Dear Honorable Council Members:

The Community Preservation Committee (CPC) has identified community projects for the fiscal year 2026 and had made recommendations for funding in accordance with the Community Preservation Act (CPA) MGL Chapter 44B Sections 4 to 7.

The total CPA funding request for FY 26 is \$1,816,444 as outlined in the proposed Appropriation Order.

Your approval of the associated Appropriation Order is respectfully requested.

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

Best Regards,

Paul E. Coogan
Mayor

City of Fall River, In City Council

6

APPROPRIATION ORDER

ORDERED, that the following FY 26 appropriations be provided through the Community Preservation Act (CPA), revenues and reserves under the MGL Chapter 44B Sections 4 to 7 in the aggregate, amounting to \$1,816,444 to be appropriated as follows:

Voted: That \$1,816,444 be appropriated from the CPA Fund FY 26 Annual Revenues

For CPA Administrative Expenditures	\$ 45,000
For CPA Open Space/Outdoor Recreation PROJECTS	\$ 483,894
For CPA Historic Resources Preservation PROJECTS	\$ 696,452
For CPA Community Housing RESERVES	\$ <u>181,644</u>
For CPA Community Housing Unreserved/Undesignated	\$ <u>409,454</u>
<u>TOTAL</u>	\$ <u>1,816,444</u>

Note: This is the thirteenth year of CPA implementation. The anticipated CPA Surcharge revenue is \$1,538,577. Supplemental state trust fund distributions are estimated at \$277,867. Total \$1,816,444. Minimum 10% (\$181,644) must be spent or reserved under each of the three categories and the administrative expenditure cannot exceed 5% (\$90,822).

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

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2025 FEB -6 A 11: 33

CITY CLERK _____
FALL RIVER, MA

PAUL E. COOGAN
Mayor

February 5, 2025

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

Dear Council President and Members of the Honorable Council:

I respectfully request your approval to create two new positions under Chapter 50 of the Code of the City of Fall River, Massachusetts, 2018, Section 50-301, salary schedules for executive officers, department heads and non-union personnel:

**Museum Security Officer of Public Library Services
Processing Archivist of Public Library Services**

The Museum Security Officer of Public Library Services will be responsible for the safety of Library staff, patrons, and public property, while the Processing Archivist of Public Library Services will aid in documenting local history archives of the City of Fall River. Both positions will allow the library to offer better services and programs to the public.

Thank you for your consideration of this request. Please reach out to any member of my administration or Fellisha Desmarais, Library Administrator, with any questions.

Sincerely,

Paul E. Coogan
Mayor

7a



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

Fall River Public Library
fallriverlibrary.org

PAUL E. COOGAN
Mayor

FELLISHA DESMARAIS
Library Director
FDesmarais@sailinc.org

February 4, 2025

Paul E. Coogan, Mayor
City of Fall River
Fall River, MA 02722

Dear Mayor Coogan:

I recommend and I respectfully request your approval of the creation of a new position within the Fall River Public Library; **Museum Security Officer of Public Library Services**

The Museum Security Officer of Public Library Services will report directly to the Administrative Director and follow the general guidance of the Assistant Administrator of the Fall River Public Library. They will be responsible for the safety of the property, staff, and patrons of the Fall River Public Library while on duty. This position is vital to the security and safety of the library, our collections, staff, and residents; and will allow library employees to offer a great number of services to the residents of Fall River, without distress, or concern of both parties regarding their sense of safety. The position, as assigned by the Library Director, will address inappropriate behavior by visitors, respond to immediate emergency situations, and will surveil the full property with a focus of preventative action to avoid unsafe situations from arising.

I believe the Museum Security Officer of Public Library Services position should be classified as non-union, due to the nature of duties, specificity of qualifications for our setting, and requirements that are dissimilar to other union positions. If approved, I would request two (2) full-time positions be filled to allow for proper security coverage. The funds for these positions are partially budgeted in FY25 and the remaining salary may be reimbursed by available Library State Aid. Employment may be renewed annually, with the approval of the Library Board of Trustees, based on performance and the ability to meet the security needs of the library.

Sincerely,

Fellisha Desmarais
Library Director

CITY OF FALL RIVER**Fall River Public Library****Museum Security Officer of Public Library Services**

Classification: Full-Time
Recommended Salary: \$50,000.00
Union: Non-Union

JOB DESCRIPTION:

Under the Direct Supervision of the Library Director and under the general supervision of an Assistant Administrator as delegated by the authority of the Library Board and in concert with the executive direction of the Mayor to the City Administrator to the Administrator of Public Library Services, performs a variety of professional library and museum Security functions, including those which are highly technical in nature and require the highest degree of expertise in security protocol. Involves considerable interaction with other library professionals and the public; and related duties as required.

The inability to perform the requirements of the position could result in, monetary loss, loss of city and Library assets, city property damage, and safety of both the visitors and staff of the Fall River Public Library.

ESSENTIAL FUNCTIONS:

Work involves providing timely and efficient service to the employees of the Fall River Public Library, and to visitors and residents of the City for a variety of professional library and museum Security functions; is responsible for conformance to city and state codes and professional standards of all work performed under his/her direction and to conform to policies and directives promulgated by the Administrator of Library Services; work is subject to periodic review by the Administrative Library Director and Assistant Administrator; this work is performed with a high degree of professional independence in judgment and decision-making and under the general administrative direction of an

Assistant Administrator; performs related work as assigned by the Administrator of Public Library Services.

As assigned, the Museum Security Officer performs the following professional security functions:

- Arrives early and/or remains on the property after the close of business to open and close the Fall River Public Library and Museum Gallery Spaces daily; securing all entrances and exits, and activating and deactivating the electronic alarm system at prescribed times;
- Assists in operating security video monitoring systems when applicable.
- Inspects premises for such irregularities as signs of intrusion, interruption of utility service, etc.
- Continually patrols the library, protecting the building and its contents from potential losses, theft or vandalism.
- Watches for and reports irregularities, such as fire hazards, leaking pipes, unsecured windows and doors; assists in safety checks of fire extinguishing equipment.
- Inspects outgoing traffic to prevent unauthorized removal of library property.
- Informs and/or warns violators of rule infractions, such as bringing unauthorized items into the library, touching artwork, unauthorized photography, and violating any other library rules.
- Provides excellent customer service and assists visitors and patrons of the library and gallery by providing direction to various parts of the building, or grounds, answering general questions, etc.
- Sounds alarms or calls appropriate emergency response personnel, as needed.
- Cooperates with and provides detailed accounts to police, fire and other authorities in problems affecting the library.
- Prepares and maintains detailed records of daily activities, property damage, unusual occurrences, etc.
- Transports and collects daily cash to and from Library Departments.
- Does frequent and consistent rounds in all departments to assure an awareness of those present and occurrences, in a timely manner to address any arising potential problems; assures the property is vacant from members of the public and regular shift workers before building closure.
- Observes suspicious behaviors and/or provides response and oversight to those who may be at risk for a physical or mental health emergency.

- Assures the Library lavatories are being utilized in ways conducive to their sole purpose and intent and in no other ways that risk the health, wellness, or safety of our patrons and staff members; as well as preventative to being utilized by patrons or the general public to engage in behaviors outside of our behavior policy.
- Recommends procedures to enhance the security of the Library and Art Gallery.
- Assures staff can arrive into the building from our parking lot safely, and similarly are safely able to leave the premises at the close of business.
- Provides first aid response to staff or Library/Gallery guests as needed.
- Assures the proper authorities are called in the case of an emergency; police, fire, EMS etc. and acts as the point of first on-site contact for emergency services; with communication to the Administrative Director regarding occurrences in the form of emailed first hand recorded reports;
- Performs related library and museum security tasks as assigned.

MINIMUM QUALIFICATIONS:

Vigilance and attention to detail, with the observational skills necessary to assure the security and safety of the Library staff, visitors, and assets. Ability to establish and maintain effective working relationships with peers and supervisors and the general public; ability to work cooperatively and harmoniously with other city employees; a positive "can-do" attitude; willingness to work overtime hours as required; ability to observe and enforce necessary safety precautions, in a manner which assumes responsibility for the safety and well-being of employees; Requires a high degree of interaction with other professionals and the general public; therefore a set of mature, well-developed interpersonal skills is required. A neat and professional Security uniform is required to be worn during all working hours.

PHYSICAL REQUIREMENTS:

- Ability to move and/or lift materials up to 25 pounds
- Ability to push or pull items up to 200 pounds
- Ability to climb stairs, enter stairways, and move quickly through a building of 6 floors to respond to emergency situations.
- Regularly required to stand and walk, to patrol for long periods; this is not a seated position and will require standing or walking for extended periods over the duration of the workday.
- Regularly required to bend, kneel, reach, climb, balance, and sit
- Regularly required to talk and/or hear; use hands to operate objects, tools, or controls; and reach with hands and arms
- Vision and hearing at or correctable to "normal ranges"
- Working Environment will be primarily indoors with heating and cooling regulated. May be exposed to extreme weather conditions when patrolling Library grounds or performing outside duties relating to the security of library proper

EDUCATION AND EXPERIENCE:

Experiential background of work in law enforcement, service in military security, or other related security fields required. Security, law enforcement, cybersecurity, or any combination of related degrees are preferred and will be considered. CPR/ First Aid Certification Required. Valid Driver's License required. Background check, CORI check and Drug Test required. The Administrator of Public Library Service when recommending employment to the appointing authority reserves the right to consider other qualifications and abilities of applicants for this position and to waive any requirements as long as such waiver is in the best interest of the City of Fall River.



7b

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

Fall River Public Library
fallriverlibrary.org

PAUL E. COOGAN
Mayor

FELLISHA DESMARAIS
Library Director
FDesmarais@fallinc.org

February 4, 2025

Paul E. Coogan, Mayor
City of Fall River
Fall River, MA 02722

Dear Mayor Coogan:

I recommend and I respectfully request your approval of the creation of a new position within the Fall River Public Library; **Processing Archivist of Public Library Services**

The Processing Archivist of Public Library Services will report directly to the Administrative Director of the Fall River Public Library and will be responsible for the proper cataloguing, record keeping, and processing of the local history archives of the City of Fall River. This position is vital to the integrity and security of our City's local history and to create public access, to a range of historical collections. The position, as assigned and guided by the Library Director, will address priority short and long term local history projects, with the ability to collaborate with other city departments to provide a full and extensive coverage of Fall River's local history for future generations.

I believe the Processing Archivist of Public Library Services position should be classified as non-union, due to the nature of term projects, changes in the profession, and requirements in salary of the position to retain a professional level of competency and qualification in this type of work. The funds for this position's salary may be reimbursed by available Library State Aid funds. Employment may be renewed annually, with the approval of the Library Board of Trustees, based on performance and recommended necessity in archival projects.

Sincerely,

Fellisha Desmarais
Library Director

CITY OF FALL RIVER**Fall River Public Library****Processing Archivist of Public Library Services**

Classification: Full-Time
Recommended Salary: \$65,000.00
Union: Non-Union

JOB DESCRIPTION:

Under the general supervision of the Administrator of Public Library Services, as delegated by the Library Board in concert with the executive direction of the Mayor as delegated to the City Administrator to perform highly detailed and responsible work processing and archiving the historical records of the City of Fall River; performs related work as assigned. The inability to perform the requirements of the position could result in delay of service, damage to historical documents, monetary loss or expenditure of time by other employees.

ESSENTIAL FUNCTIONS:

This is a responsible professional position guided by the Administrative Director of the Fall River Public Library to archive, process, and document historical records and materials as deemed necessary to the preservation of the City of Fall River's local History. Work is performed with considerable independence, following guidelines and procedures set in practice by the Administrator of Public Library Services, and with conformance to policies of the Library Board of Trustees. Performance is reviewed periodically by the Administrative Director of Public Library Services. Work involves the following:

- As assigned by the Administrative Director of the Library, position processes and addresses both physical and digital historical archival materials, handles various specifically outlined, assigned

projects by the Director, in regards to full archival cycle; including inventory collection, finding aid creation, metadata entry, digitizing, creating access to; and promoting of completed archival project collections.

- Responsible for the proper handling, and accurate inventory of the assigned City of Fall River's archival and historical documents, recommends funding opportunities to improve storage and longevity of assigned historical collections, and works closely with the Administrator to form a priority treatment plan for all respective historical records.
- Responsible for the timely and accurate entry of data and metadata, and adherence to up to date, and proper standards and guidelines associated with all archival projects; as directed by the Library Administrative Director.
- Position may be expected to collaborate with other city departments to address seasonal and short term archival and local history projects as assigned by the Library Administrative Director to provide a full and extensive coverage of Fall River's local history.
- Assists the Library Director of the Library by suggesting items for potential archival exhibits, organizes and runs local history class visits within the library and plans programming and promotion for archival materials and Fall River local history.
- Under the guidance of the Administrative Director, seeks and recommends available grant funding for archival efforts; including preservation, digitization, and archival programming.
- Position assists Reference staff of the Fall River Public Library as a public facing employee and provides coverage when necessary, with the competency skills and familiarity of regular ILS management systems and Library processes as needed by library assistants.
- Reports incidents in a timely manner to the administrator in writing and responds with proper procedures and protocol when necessary.
- Responsible for tracking public access to and from the historical collections, and assuring collections are not at risk of mishandling, misuse, or misplacement.
- Any related additional tasks and duties as assigned by the Administrator of Public Library Services.

EDUCATION AND EXPERIENCE:

The Processing Archivist of Public Library Services must be a graduate of an accredited college or university and hold a graduate degree in Library Science from an ALA accredited program with a concentration in Archival Studies or have equal field experience in archival practice, and preservation. The position requires three (3) years of experience in library or archival work, other combinations of professional relevant working experience will be considered including work as an agent of institutional, or local history records. Ability to establish and maintain effective working relationships with municipal officials and the general public; ability to express oneself clearly and concisely orally and in writing; a positive self-driven attitude, a willingness to accept responsibility; and ability to plan and execute both short and long term archival goals and objectives.



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

PAUL E. COOGAN
Mayor

RECEIVED

2025 FEB -6 P 3:30

CITY CLERK
FALL RIVER, MA

February 6, 2025

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

Dear Councilor President and Members of the Honorable Council:

Attached please find the Amendment to the Lease Agreement between the Fall River Redevelopment Authority and the City of Fall River/Fall River School Department along with the QUITCLAIM DEED for 2501 South Main Street, Fall River, MA, Fall River Assessor Map B-2-12 and B-2-22 for your consideration and adoption.

Thank you and if additional information is needed on this or any other matter please contact my office.

Sincerely,


Paul E. Coogan

Mayor

PC/amos

City of Fall River, In City Council

ORDERED, that pursuant to the requirements of Massachusetts General Laws, Chapter 40, Section 14, the City Council accepts the attached Deed from the Fall River Redevelopment Authority, to the land with buildings thereon located at 2501 South Main Street (Parcel IDs# B-2-12 and B-2-22) which shall be under the care, custody, management and control of the Fall River School Committee for use as a public school building, and authorizes the Corporation Counsel of the City of Fall River to cause said Deed to be recorded with the Bristol County (Fall River District) Registry of Deeds.

QUITCLAIM DEED

Property: 2501 South Main Street, Fall River, MA
Fall River Assessor Map B-2-12 and B-2-22

The Fall River Redevelopment Authority, a public body politic and corporate duly created pursuant to M.G.L. c. 121B, § 4, of One Government Center, Fall River, Massachusetts 02722, for consideration paid of One Dollar and 00/100 (\$1.00), grants to the City of Fall River, a municipal corporation organized under the laws of the Commonwealth of Massachusetts, of One Government Center, Fall River, Massachusetts 02722, with quitclaim covenants, the following described property located in the City of Fall River, County of Bristol, Massachusetts:

The real property with all buildings and structures located thereon at 2501 South Main Street, Fall River, MA and being more particularly shown as:

“Lot 1” on a plan of land entitled “Approval Not Required Plan of Land Map B-2 Lot 12 2501 South Main Street in Fall River, MA” prepared for Kasa, LLC by SITEC/CEC dated September 22, 2021 which plan is recorded with the Bristol County Fall River District Registry of Deeds in Plan Book 167, Page 33. Said “Lot 1” containing 55,946.4 square feet of land, more or less.

and

“Lot 2” on a plan of land entitled “Approval Not Required Plan of Land in Fall River, Massachusetts” prepared for Contractors Landing, LLC by Northeast Engineers and Consultants, Inc. dated July 12, 2022 which plan is recorded with the Bristol County Fall River District Registry of Deeds in Plan Book 168, Page 55. Said “Lot 2” containing 20,750 square feet of land, more or less.

This conveyance is exempt from the excise tax as set forth in M.G.L. c. 64D, § 1.

Said property to be under the care, custody, management and control of the Fall River School Committee for use as a public school building.

For Grantor's title see deed recorded at the Bristol County Fall River District Registry of Deeds in Book 11368, Page 7.

Executed as a sealed instrument this _____ day of _____, 2025.

Approved as to form:

Fall River Redevelopment Authority:

Counsel to the Fall River
Redevelopment Authority

John R. Erickson, Chair

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss:

On this _____ day of _____, 2025, before me, the undersigned notary public, personally appeared John R. Erickson, as Chair for the Fall River Redevelopment Authority (the "Authority") and proved to me through satisfactory evidence of identification, which was/were driver's license(s) or [] _____, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose, and acknowledged the foregoing to be the free act and deed of said Authority.

Notary Public:

My Commission Expires:

City of Fall River, In City Council

ORDERED, that the City of Fall River hereby authorizes the attached amended lease agreement to be entered into between the Fall River Redevelopment Authority and the City of Fall River/Fall River School Department for use as a public-school building. The leased property is located at Lots B-2-12 and B-2-22, 2501 South Main Street, Fall River, MA.

Amendment to
Lease Agreement
Between
Fall River Redevelopment Authority
And
City of Fall River/Fall River School Department

This Amendment to Lease Agreement ("Amendment to Lease") is made as of the 13 day of January, 2025, by and between the Fall River Redevelopment Authority, a public body politic and corporate under M.G.L. c. 121B, of One Government Center, Fall River, MA 02722 ("RDA" and/or "Landlord") and the City of Fall River, acting by and through the Fall River School Department, a public school system under the laws of the Commonwealth of Massachusetts, of 417 Rock Street, Fall River, MA 02720 ("School Department" and/or "Tenant").

Whereas, the Landlord and Tenant entered into a Lease Agreement for the property located at 2501 South Main Street, Fall River, MA ("Property"); and

Whereas, under Section 19.7 of said Lease Agreement the Tenant and/or the City of Fall River was granted an Option to Purchase said Property at the end of the Term of the Lease; and

Whereas, the City has notified the Landlord that it wishes to accelerate the date to exercise its Option to Purchase the Property;

Now, therefore, for good and valuable consideration the parties hereby agree as follows:

1. That Section 19.7 of said Lease Agreement is hereby amended to allow the City to accelerate the exercise of its Option to Purchase the Property as provided herein.
2. That the parties acknowledge and agree that the City does hereby exercise its Option to Purchase the Property under the terms of the Lease Agreement effective upon the execution of this Amendment to Lease.
3. That the Landlord shall execute and deliver a deed to the Property to the City for recording at the Bristol County Fall River District Registry of Deeds in the form attached hereto as "Exhibit A".
4. That the City shall acquire the Property in its "as is" condition and does hereby release, indemnify and hold harmless the Landlord from any claims related to said Property.

Executed as a sealed instrument to be effective as of the above referenced date.

LANDLORD:

Fall River Redevelopment Authority

John Erickson SOB

Name: John Erickson

Title: Board Chair

Duly authorized by vote of the
Fall River Redevelopment Authority

TENANT

FALL RIVER, MASSACHUSETTS
COUNTY OF BRISTOL

By: Paul Coogan

Hon. Paul Coogan
Chairman, School Committee

Mimi Larivee

Mimi Larivee, Vice Chairman

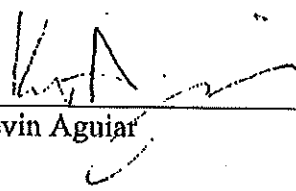
Bobby Bailey

Collin R. Dias

Collin R. Dias

Thomas Khoury

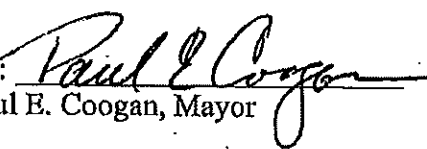
Thomas Khoury


 Kevin Aguiar

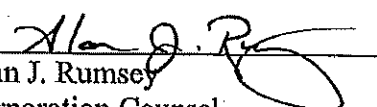
Shelli Pereira

All being members of the Fall River School
 Committee
 Duly Authorized Vote of the School Committee

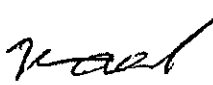
CITY OF FALL RIVER

By: 
 Paul E. Coogan, Mayor

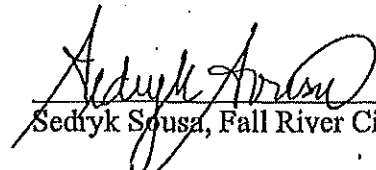
APPROVED AS TO FORM AND MANNER OF
 EXECUTION


 Alan J. Rumsey
 Corporation Counsel

Attesting to the availability of funds:


 Kevin Almeida, Chief Financial Officer

2/6/2025
 Date


 Sedryk Sousa, Fall River City Auditor

2/6/2025
 Date



CITY OF FALL RIVER MASSACHUSETTS
POLICE DEPARTMENT

Office of the Chief of Police



9

Kelly A. Furtado
Interim Chief of Police

RECEIVED

2025 JAN 31 A 10:58

To: Fall River City Council

From: Deputy Chief J.T. Hoar

CITY CLERK
FALL RIVER, MA

Date: Wednesday, January 29, 2025

Subject: Request for Review of Business License – Pacheco Furniture

Dear Council Members,

The FRPD Community Action Suppression Team recently conducted an investigation, which lead to the execution of a search warrant at Pacheco Furniture, located at 255 South Main Street. The business owner, Joey Pacheco, was the primary subject of this investigation and was subsequently arrested and charged. He currently faces the following seven charges:

- Possession of a firearm without an FID card
- Possession of ammunition without an FID card
- Possession of a firearm during the commission of a felony
- Possession with intent to distribute a Class B drug
- Possession of a Class B drug
- Improper storage of a firearm
- Receiving stolen property (subsequent offense)

The investigation has established clear evidence of Mr. Pacheco's involvement in criminal activity within the business.

Given these findings, we respectfully request that the business license for Pacheco Furniture be reviewed for possible revocation. A redacted copy of the police report detailing the investigation is attached for your review. Please feel free to contact me if you have any questions or require further information.

Thank you for your time and consideration.

Sincerely,

Deputy Chief J.T. Hoar
jhoar@frpd.org
508-676-8511 x4129

City of Fall River, *In City Council*

ORDERED, that in accordance with the provisions of Section 14-374 of the Code of the City of Fall River, Massachusetts, 2018, the following license, be and the same is hereby revoked:

License Holder
Pacheco's Furniture

Location
255 South Main Street

License No.
2024-00019



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division
RECEIVED

2025 JAN 27 P 12:32

Paul Coogan
Mayor

Stephanie MacArthur
Parking Clerk

CITY CLERK _____
FALL RIVER, MA

January 27, 2025

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

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, January 15, 2025 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

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

Article:	70	Fifteen (15) Minute Parking Only
Section:	373	Mon thru Sat
		6am to 5pm

By striking out in proper alphabetical order the following.

INSERT

NAME OF STREET	SIDE	LOCATION	HOURS/DAYS
George Street	South	Starting at a point 48 feet East of Lindsey Street Distance of 96 feet Easterly	Mon thru Sat 6am-5pm

Very truly yours,


Stephanie MacArthur
Director of Traffic and Parking



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

RECEIVED

Paul Coogan
Mayor

2025 JAN 27 P 12:32

Stephanie MacArthur
Parking Clerk

CITY CLERK _____
FALL RIVER, MA

January 27, 2025

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

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, January 15, 2025 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

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

Article:	70	Fifteen (15) Minute Parking Only
Section:	373	Mon thru Sun
		6am to 7pm

By inserting in proper alphabetical order the following.

INSERT

NAME OF STREET	SIDE	LOCATION	HOURS/DAYS
George Street	South	Starting at a point 52 feet East of Lindsey Street Distance of 20 feet East	Mon thru Sun 6am-7pm

Very truly yours,


Stephanie MacArthur
Director of Traffic and Parking

One Government Center – Room 234 - Fall River, MA 02722
Tel: (508) 324-2123 Fax: (508) 324-2578

10

33



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division
RECEIVED

2025 JAN 27 P 12:32

Paul E. Coogan
Mayor

Stephanie MacArthur
Director of Traffic

CITY CLERK _____
FALL RIVER, MA

January 27, 2025

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

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, January 15, 2025 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

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

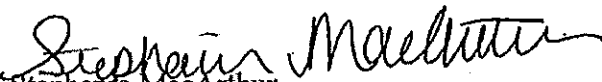
Article:	70	1 Hour Parking Only
Section:	375	Monday thru Sunday
		11 a.m. to 11 p.m.

By inserting in proper alphabetical order the following.

INSERT

Name of Street	Side	Location	Hours/Days
Brayton Ave	South	Starting at a point 46 feet East of Rodman Street Distance of 60 feet East	1 Hour Parking Only Monday thru Sunday 11 a.m. to 11 p.m.

Very truly yours,


Stephanie MacArthur
Director of Traffic

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division



Paul E. Coogan
Mayor

Stephanie MacArthur
Director of Traffic & Parking

January 23, 2025

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

RECEIVED

2025 JAN 24 P 12:11

CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, January 15, 2025 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

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

Article: 70
Section: 387 HANDICAP PARKING

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Albion Street	East	Starting at a point 81 feet North of Downing St For a distance of 20 feet North.

Very truly yours,


Stephanie MacArthur
Director of Traffic & Parking

81

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division



Paul E. Coogan
Mayor

Stephanie MacArthur
Director of Traffic & Parking

January 23, 2025

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

RECEIVED

2025 JAN 24 P 12:11

CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, January 15, 2025 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

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

Article: 70
Section: 387

HANDICAP PARKING

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Bedford Street	North	Starting at a point 105 feet West of Eddy St For a distance of 20 feet West.

Very truly yours,


Stephanie MacArthur
Director of Traffic & Parking

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division



Paul E. Coogan
Mayor

Stephanie MacArthur
Director of Traffic & Parking

January 23, 2025

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

RECEIVED

2025 JAN 24 P 12: 11

Honorable Council Members:

CITY CLERK
FALL RIVER, MA

At a meeting of the Traffic Board Commission held on Wednesday, January 15, 2025 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

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

Article: 70
Section: 387 HANDICAP PARKING

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Lindsey Street	East	Starting at a point 28 feet North of Brightman St For a distance of 20 feet North.

Very truly yours,

Stephanie MacArthur
Director of Traffic & Parking

SW

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division



Paul E. Coogan
Mayor

January 23, 2025

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

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, January 15, 2025 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

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

Article: 70
Section: 387 HANDICAP PARKING

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
South Main Street	West	Starting at a point 91 feet South of King Philip St For a distance of 20 feet South.

Very truly yours,


Stephanie MacArthur
Director of Traffic & Parking

RECEIVED

2025 JAN 24 P 12:11

Stephanie MacArthur
CITY CLERK Director of Traffic & Parking
FALL RIVER, MA

SW

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division



Paul E. Coogan
Mayor

Stephanie MacArthur
Director of Traffic & Parking

January 23, 2025

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

RECEIVED

2025 JAN 24 P 12:11

Honorable Council Members:

CITY CLERK _____
FALL RIVER, MA

At a meeting of the Traffic Board Commission held on Wednesday, January 15, 2025 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

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

Article: 70
Section: 387

HANDICAP PARKING

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
William Street	North	Starting at a point 36 feet East of Mulberry St For a distance of 20 feet East.

Very truly yours,

Stephanie MacArthur
Stephanie MacArthur
Director of Traffic & Parking

24

CITY OF FALL RIVER

To the City Council

Councillors:

The Committee on Health and Environmental Affairs, at a meeting held on January 28, 2025, voted unanimously to recommend that the accompanying resolution be granted leave to withdraw.


Assistant Clerk of Committees

11

City of Fall River, *In City Council*

(Councilor Andrew J. Raposo)

WHEREAS, the Davol School building will be transferred back to the City from the Flint Neighborhood Association, and

WHEREAS, within the building, Gates of Hope Incorporated was serving the local neighborhood with a food pantry, along with clothing and other needs, and

WHEREAS, without this service, many in the neighborhood will go without basic needs, and

WHEREAS, the organization is in need of a location to continue this good work, now therefore

BE IT RESOLVED, that the Committee on Health and Environmental Affairs convene with representatives from Gates of Hope Incorporated and a representative of the Administration to discuss options to help this organization continue this work for the citizens of the Flint neighborhood.

In City Council, October 8, 2024
Adopted.

A true copy. Attest:

Alison M. Bouchard
City Clerk

Tabled 10-22-24

CITY OF FALL RIVER

12

To the City Council

Councillors:

The Committee on Health and Environmental Affairs, at a meeting held on January 28, 2025, voted unanimously to recommend that the accompanying resolution be granted leave to withdraw.



Assistant Clerk of Committees

City of Fall River, In City Council

(Councilor Andrew J. Raposo)

WHEREAS, numerous residents of the City of Fall River have recently expressed concern regarding the unauthorized use of City parks for parties, barbecues and other outdoor events to the Board of Park Commissioners, and

WHEREAS, those who are using the public parks for large gatherings must obtain authorization from the Board of Park Commissioners in accordance with Section 54-55 of the City Code, which relates to Control of recreational facilities, cemeteries and trees and shrubs on public ways, and in accordance with Massachusetts General Laws, Part I, Title VII, Chapter 45, §5, which relates to Powers and duties of Boards of Park Commissioners, and

WHEREAS, individuals who partake in these events are often consuming alcoholic beverages in public parks, in violation of Section 46-9 of the Code, which relates to Consumption of alcoholic beverages on public property; consumption on private property without permission, and

WHEREAS, public safety in these parks is of utmost concern as these unauthorized events result in unsanitary conditions within these public recreational areas, due to littering and improper disposal of garbage, in violation of Section 26-32 of the Code, which relates to Littering prohibited, now therefore

BE IT RESOLVED that the Committee on Health and Environmental Affairs convene with a representative of the Board of Park Commissioners, the City Administrator, and a representative of the Fall River Police Department to discuss these concerns regarding unauthorized events being held in public parks that jeopardize public health and environmental cleanliness, and to seek appropriate action to remedy the matter by achieving consistent enforcement of all related City ordinances and Massachusetts General Laws.

In City Council, October 8, 2024
Adopted.

A true copy. Attest:

Alison M. Bouchard

City Clerk

Tabled 10-22-24

City of Fall River, In City Council

(City Council)

BE IT RESOLVED, that the attached Capital Improvement Plan is hereby approved by
the City Council.

City of Fall River, In City Council

(Councilor Andrew J. Raposo)

WHEREAS, the current ordinance to implement a parking ban during a weather-related event is currently at the discretion of the Administration, and

WHEREAS, this can cause confusion among residents as to whether or not a parking ban is in place during a weather event, and

WHEREAS, certain conditions should warrant an automatic parking ban based on various anticipated weather events and public school closures, now therefore

BE IT RESOLVED, the Committee on Ordinances and Legislation convene with the City Administrator, the Director of Traffic and Parking, the Director of Community Maintenance, and a representative from the Fall River Police Department, to discuss potential amendments to the existing ordinance related to emergency parking prohibitions due to weather conditions.

(Filed 2-6-2025)



City of Fall River
Notice of Claim

RECEIVED

2025 FEB -4 A 9:08

CITY CLERK 25-3
FALL RIVER, MA

1. Claimant's name: Agostinho Gouveia
2. Claimant's complete address: 1926 N. Main St. Fall River MA
3. Telephone number: Home: 508-283-0261 Work: _____
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Auto accident
5. Date and time of accident: 1/29/25 6:30AM Amount of damages claimed: \$5,161.38
6. Exact location of the incident: (Include as much detail as possible):
1294 N. Main St. Fall River MA
7. Circumstances of the incident: (attach additional pages if necessary):
My vehicle was heading North on North main St and a city plow truck reversed into my 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

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: 2/4/25

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 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 ☒ Certifier Date: 2/4/25

COMMITTEE ON FINANCE

MEETING: January 28, 2025, at 6:00 p.m.
Council Chamber, One Government Center

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

ABSENT: Councilor Laura-Jean Sampson

IN ATTENDANCE: Seth Thomas Aitken, City Administrator
Bridget Almon, Director of Financial Services
Al Oliveira, Director of City Operations
Ryan Lyons, Director, Board of Elections Department

The chair called the meeting to order at 6:02 p.m. and announced that the meeting may be recorded with audio or video and transmitted through any medium.

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

1. Citizen Input Time – Before Discussion of Financial Matters
Thomas Cabral, 62 Sawdy Pond Avenue – HERO Act

On a motion made by Councilor Raposo and seconded by Councilor Kilby, it was unanimously voted to lift item 2 from the table, with Councilor Sampson absent and not voting.

2. Resolution – Convene with Director of City Operations to discuss efficiencies
Al Oliveira, Director of City Operations, provided a presentation of updates and renovations within different departments and divisions. Mr. Oliveira explained that there has been ongoing maintenance at City-owned cemeteries, an increase in issued citations for trash and recycling violations, and that, to combat illegal dumping, increased surveillance cameras have been installed throughout the city. The Director of City Operations also emphasized that there is currently a program being developed, in collaboration with the School Department, to increase student education regarding trash and recycling disposal. Mr. Oliveira provided additional information regarding property renovations, such as installations of more efficient lighting in Government Center, updated restrooms in the Department of Community Maintenance building, and ongoing repairs within the Fall River Police Department.

Councillor Hart requested additional information regarding the plan to provide additional education to local students regarding proper disposal of items, and if this program will be extended to all schools within the city, including parochial schools. Mr. Oliveira stated that the program will be funded by a grant award, and that he does not anticipate that parochial schools will be included. Councillor Raposo stated that, as a parochial school employee, this program would be beneficial to all students and would provide education to the family members of the students.

Councillor Raposo expressed concern that information regarding financial efficiency was not included in the presentation and emphasized that the intention of the resolution was to share information regarding taxpayer funding that has been saved since the reorganization of various departments. Mr. Oliveira stated that he would work to provide that financial information.

Vice President Pereira requested additional information regarding the new lighting in City buildings, plans to renovate the cafeteria within Government Center, and if there was going to be a reorganization of various divisions, including the Parks and Cemeteries/Trees Divisions. Mr. Oliveira explained that the new lighting installations were funded by a grant that the City had received, and that the older lights that were currently stored in the Bank Street Armory would be added to the surplus property list to allow the City to obtain reimbursement for their value, as they are no longer considered energy efficient. The Director of City Operations also stated that discussions are ongoing regarding renovations of the cafeteria in Government Center, but Requests for Proposals (RFP) must be submitted to determine the necessary funding for the renovations. Seth Thomas Aitken, City Administrator, explained that an amendment to existing departmental and division organization will be presented to the City Council in late February or early March of 2025. Vice President Pereira and Mr. Aitken held a brief discussion regarding the anticipated Fiscal Year 2026 budget and the planned meetings with Department Heads.

Councillor Kilby asked if discussions were still ongoing with a third-party company regarding the sale of the Bank Street Armory. Mr. Aitken stated that the company was still interested in the property, and they were awaiting estimates that would determine the cost to renovate the building. Mr. Oliveira clarified that, while the Bank Street Armory is currently shuttered, the building was properly winterized to prevent any further structural damage.

Councillor Ponte requested additional information regarding renovations within the Center Street Fire Station and various school properties. Mr. Oliveira stated that designs were being finalized for the Center Street Fire Station façade repair and the new interior layout. Mr. Aitken explained that American Rescue Plan Act (ARPA) funding was used for roof repairs at the Robert J. Nagle Auditorium, located at the old B.M.C. Durfee High School, and that the funding would also be utilized for the installation of a new fire suppression system. Mr. Oliveira clarified that the RFP for this project would be posted in the Spring of 2025. Vice President Pereira requested an updated, detailed ARPA project list, and Councillor Ponte emphasized the urgency of properly utilizing the federal funding.

A brief discussion was held between President Camara, Councillor Cadime, Councillor Kilby, and the City Administrator regarding the City's ownership, and the School Department's management, of public-school properties throughout the City, and when the Robert J. Nagle Auditorium renovations may be completed. The Director of City Operations explained that a definite date cannot be provided as the RFP process and installation of required utilities would be lengthy. President Camara recommended that the Administration convene with Councillor Raposo to discuss matters that should be presented to the Committee members when this

resolution is placed on a future agenda.

On a motion made by Councilor Raposo and seconded by Councilor Kilby, it was unanimously voted to table the resolution, with Councilor Sampson absent and not voting.

3. Board of Election Commissioners and orders authorizing the Preliminary Municipal Election on September 16, 2025, and the Municipal Election on November 4, 2025, and designating polling places for such elections

Councilor Raposo requested updates regarding new polling places that were used for the elections on September 3, 2024, and November 5, 2024. Ryan Lyons, Director of the Board of Elections Department, provided information regarding parking challenges at the Bristol Community College (BCC) campus polling place. Mr. Lyons explained that the September 3, 2024, election took place on the first day of classes for BCC students, which caused parking confusion for both voters and BCC students. President Camara, Councilor Raposo and Mr. Ryans discussed residential concerns regarding parking citations that were issued by the BCC Police due to this confusion. Mr. Ryans clarified that there is now ongoing communication with BCC staff regarding future election plans to reduce parking confusion.

Councilor Raposo and the Director of the Board of Elections discussed the use of the Union United Methodist Church as a polling place and the large fee that the City must pay to utilize that location. Mr. Ryan stated that the property is still an active polling place, but that agreements with property owners only last for one year, so this assignment can be changed if a more affordable location is deemed appropriate by the Board of Election Commissioners.

On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to refer the orders to the full Council for action, with Councilor Sampson absent and not voting.

4. Five Year Financial Forecast

Bridget Almon, Director of Financial Services, provided a presentation regarding the anticipated financial matters to be addressed by the City over the next five years. This presentation included information regarding the new B.M.C. Durfee High School debt exclusion, increases in property taxes, and the lack of stability regarding anticipated federal and state funding. Ms. Almon emphasized that changes to federal or state policies regarding budgeted funding may significantly alter the Financial Forecast in the future. The Director of Financial Services emphasized that certain costs have increased significantly, such as employee health insurance, as people are visiting their providers more often than they were during the COVID-19 pandemic.

Councilor Kilby and Ms. Almon discussed revenue generated by property taxes within the City, in relation to Proposition 2 ½. Ms. Almon explained that the assessment of the property determines how much revenue the City receives, and some properties may be assessed higher or lower than previous years, which can affect the revenue total. The Director of Financial Services stated that in the past year, the City received an estimate of \$2,500,000 in property tax revenue. Ms. Almon also provided information regarding the 14% increase in the anticipated funding for the School Department, as this portion of the forecast had been created prior to the current political climate related to federally funded programs for schools. Ms. Almon also clarified that the ongoing Route 79/Davol Street Corridor project was not included in this forecast, as financial matters were still being discussed between the City of Fall River and the Massachusetts Department of Transportation. The Director of Financial Services emphasized that long-term planning is necessary to provide stable budget funding in the future. Ms. Almon explained that the priority of the City should be to focus on balancing the Fiscal Year 2026

budget, as financial forecasts are not going to reflect potential changes in federal and state funding programs.

Councilor Cadime and the Director of Financial Services discussed health insurance costs and anticipated changes to property tax revenue for Saint Annie's Hospital, which was recently sold to Brown University Health, a non-profit organization. Ms. Almon explained that over the next year, the tax revenue income for the hospital property will change and there have been ongoing discussions regarding a Payment in Lieu of Taxes (PILOT) program to generate additional revenue to compensate for this financial loss. The Director of Financial Services also clarified that the sale of Saint Anne's Hospital was not included in the forecast. Councilor Ponte and Ms. Almon discussed anticipated deficits from Fiscal Year 2026 through Fiscal Year 2030. Mr. Aitken emphasized that the current political forecast creates a challenge in estimating realistic deficits, and that the amount of federal and state funding is not yet certain.

Councilor Ponte, the City Administrator and the Director of Financial Services discussed the future development of the Route 79/Davol Street Corridor project, the possibility of Tax Increment Financing (TIF) or Tax Increment Exemptions (TIE) agreements being used for new businesses in the area and land ownership of the waterfront. Mr. Aitken stated that these matters will not be finalized until 2029 or 2030. President Camara stated that the construction would be complete in 2027, and the City Administrator explained that permitting requirements and additional developments will cause delays in verifying the financial plans for this neighborhood. Councilor Ponte expressed concern regarding the potential use of TIF or TIE agreements in this area, as the additional property tax revenue from this redevelopment would be vital to the City of Fall River.

5. Transfer and Appropriation

Councilor Raposo requested information regarding the 87 additional employee health insurance enrollments. Seth Thomas Aitken, City Administrator, explained that most of these new enrollments were new hires within the School Department. Bridget Almon, Director of Financial Services, also stated that the City had received the invoices from the insurance company a few months after these employees were hired.

Councilor Cadime explained that new hires do affect these costs, but that existing employees have also been visiting their doctors more often than in the past, as the COVID-19 pandemic caused cancellations of appointments and procedures. Ms. Almon agreed and explained that the City of Fall River is self-insured. Mr. Aitken stated that the Administration had increased the threshold for stop-loss insurance, and this has affected the overall costs for employee health insurance as well.

6. Citizen Input Time – After Discussion of Financial Matters

Sara Riley, 1679 Copicut Road – National Grid Crossing Quanapoag

On a motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to adjourn at 7:25 P.M., with Councilor Sampson absent and not voting.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

PowerPoint presentation regarding upgrades and renovations within City properties,
presented by Al Oliveira, Director of City Operations

PowerPoint presentation of the Five Year Financial Forecast,
Presented by Bridget Almon, Director of Financial Services


Clerk of Committees

REGULAR MEETING OF THE CITY COUNCIL

MEETING: January 28, 2025, at 7:00 p.m.
Council Chamber, One Government Center

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

ABSENT: Councilor Laura-Jean Sampson

IN ATTENDANCE: None

President Camara called the meeting to order at 7:26 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 confirmation of the appointment of Nelson Rego to the Cultural Council
On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to confirm the appointment, with Councilor Sampson absent and not voting.

2. Mayor and confirmation of the reappointment of Eric Kelly to the Zoning Board of Appeals (Alternate)
On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to confirm the reappointment, with Councilor Sampson absent and not voting.

3. Mayor and confirmation of the following reappointments to the Planning Board:
a. John Ferreira
b. Gloria Pacheco
On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to confirm the reappointments, with Councilor Sampson absent and not voting.

4. Mayor and request to deliver State of the City address on March 11, 2025
On a motion made by Councilor Raposo and seconded by Councilor Kilby, it was unanimously voted that the communication be accepted and placed on file, with Councilor Sampson absent and not voting.

5. Mayor and request for a Joint Meeting of the City Council and the School Committee on April 8, 2025 re development of FY2026 budget

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

6. Mayor and order to transfer \$2,500,000.00 from FY24 Surplus Revenue to the Employer Health Trust Fund

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

7. Fiscal Year 2025 Quarter 2 Budget Report

On a motion made by Councilor Raposo and seconded by Councilor Kilby, it was unanimously voted to refer the report to the Committee on Finance, with Councilor Sampson absent and not voting.

PRIORITY COMMUNICATIONS

8. Traffic Commission recommending amendments to the traffic ordinances

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

COMMITTEE REPORTS

Committee on Public Works and Transportation recommending adoption:

Transmission Lines

9. Order – New England Power Company petition – Copicut Road and Quanipaug Road
 Councilor Dionne explained that the Committee on Public Works and Transportation held a detailed discussion regarding this petition, and that the utility company provided over seventy-five pages of documentation related to community outreach, staff environmental training and supplies, such as cameras, that would be provided to the City of Fall River to assist with monitoring the neighborhood near the transmission lines. Councilor Dionne emphasized that the areas of concern were owned by the City and that an outside, private company cannot be held responsible for the quality of public roads, littering near the Copicut Reservoir and unlawful acts, such as illegal dumping. Councilor Dionne also stated that this transmission wire installation project, which will provide electricity to over seventeen municipalities, was still pending approval from the Energy Facilities Siting Board (EFSB), which has strict regulations. Vice President Pereira agreed that if the EFSB does not grant permission for this petition, the project will not proceed. Councilor Cadlme emphasized that the environmental and safety concerns within the neighborhood were not the responsibility of a private company, and that the hearing was held to hear support or opposition from abutting property owners for the overhead transmission lines on Copicut Road and Quanipaug Road. Councilor Kilby stated that the City Council and the Committee on Public Works and Transportation have researched this matter thoroughly and cannot delay this petition due to matters that need to be addressed by the City of Fall River.

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

Approved, January 29, 2025

Paul E. Coogan, Mayor

ORDINANCES**Second Reading and Enrollment:**

10. Proposed Ordinance – Creation of Deputy Chief of Emergency Medical Services – Budget and Compliance

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted that the proposed ordinance be passed through second reading and enrollment, with Councilor Sampson absent and not voting. On a further motion made by Councilor Raposo and seconded by Vice President Pereira, it was unanimously voted that the proposed ordinance be passed to be ordained, with Councilors Hart and Sampson absent and not voting.

Approved, January 29, 2025

Paul E. Coogan, Mayor

Councilor Hart exited the Council Chamber at 7:40 p.m.

11. Proposed Ordinance – Short-Term Rentals

The City Clerk stated that Corporation Counsel submitted amendments for this proposed ordinance and that the addition of a second section was recommended to allow for the creation of a registration fee for Short-Term Rentals. On a motion made by Councilor Ponte and seconded by Councilor Raposo, it was unanimously voted to refer the proposed ordinance to the Committee on Ordinances and Legislation, with Councilors Hart and Sampson absent and not voting.

RESOLUTIONS

12. The Committee on Finance convene with the City Administrator, the Director of City Operations and the Building Inspector to discuss safety concerns regarding the Pearl Street Parking Garage and the Third Street Parking Garage

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

13. The Committee on Health and Environmental Affairs and the Committee on Public Safety convene with interested parties to discuss ongoing environmental and safety concerns in the Copicut neighborhood.

On a motion made by Councilor Raposo and seconded by Councilor Kilby, it was unanimously voted to adopt the resolution, with Councilors Hart and Sampson absent and not voting.

14. The Committee on Finance convene with the City Administrator, Corporation Counsel, the Director of Financial Services, the Chairperson of the Board of Assessors, and the Veterans' Services Officer to discuss potential tax exemptions for veterans, related to the HERO Act

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

15. The Committee on Finance convenè with the City Administrator, Corporation Counsel, the Director of Financial Services, and the Chairperson of the Board of Assessors to discuss tax exemptions and property abatements for senior citizens

Vice President Pereira stated that senior citizens in the community were facing financial hardships due to the increased cost-of-living. Vice President Pereira also explained that, while the adjustment to the annual income limit to be qualified for a property tax exemption was raised last year to \$40,000, which qualified additional households, reviewing additional methods of assistance for these residents should be a priority of the City. On a motion made by Councilor Raposo and seconded by Councilor Kilby, it was unanimously voted to adopt the resolution, with Councilors Hart and Sampson absent and not voting.

CITATIONS – None

ORDERS – HEARINGS – None

ORDERS – MISCELLANEOUS

16. Police Chief's report on licenses

Taxicab Drivers

Joseph A. Gonsalves

Michael Melo

Private Livery Drivers

Teofilo Braga

Amanda Desroches-Gross

Michel Josue

Hugh Williams

Private Livery Vehicles

Tavares Transport – One (1) vehicle

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

COMMUNICATIONS – INVITATIONS – PETITIONS

17. Claims

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

City Council Minutes

18. Committee on Finance – January 14, 2025

On a motion made by Councilor Raposo and seconded by Councilor Kilby, it was unanimously voted to approve the minutes, with Councilors Hart and Sampson absent and not voting.

19. Regular Meeting of the City Council – January 14, 2025

On a motion made by Councilor Raposo and seconded by Vice President Pereira, it was unanimously voted to approve the minutes, with Councilors Hart and Sampson absent and not voting.

BULLETINS – NEWSLETTERS – NOTICES – None

ITEMS FILED AFTER THE AGENDA DEADLINE
CITY COUNCIL MEETING DATE: JANUARY 28, 2025

COMMITTEE REPORTS

Committee on Finance recommending:

Action

- 9a. Board of Election Commissioners and orders authorizing the Preliminary Municipal Election on September 16, 2025, and the Municipal Election on November 4, 2025, and designating polling places for such elections

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to adopt the orders, with Councilors Hart and Sampson absent and not voting.

A recess was held from 7:47 p.m. to 7:49 p.m. for the purpose of signing the Deputy Chief of Emergency Medical Services – Budget and Compliance ordinance.

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to adjourn at 7:49 p.m., with Councilors Hart and Sampson absent and not voting.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

A true copy. Attest:

Alison M. Bouchard

City Clerk

RECEIVED

2025 FEB -4 P 12: 15

CITY CLERK
FALL RIVER, MA**DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERWAYS REGULATION PROGRAM**

**Notice of License Application Pursuant to M. G. L. Chapter 91
Waterways License Application Number 25-WW01-0013-APP
Donald Scott and Mary Lou Church, South Watuppa Pond,
1040 Dickinson Street, Fall River**

NOTIFICATION DATE: February 14, 2025

Public notice is hereby given of the waterways application by Donald Scott and Mary Lou Church to repair and maintain an existing concrete seawall, surfaced boat ramp and to construct and maintain a stone rip-rap wall along the perimeter of the existing concrete seawall at 1040 Dickinson Street in the municipality of Fall River, in and over the waters of the South Watuppa Pond. The proposed project has been determined to be water-dependent.

The Department will consider all written comments on this Waterways application received within 30 days subsequent to the "Notification Date". Failure of any aggrieved person or group of ten citizens or more, with at least five of the ten residents residing in the municipality(s) in which the license or permitted activity is located, to submit written comments to the Waterways Regulation Program by the Public Comments Deadline will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c).

Project plans and documents for the Waterways application are on file for public viewing electronically at: <https://eeaonline.eea.state.ma.us/EEA/PublicApp/> (enter "1040 Dickinson Street" in the Search Page as the Location Address). If you need assistance, please contact vin.manfredi@mass.gov or if you do not have access to email, please leave a voicemail at (857) 283-5901 and you will be contacted with information on alternative options.

Written comments must be addressed to: Vin Manfredi, Environmental Analyst, DEP Waterways Regulation Program, 20 Riverside Drive, Lakeville, MA 02347.

RECEIVED

2025 FEB -4 P 12: 16

CITY CLERK
FALL RIVER, MA

I CERTIFY THAT THIS PLAN, AS PREPARED, CONFORMS TO
THE RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



ALEXANDER GORODETSKY, P.E.

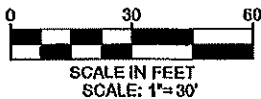
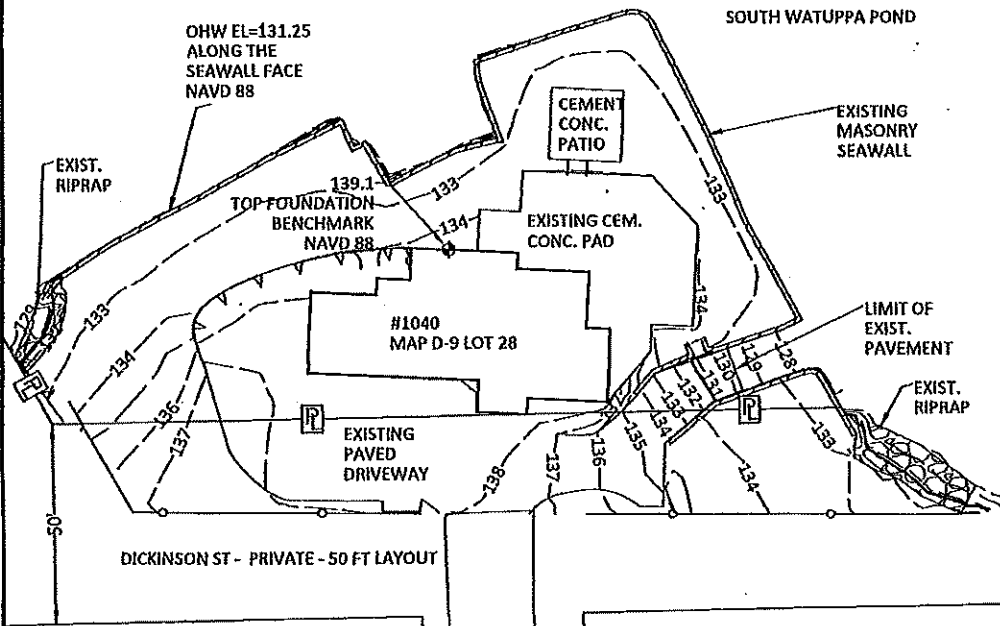
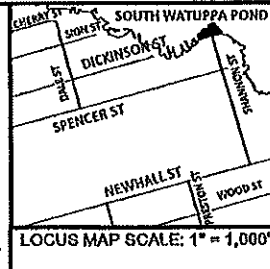
DATE

PRIOR CHAPTER 91 AUTHORIZATIONS

AUTHORIZATION	ISSUING AGENCY	DATE
9730	DEP	AUGUST 13, 2003

LEGEND

	ORDINARY HIGH WATER (OHW, EL. 131.25 NAVD88)
	EXISTING CONTOURS
	PROPERTY LINE



EXISTING CONDITIONS PLAN
SHEET 1 OF 3
JANUARY 29, 2025

25-WW01 # 0013-AP

PLAN ACCOMPANYING PETITION OF DONALD SCOTT CHURCH
AND MARY LOU CHURCH TO TO REPAIR AND MAINTAIN AN
EXISTING CONCRETE SEAWALL, SURFACED BOAT RAMP AND TO
CONSTRUCT AND MAINTAIN A STONE RIP-RAP WALL ALONG THE
PERIMETER OF THE EXISTING CONCRETE SEAWALL WITHIN WATERS
OF SOUTH WATUPPA POND AT 1040 DICKINSON ST, FALL RIVER,
BRISTOL COUNTY, MASSACHUSETTS.

RECEIVED

2025 FEB -4 P 12:16

CITY CLERK
FALL RIVER, MA

I CERTIFY THAT THIS PLAN, AS PREPARED, CONFORMS TO
THE RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

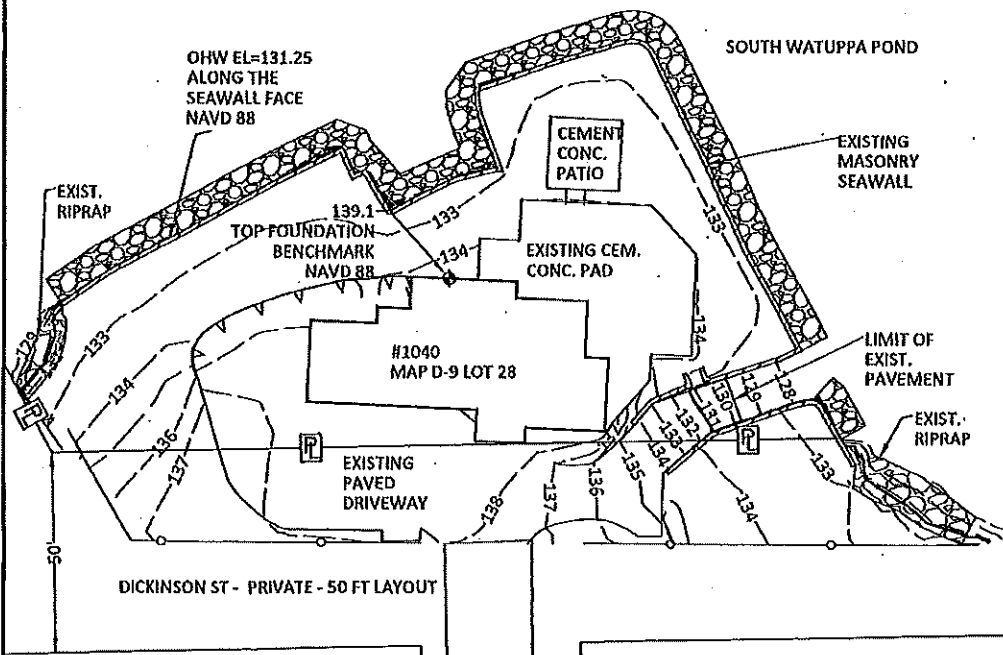
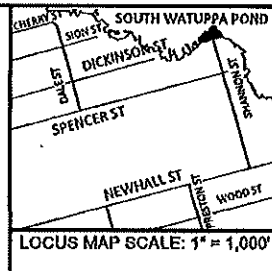


ALEXANDER GORODETSKY, P.E.

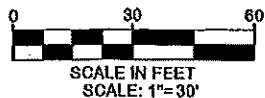
DATE

NOTES:

1. SOUTH WATUPPA POND HAS CONTROLLED WATER LEVEL EL=131.25 NAVD88 DATUM IS MAXIMUM WATER LEVEL ALLOWED.
2. MHW IS ALONG THE EDGE OF SEAWALL.
3. SUBJECT TO ORDER OF CONDITIONS DEP FILE # SE 24-835 BK 11514 PG 332.
4. MAXIMUM ESTIMATED DISPLACED VOLUME 250 CY.



PROPOSED CONDITIONS PLAN
SHEET 2 OF 3
JANUARY 29, 2025



25-WW01 # 0013-AP

RECEIVED

2025 FEB -4 P 12: 16

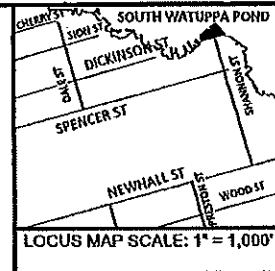
CITY CLERK
FALL RIVER, MA

I CERTIFY THAT THIS PLAN, AS PREPARED, CONFORMS TO
THE RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

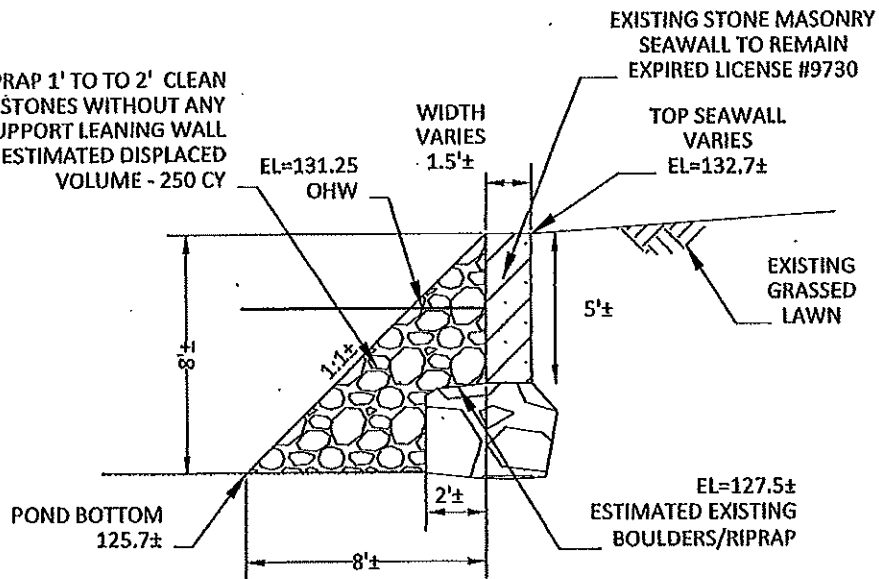


NAME

DATE



PROP. RIPRAP 1' TO 2' CLEAN
WASHED STONES WITHOUT ANY
FINES TO SUPPORT LEANING WALL
MAXIMUM ESTIMATED DISPLACED
VOLUME - 250 CY



TYPICAL DETAIL
SHOWING PROPOSED SUPPORT
OF EXISTING SEAWALL
SCALE 1"=4'

DETAIL
SHEET 3 OF 3
JANUARY 29, 2025

25-VWW01 # 0013-AP

(Notice date: February 3, 2025; 12:45 p.m.)

RECEIVED

Notice of Public Hearing

2025 FEB -5 A 8:32 MASSACHUSETTS DEVELOPMENT FINANCE AGENCY

CITY OF FALL RIVER, MA

Notice is hereby given that a public hearing will be conducted telephonically by the Massachusetts Development Finance Agency ("MassDevelopment") at 4:00 p.m. on Tuesday, February 11, 2025. The purpose of the hearing will be to consider the proposal of Seven Hills Foundation, Inc. ("Foundation"), Seven Hills Community Services, Inc. ("Community Services"), Seven Hills Family Services, Inc. ("Family Services"), Seven Hills Aspire, Inc. ("Aspire"), Seven Hills Neurocare, Inc. ("Neurocare"), Seven Hills Disability Resources & Advocacy, Inc. ("SHDRAS"), Seven Hills Clinical Associates, Inc. ("SHCA"), Individual & Family Support Centers, Inc. ("IFSC"), Seven Hills Behavioral Health, Inc. ("SHBH"), Children's Aid and Family Service, Inc. ("Children's"), WAARC Realty, Inc. ("WAARC"), Seven Hills Global Outreach, Inc. ("SHGO"), Seven Hills Extended Care at Groton, Inc. ("Groton"), Stetson School ("Stetson School"), Stetson Home ("Stetson Home"), Children's Friend, Inc. ("CF"), Family Service Organization of Worcester, Inc. ("FSO") and Youth Opportunities Upheld, Inc. ("YOU"), Archway, Inc. ("ARCHWAY") and Open Door Arts, Inc. ("ODA," and collectively with Foundation, Community Services, Family Services, Aspire, Neurocare, SHDRA, SHCA, IFSC, SHBH, Children's, WAARC, SHGO, Groton, Stetson School, Stetson Home, CF, FSO, YOU and ARCHWAY, the "Borrowers"), each an affiliated entity, a nonprofit corporation organized under the laws of The Commonwealth of Massachusetts and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, that MassDevelopment approve the issuance of its tax-exempt revenue bonds (the "Bonds") for the benefit of the Borrowers to finance and refinance the projects specified below (collectively, the "Projects"), all of which are located within The Commonwealth of Massachusetts, and are owned and operated or to be owned and operated by the Borrowers, as follows (the dollar value associated with each such Project component represents a not-to-exceed amount of the proceeds of the Bonds that will be used for such financing or refinancing purpose):

1. Refinancing a currently outstanding bank line of credit of the Foundation that financed residential, health care and educational projects consisting of real property acquisitions, renovations, improvements and equipping at the following locations: (A) 101 Nye Street, New Bedford (\$19,725.00); (B) 113 Park Road, Chelmsford (\$19,560.00); (C) 118 High Street, Freetown (\$383,092.19); (D) 135 Cohasset Street, Worcester (\$7,178.34); (E) Gold Star Boulevard, Worcester (\$43,485.36); (F) 1402 Pleasant Street, Fall River (\$13,476.89); (G) 15 Bosuns Lane, Bourne (\$5,620.00); (H) 153 Delawanda Drive, Worcester (\$72,100.00); (I) 167 Lincoln Street, Waltham (\$6,390.00); (J) 174 Williamsville Road, Hubbardston (\$38,500.00); (K) 19 Centerboard Lane, Yarmouth (\$6,375.00); (L) 2 Granite Street, Worcester (\$13,780.96); (M) 20 Cedar Street, Worcester (\$38,000.00); (N) 20 Willowbrae Drive, Peabody (\$21,300.00); (O) 216 Massasoit Road, Worcester (\$7,859.65); (P) 219 East Main Street, Milford (\$9,944.97); (Q) 22 Hillside Avenue, Groton (\$506,811.90); (R) 236 Barker Road, Wareham (\$367,303.45); (S) 3 Otis Park Drive, Bourne (\$231,451.11); (T) 32 Kathleen Drive, Andover (\$10,580.00); (U) 34 Adin Street, Hopedale (\$54,192.08); (V) 382 Pleasant Street, Leicester (\$15,373.16); (W) 4

Glenmere Street, Lowell (\$174,990.00); (X) 43 Dick Drive, Worcester (\$4,307.36); (Y) 455 South Street, Barre (\$354,415.97); (Z) 46 Kenberma Road, Worcester (\$9,000.00); (AA) 46 Mount Avenue, Worcester (\$7,249.40); (BB) 46 West Street, Groton (\$1,922,919.78); (CC) 47-49 Cedar Street, Worcester (\$28,472.68); (DD) 49 Hemlock Street, Dracut (\$5,300.00); (EE) 5 Coles Lane, Plymouth (\$6,192.00); (FF) 5 Optical Drive, Southbridge (\$1,287,300.22); (GG) 50 Cathy Lane, Southbridge, (\$291,149.99); (HH) 54 Fosdick Road, Carver (\$16,790.00); (II) 589 South 1st Street, New Bedford (\$120,784.40); (JJ) 6 Mason Drive, Grafton (\$8,500.00); (KK) 6 San Mateo Drive, Chelmsford (\$33,265.81); (LL) 662 Burncoat Street, Worcester (\$16,812.50); (MM) 67 Cedar Street, Worcester (\$163,354.32); (NN) 7 Charlesview Road, Hopedale (\$251,609.32); (OO) 7 Lynne Road, Wareham (\$729,850.90); (PP) 8 Morgan Road, Beverly (\$9,500.00); (QQ) 81 Hope Avenue, Worcester (\$9,881.55); (RR) 81 Hope Avenue, Worcester (\$8,263.63); (SS) 819 Clark Street, Gardner (\$17,150.00); (TT) 84 Overlook Road, Westminster (\$40,747.68); (UU) 9-11 Winthrop Street, Taunton (\$373,845.54); (VV) 94 Sunderland Road, Worcester (\$44,496.83); (WW) 97 Elm Street, Worcester (\$152,554.32); (XX) 51 Winslow Avenue, Leicester (\$10,100.00); (YY) 260 Lynnfells Parkway, Saugus (\$13,700.00); (ZZ) 140 Bourne Road, Plymouth (\$18,368.00); (AAA) 261 North Main Street, Middleton (\$10,400.00); (BBB) 16 Brook Street, Plympton (\$12,888.00); (CCC) 100 West Chester Street, Worcester (\$27,341.00); (DDD) 150 Goddard Memorial Drive, Worcester (\$32,027.41); (EEE) 157 Suomi Street, Paxton (\$14,812.00); (FFF) 29 West Street, Carver (\$47,843.87); (GGG) 350 Salisbury Street, Holden (\$29,030.89); (HHH) 46 Rochester Road, Carver (\$12,268.26); (III) 71 Plymouth Street, Carver (\$11,994.98); and (JJJ) 118 Providence Road, Grafton (\$11,800.00);

2. Refinancing a currently outstanding bank term loan incurred by the Foundation that financed residential, health care and educational projects consisting of real property acquisitions, renovations, improvements and equipping at the following locations: (A) 118 High Street, Freetown (\$572,303); (B) 236 Barker Road, Wareham (\$525,585); (C) 5 Optical Drive, Southbridge (\$1,401,559); (D) 50 Cathy Lane, Southbridge (\$81,535); and (E) 7 Charlesview Road, Hopedale (\$739,712);
3. Financing real property acquisitions, renovations, improvements and equipping at the following locations: (A) 113 Park Road, Chelmsford (\$30,000.00); (B) 2 Granite Street, Worcester (\$182,500.00); (C) 20 Willowbrae Drive, Peabody (\$35,000.00); (D) 22 Hillside Avenue, Groton (\$527,230.00); (E) 34 Adin Street, Hopedale (\$203,000.00); (F) 43 Dick Drive, Worcester (\$800,000.00); (G) 455 South Street, Barre (\$376,200.00); (H) 46 Kenberma Road, Worcester (\$20,000.00); (I) 47-49 Cedar Street, Worcester (\$40,000.00); (J) 5 Optical Drive, Southbridge (\$120,000.00); (K) 662 Burncoat Street, Worcester (\$56,500.00); (L) 67 Cedar Street, Worcester (\$35,000.00); (M) 7 Lynne Road, Wareham (\$192,000.00); (N) 81 Hope Avenue, Worcester (\$1,094,702.74); (O) 84 Overlook Road, Westminster (\$15,000.00); (P) 97 Elm Street, Worcester (\$5,000.00); (Q) 23 Fairchild Drive, Holden (\$280,000.00); (R) 796 Pleasant Street, Worcester (\$10,000.00); (S) 51 Winslow Avenue, Leicester (\$18,000.00); (T) 321 Brimfield Road, Warren (\$60,000.00); (U) 15 Pleasant Street, Rochdale (\$119,000.00); (V) 75 Main Street, South Grafton (\$74,000.00); (W) 1 Kirkland Drive, Andover (\$18,000.00); (X) 2 Patti

Lane, Wenham (\$33,980.00); (Y) 260 Lynnfells Parkway, Saugus (\$66,000.00); (Z) 117 Glendower Road, Roslindale (\$250,000.00); (AA) 8 Wilson Way, Tyngsboro (\$45,000.00); (BB) 96 Park Avenue, Tewksbury (\$45,000.00); (CC) 205 Passaconaway Drive, Dracut (\$30,000.00); (DD) 199 Winston Street, New Bedford (\$15,000.00); (EE) 3 Sara Beth Lane, Wareham (\$6,000.00); (FF) 4 Skyline Drive, Dartmouth (\$14,000.00); (GG) 22 Oar & Line Road, Plymouth (\$50,000.00); (HH) 186 Thistle Drive, Centerville (\$20,000.00); (II) 498 County Road, Wareham (\$50,000.00); (JJ) 140 Bourne Road, Plymouth (\$15,000.00); (KK) 81 Purchase Street, Carver (\$50,000.00); (LL) 35 Bourne Road, Plymouth (\$50,000.00); (MM) 10 Welby Road, New Bedford (\$45,000.00); (NN) 799 West Boylston Street, Worcester (\$454,000.00); (OO) 261 North Main Street, Middleton (\$40,000.00); (PP) 22 Grant Road, Devens (\$327,592.00); (QQ) 305 Belmont Street, Worcester (\$20,000.00); (RR) 47 Millstone Lane, Middleboro (\$28,000.00); (SS) 16 Brook Street, Plympton (\$30,000.00); (TT) 100 West Chester Street, Worcester (\$30,000.00); (UU) 29 Juniper Road, Andover (\$30,000.00); (VV) 123 Harrington Way, Worcester (\$100,000.00); and (WW) 27 Sever Street, Worcester (\$5,000.00);

4. Funding a debt service reserve fund and financing of capitalized interest in connection with the issuance of the Bonds; and
5. Financing the costs of issuance and other common costs of the Bonds.

The proposal includes the financing and refinancing of the costs of the Projects through the issuance by MassDevelopment, acting under and pursuant to Massachusetts General Laws, Chapters 23G and 40D, of "qualified 501(c)(3) bonds" in an aggregate principal amount not to exceed \$19,180,000, which bonds will not constitute a debt or pledge of the faith and credit of MassDevelopment or of The Commonwealth of Massachusetts.

Interested persons wishing to express their views on the Projects and the proposed issuance of the Bonds to finance and refinance the Projects and to fund the other purposes noted above will be given the opportunity to access the public hearing by teleconference using the toll-free telephone number and participant code set forth below or may, prior to the time of the public hearing, submit their views in writing to MassDevelopment at 99 High Street, 11th floor, Boston, Massachusetts 02110.

Persons wishing to participate by teleconference may use the toll-free telephone number and passcode listed below:

Dial in: 1-888-305-1655
Participant Code: 309-639

MassDevelopment expects to conduct the hearing at the date and time set forth via teleconference *only*, using the telephone number listed above.

MASSACHUSETTS DEVELOPMENT
 FINANCE AGENCY

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Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

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

2025 FEB -6 P 1:02

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Governor

Kimberley Driscoll
Lieutenant Governor

Rebecca L. Tepper
Secretary

Bonnie Halple
Commissioner

CITY CLERK
FALL RIVER, MA

February 6, 2025

Liberty Utilities (New England Natural Gas Company) Corp. d/b/a Liberty Utilities c/o Mark E. Smith
c/o Krista Wolfe, GEI Consultants Inc.
400 Unicorn Park Drive
Woburn, MA 01801

RE: ISSUANCE OF DRAFT CHAPTER 91 WATERWAYS PERMIT No: 25-WW01-0006-APP
Remediation Project within Mount Hope Bay, off 120 Charles Street, Flowed Tidelands of
Mount Hope Bay, Mount Hope Bay Designated Port Area, Fall River, Bristol County

Dear Mr. Smith,

The Department of Environmental Protection has tentatively approved the above-referenced Waterways Permit Application. Pursuant to 310 CMR 9.14, a Draft Waterways Permit is enclosed.

A final Waterways Permit may be issued after twenty-one (21) days from the date of the issuance of this Draft Permit if the Department has not received a written request, by certified mail, for an adjudicatory hearing pursuant to 310 CMR 9.17(2).

NOTICE OF APPEAL RIGHTS

The following persons shall have the right to an adjudicatory hearing concerning this decision by the Department to grant or deny a license or permit, in accordance with 310 CMR 9.17(1): (a) an applicant who has demonstrated property rights in the lands in question, or which is a public agency; (b) any person aggrieved by the decision of the Department to grant a license or permit who has submitted written comments within the public comment period; (c) ten (10) residents of the Commonwealth who, pursuant to M.G.L. Chapter 30A, § 10A, have submitted comments within the public comment period with at least 5 of the 10 residents residing in the municipality(s) in which the license or permitted activity is located. The appeal shall clearly and specifically state the facts and grounds for the appeal and the relief sought, and each appealing resident shall file an affidavit stating the intent to be part of the group and to be represented by its authorized representative; (d) the municipal official in the affected municipality who has submitted written

This information is available in alternate format. Please contact MassDEP at 617-292-5500.

TTY# MassRelay Service 1-800-439-2370
MassDEP Website: www.mass.gov/dep

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Remediation Project within Mount Hope Bay, Mount Hope Bay, Mount Hope Bay DPA, Fall River, Bristol County
February 6, 2025

comments within the public comment period; and (e) CZM, for any project identified in 310 CMR 9.13(2)(a) for CZM participation or, in an Ocean Sanctuary, if it has filed a notice of participation within the public comment period.

How can I request an adjudicatory hearing?

A person requesting an adjudicatory hearing must submit a "Notice of Claim" to the Department, with a copy of the MassDEP Adjudicatory Hearing Fee Transmittal Form and include the details specified below, within twenty-one (21) days of the date of issuance of this decision. The Fee Transmittal Form is available at the following website: <https://www.mass.gov/doc/adjudicatory-hearing-fee-transmittal-form/download>. The Notice of Claim must be made in writing and sent by certified mail or hand delivery to:

MassDEP
Case Administrator
100 Cambridge Street, Suite 900
Boston, MA 02114

A copy of the complete Notice of Claim must be sent at the same time by certified mail or hand delivery to: (1) the Applicant, (2) the municipal official of the city or town where the project is located, and (3) the issuing office of the MassDEP, which in this case is located at:

MassDEP
Waterways Regulation Program
100 Cambridge Street, Suite 900
Boston, MA 02114

The MassDEP Adjudicatory Hearing Fee Transmittal Form and a valid check payable to "The Commonwealth of Massachusetts" in the amount of one hundred dollars (\$100) must be mailed to:

MassDEP
Commonwealth Master Lockbox
P.O. Box 4062
Boston, MA 02211

What information must be included in the hearing request?

Pursuant to 310 CMR 9.17(3), any Notice of Claim requesting an adjudicatory hearing must include the following information:

- (a) the MassDEP Waterways Application File Number;
- (b) the complete name, address, fax number and telephone number of the Applicant;
- (c) the address of the project;
- (d) the complete name, address, fax number, and telephone number of the party filing the request and, if represented by counsel, the name, address, fax number, and phone number of the attorney;
- (e) if claiming to be a person aggrieved, the specific facts that demonstrate that the party satisfies the definition of "aggrieved person" found in 310 CMR 9.02;
- (f) a clear statement that a formal adjudicatory hearing is being requested;
- (g) a clear statement of the facts which are the grounds for the proceedings, the specific objections to the MassDEP's written decision, and the relief sought through the adjudicatory hearing, including specifically the changes desired in the final written decision; and

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- (h) a statement that a copy of the request has been sent to: the Applicant and the municipal official of the city or town where the project is located.

Dismissal of request

The request for appeal will be dismissed if the filing fee is not paid, unless the appellant is exempt or is granted a waiver.

Exemptions

The filing fee is not required if the appellant is a city or town (or municipal agency), county, or district of the Commonwealth of Massachusetts, or a municipal housing authority.

Waiver

The Department may waive the adjudicatory hearing filing fee pursuant to 310 CMR 4.06(2) for a person who shows that paying the fee will create an undue financial hardship. A person seeking a waiver must file an affidavit setting forth the facts believed to support the claim of undue financial hardship together with the hearing request as provided above.

The work authorized by this permit shall not commence if the Department receives a request for an adjudicatory hearing. You are also required to notify the Department in writing of the date this authorized work is completed. Please contact dep.waterways@mass.gov if you have any questions.

Sincerely,



Daniel J. Padien
Program Chief
Waterways Regulation Program

Cc: Mayor Paul Coogan, City of Fall River
Fall River City Council
Fall River Planning Board
Fall River Conservation Commission (DEP File # SE 24-741)
Fall River Harbormaster
Mark E. Smith & Peter Eichler, Liberty Utilities, Corp
Eileen M. Feeney & John Logan, MA Division of Marine Fisheries
MA Office of Coastal Zone Management

Encl: Draft Waterways Permit No: 25-WW01-0006-APP



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

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Secretary

Bonnie Halple
Commissioner

DRAFT PERMIT No: 25-WW01-0006-APP

NAME AND ADDRESS OF PERMITTEE:

Liberty Utilities (New England Natural Gas Company) Corp. d/b/a Liberty Utilities
c/o Mark E. Smith, Vice President of Human Resources
36 Fifth Street
Fall River, MA 02721

ISSUED: TBD

EXPIRES: TBD

Permission is hereby given by the Department of Environmental Protection Waterways Regulation Program (the "Department") for the Liberty Utilities (New England Natural Gas Company) Corp. d/b/a Liberty Utilities (the "Permittee") to perform remediation and restoration through dredging and backfilling in flowed tidelands of Mount Hope Bay within the Mount Hope Bay Designation Port Area (DPA) off 120 Charles Street (Charles Street former Manufactured Gas Plant) in the City of Fall River, Bristol County, as further detailed below.

The total amount of dredging located within Chapter 91 Jurisdiction (seaward of mean high water, as shown on Plan sheet 4 of 7) authorized herein consists of the removal of approximately 13,000 cubic yards of contaminated aquatic sediments (or more, as required under M.G.L. Chapter 21E, 310 CMR 40.0000, the Massachusetts Contingency Plan (MCP)) from Flowed Tidelands of Mount Hope Bay within the Mount Hope Bay DPA over an area of approximately 170,800 square feet (3.9 acres) to achieve the remediation goal as required under the MCP. The project also includes restoration of dredged area through backfilling with placement of approximately 8,500 cubic yards of clean sediments to pre-dredged grade. All dredged contaminated sediments will be transported using water-tight scows and/or water-tight trucks to a Sediment Processing Area containment pad which will be constructed on an adjacent wharf for dewatering purposes. After the dredged sediments are dewatered, they will be disposed of at a legal off-site facility.

This information is available in alternate format. Please contact MassDEP at 617-292-5500.
TTY# MassRelay Service 1-800-439-2370
MassDEP Website: www.mass.gov/dep

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Liberty Utilities Remediation Project, off 120 Charles Street, Mount Hope Bay, Mount Hope Bay Designated Port Area, Fall River, Bristol County

All work authorized herein shall be performed in the locations shown and to the dimensions indicated in the Permit Plans entitled: *"Plan Accompanying Petition of Liberty Utilities to Authorize Dredging and Backfilling, Mount Hope Bay, Fall River, Massachusetts."* prepared by Anchor QEA, LLC, not dated; (7 Sheets), signed and sealed by Paul I. Larosa, P.E. No. 46674.

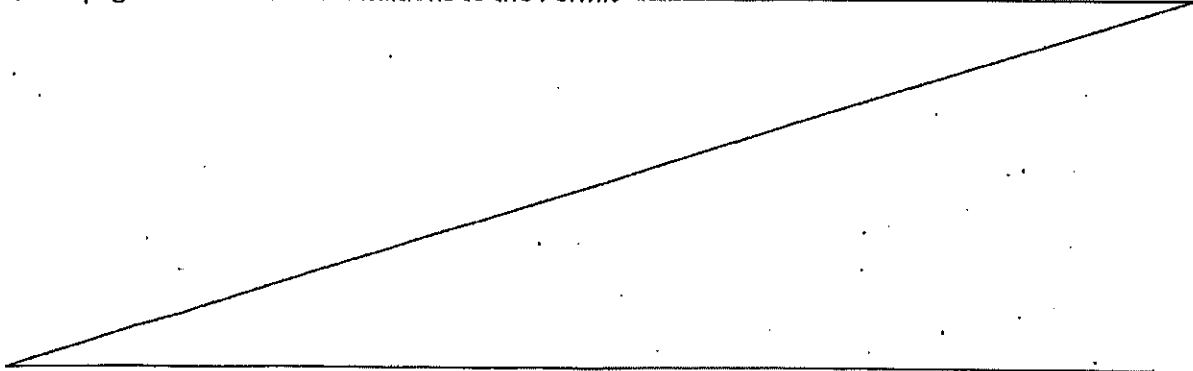
SPECIAL WATERWAYS PERMIT CONDITIONS

1. The Permittee shall ensure that all environmental remedial actions performed on the project site are done in compliance with the M.G.L. Chapter 21E, 310 CMR 40.0000, Massachusetts Contingency Plan, and pursuant to Release Tracking Number (RTN) #4-19466 and under the supervision of a Licensed Site Professional (LSP):
2. The Permittee shall not perform any in-water sediment producing work during the time of year restriction, between April 15th and September 15th and offshore area dredge and placing fill between January 15th and May 31st of any year, in order to provide shellfish spawning and spawning habitat for winter flounder, respectively.
3. The Permittee shall not commence the remediation work until a shellfish mitigation plan has been approved by the Massachusetts Division of Marine Fisheries. The Permittee shall provide the Department with a copy of said plan for record within thirty (30) days of approval of the plan.
4. To mitigate for temporary impacts to navigation and waterfront public access, the Permittee shall submit to the Department a comprehensive notification methodology, herein known as the "Marine Boating Coordination Plan." The Marine Boating Coordination Plan shall ensure that a well-publicized system is in existence to disseminate information about the navigational and public access impacts that arise from the temporary location of barges, vessels, and other offshore dredging activities. Said Plan shall include a 24-hour point of contact for interested parties to obtain information about construction activities and other relevant information to maritime users to ensure that construction-related activities have limited effects on navigation and all other users of Commonwealth Tidelands. Said Plan shall include adequate measures to address public safety, a protocol for the notification of all interested parties, a detailed process for the administration of and response to any public complaints involving construction activities and any other relevant protocols of agencies and organizations who utilize the shared waterways, including but not limited to the United States Coast Guard, the United States Army Corps of Engineers, City of Fall River Harbormaster, Massport, shipping industry, cruise industry, local yacht clubs, marinas, fisherman and lobsterman, and other applicable users of the waterway within the affected area. The Permittee shall include a protocol for resolution of complaints and shall take measures necessary to resolve complaints in a timely manner. The

Permittee shall submit a Draft Marine Boating Communications Plan to the Department at least fifteen (15) days prior to the commencement of dredging, for review and approval.

5. The Marine Boating Coordination Plan shall provide that, at least three (3) days prior to the commencement of said in-water work, the Permittee shall provide written notice to the Department, the City of Fall River, Fall River Harbormaster, affected property owners, and abutters. Concurrently, the Licensee shall publish a public notice in a widely circulated newspaper in Fall River and notify waterways users via a Notice to Mariners as described in the Plan.
6. The Licensee shall provide, at his or her expense, a dredging inspector subject to the approval of the Department to supervise daily dredging activities pursuant to 310 CMR 9.40(5). The name, qualifications, and contact information of the proposed dredge inspector shall be submitted to the Department a minimum of fifteen (15) days prior to commencement of dredging.
7. Within sixty (60) days of the completion of dredging authorized herein, a Final Dredge Report including daily logs of the dredging operation (e.g. volume of dredged material, point of origin, and any other appropriate information) certified by the dredging inspector shall be submitted to the Department with reference to this Permit.
8. Within sixty (60) days of completion of the work authorized herein, the Licensee shall furnish to the Department a bathymetric plan, prepared and stamped by a Massachusetts Professional Land Surveyor or Professional Engineer, depicting the water depths within the dredge area.
9. This Permit does not authorize maintenance dredging beyond the date of expiration of the authorization.

See page 4 for additional conditions to the Permit



Liberty Utilities Remediation Project, off 120 Charles Street, Mount Hope Bay, Mount Hope Bay Designated Port Area, Fall River, Bristol County

STANDARD WATERWAYS DREDGING CONDITIONS

1. Acceptance of this authorization shall constitute an agreement by the Licensee/Permittee to conform to all terms and conditions stated herein.
2. Any modification from that explicitly authorized herein and contained on the Plans shall require prior review of the Department to determine whether additional authorization is required pursuant to M.G.L. Chapter 91, the Public Waterfront Act, and the Waterways Regulations at 310 CMR 9.00.
3. The Licensee/Permittee shall inform the Department in writing at least three (3) days before commencing any authorized dredging or dredge material disposal.
4. This authorization is issued upon the express condition that any and all other applicable authorizations necessitated due to the provisions hereof shall be secured by the Licensee/Permittee prior to the commencement of any activity hereby authorized.
5. This authorization shall be revocable by the Department for noncompliance with the terms and conditions set forth herein. This authorization may be revoked after the Department has given written notice of the alleged noncompliance to the Licensee/Permittee, or his agent, and those persons who have filed a written request, with the Department, for such notice and have afforded the Licensee/Permittee a reasonable opportunity to correct said noncompliance. Failure to correct noncompliance after the issuance of a written notice by the Department shall render this authorization void.
6. This authorization is issued subject to all applicable federal, state, county, and municipal laws, ordinances, bylaws, and regulations, including but not limited to, a valid Order of Conditions issued pursuant to the Wetlands Protection Act, M.G.L. Chapter 131, §40 and a valid Water Quality Certification issued pursuant 314 CMR 9.00.
7. This authorization is issued upon the express condition that dredging, transportation, and disposal of dredge material shall be in strict conformance with all applicable requirements and authorizations of the Department. Any subsequent maintenance dredging and transportation and disposal of dredge material during the term of this authorization shall be in strict conformance with all applicable requirements and authorizations of the Department.
8. Unless otherwise authorized in accordance with a Special Condition of this authorization, no maintenance dredging beyond the time authorized herein is permitted.
9. The dredging under this authorization shall be conducted as to cause no unnecessary obstruction of the free passage of vessels.
10. In conducting the dredging authorized, care shall be taken to cause no shoaling. If, however, any shoaling is caused, the Licensee/Permittee shall, at his expense, remove the shoal areas. The Licensee/Permittee shall pay all costs of supervision, and if at any time the Department deems necessary a survey or surveys of the area dredged, the Licensee/Permittee shall pay all costs associated with such work.
11. Nothing in this authorization shall be construed as to impair the legal rights of any persons or authorize dredging on land not owned by the Licensee/Permittee without consent of the owner(s) of such property.
12. The Licensee/Permittee shall assume and pay all claims and demands arising in any manner from the work authorized herein and shall save harmless and indemnify the Commonwealth of Massachusetts, its officers, employees, and agents from all claims, audits, damages, costs and expenses incurred by reason thereof.
13. Whoever violates any provisions of this authorization shall be subject to a fine of twenty-five thousand dollars and zero cents (\$25,000.00) per day for each day such violation occurs or continues, or by imprisonment for not more than one year, or both such fine and imprisonment; or shall be subject to civil penalty not to exceed twenty-five thousand dollars and zero cents (\$25,000.00) for each day such violation occurs or continues.
14. In the event of any conflict between the Special Conditions and the Standard Conditions, the Special Conditions shall prevail.

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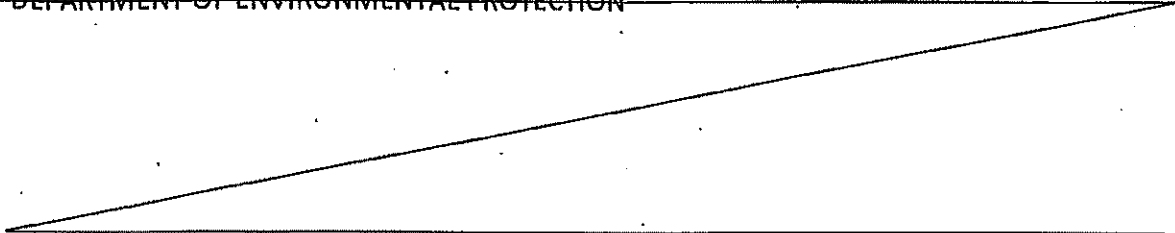
DRAFT CHAPTER 91 WATERWAYS PERMIT No: 25-WW01-0006-APP

Page 5 of 5

Liberty Utilities Remediation Project, off 120 Charles Street, Mount Hope Bay, Mount Hope Bay Designated Port Area, Fall River, Bristol County

All notifications and submittals required by this Waterways Permit shall include the Waterways Permit Number and submitted to: dep.waterways@mass.gov (preferred) or to MassDEP Waterways Regulation Program, 100 Cambridge Street, Suite 900, Boston, MA 02114.

~~DEPARTMENT OF ENVIRONMENTAL PROTECTION~~



Daniel J. Padien
Program Chief
Waterways Regulation Program

Notes:

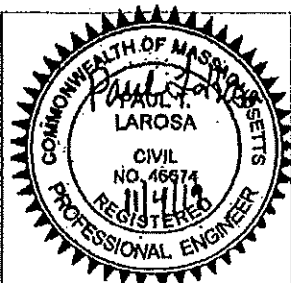
1. Horizontal Datum: North American Datum of 1983 (NAD83) Massachusetts State Plane; Vertical Datum: North American Vertical Datum of 1988 (NAVD88).
2. Locations of utilities are approximate and not all utilities may be shown.
3. Birch Street Combined Sewer Outfall (CSO) is the City of Fall River Wet Weather Sewerage Discharge Outfall #004.
4. Wetland resource areas identified by CR Environmental, Inc. and surveyed by Feldman Land Surveyors on July 23, 2015, and supplemented by Anchor QEA with survey by Feldman Land Surveyors on September 15, 2017. Wetland resource area definitions in accordance with 310 CMR 10.00.
5. Railroad right-of-way operated by Mass Coastal Railroad, Inc., owned by Iowa Pacific Holdings, LLC.
6. Figures are for permitting purposes only and are not for construction.
7. Parcel boundaries obtained from MassGIS tax layer.
8. A practical dredging offset from the existing wharf where the Offshore Area abuts the wharf wall will be kept during remedial activities.
9. The hardened tar removal limits shown are approximate. The actual tar removal limits will be determined based on visual field inspection at the time of construction and may extend beyond the limits shown.
10. The beach area removal limits will be sloped to protect the integrity of the adjacent Birch Street CSO structure and existing stone and boulders.
11. Where granite blocks are located within the CSO discharge channel, sediment will only be removed to the top of the granite blocks and the blocks will remain in place. Measures will be implemented to protect the stability of the Birch Street CSO structure.

Surveying Sources:

1. Bathymetric survey conducted by CR Environmental, Inc. on June 24, 2015.
2. Topographic survey conducted by Feldman Land Surveyors on July 23, 2015 and September 15, 2017.
3. Topographic survey conducted by Hayward-Boynton & Williams, Inc. Land Surveyors & Civil Engineers, 60 Court Street, Taunton, Massachusetts on December 28, 2004.

Map Sources:

1. Plan Titled "EXISTING SITE CONDITIONS SITE PLAN, NEW ENGLAND GAS COMPANY, 120 CHARLES ST., FALL RIVER, MA." Provided by ENSR Corporation as CAD File "6213-023 NEGC-FR-CHARLES ST 2004.DWG." Dated February 2007.
2. Plan Titled "GEN. ARRANGEMENT - BLDGS., ROADS & FENCES." Prepared by Stone & Webster, Boston. Dated February 10, 1992. Last Revision September 5, 1992.
3. Plan Titled "INTERCEPTING SEWER SECTION 1 AT HOPE AVE TO FERRY ST." Prepared by Hayden, Harding & Buchanan. Dated March 18, 1952.
4. Plan Titled "SEWER PLAN AND PROFILE OF BIRCH ST SEWER, DRAINAGE AND ROADWAY IMPROVEMENTS."

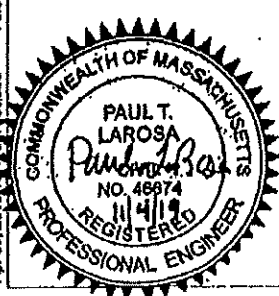
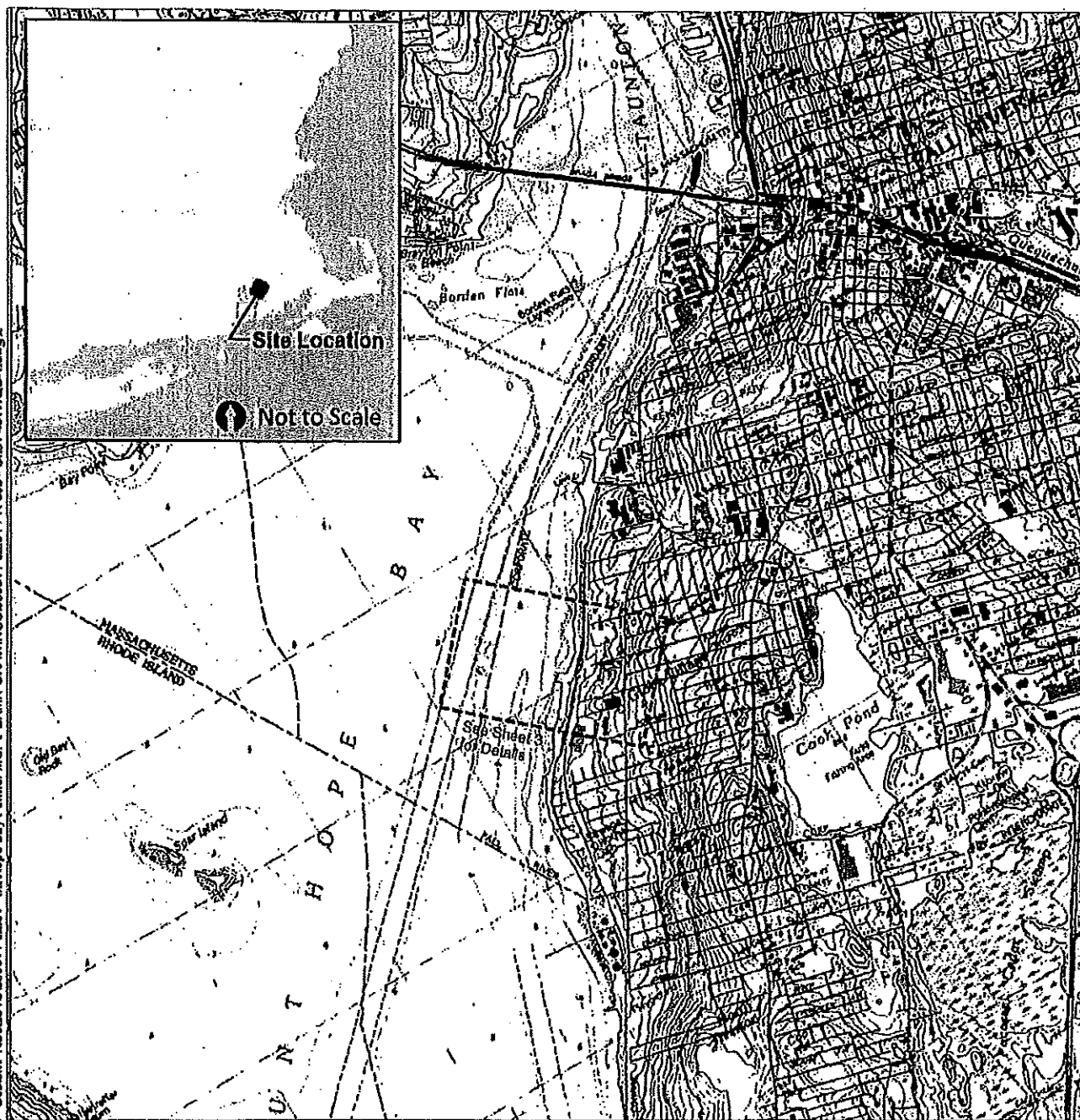


**CHARLES STREET FORMER MGP SITE
FALL RIVER, MASSACHUSETTS**

INDEX SHEET

Plan Accompanying Petition of Liberty Utilities to Authorize
Dredging and Backfilling, Mount Hope Bay, Fall River, Massachusetts
Prepared By: Anchor QEA, LLC
This Plan is for Permitting Purposes Only
Sheet 1 of 7

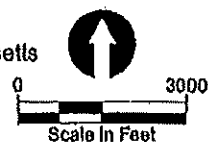
DRAFT PERMIT No: 25-WW01-0006-APP



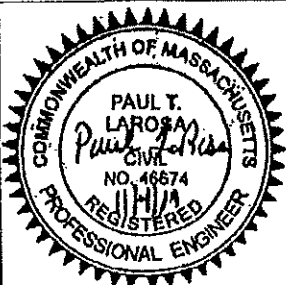
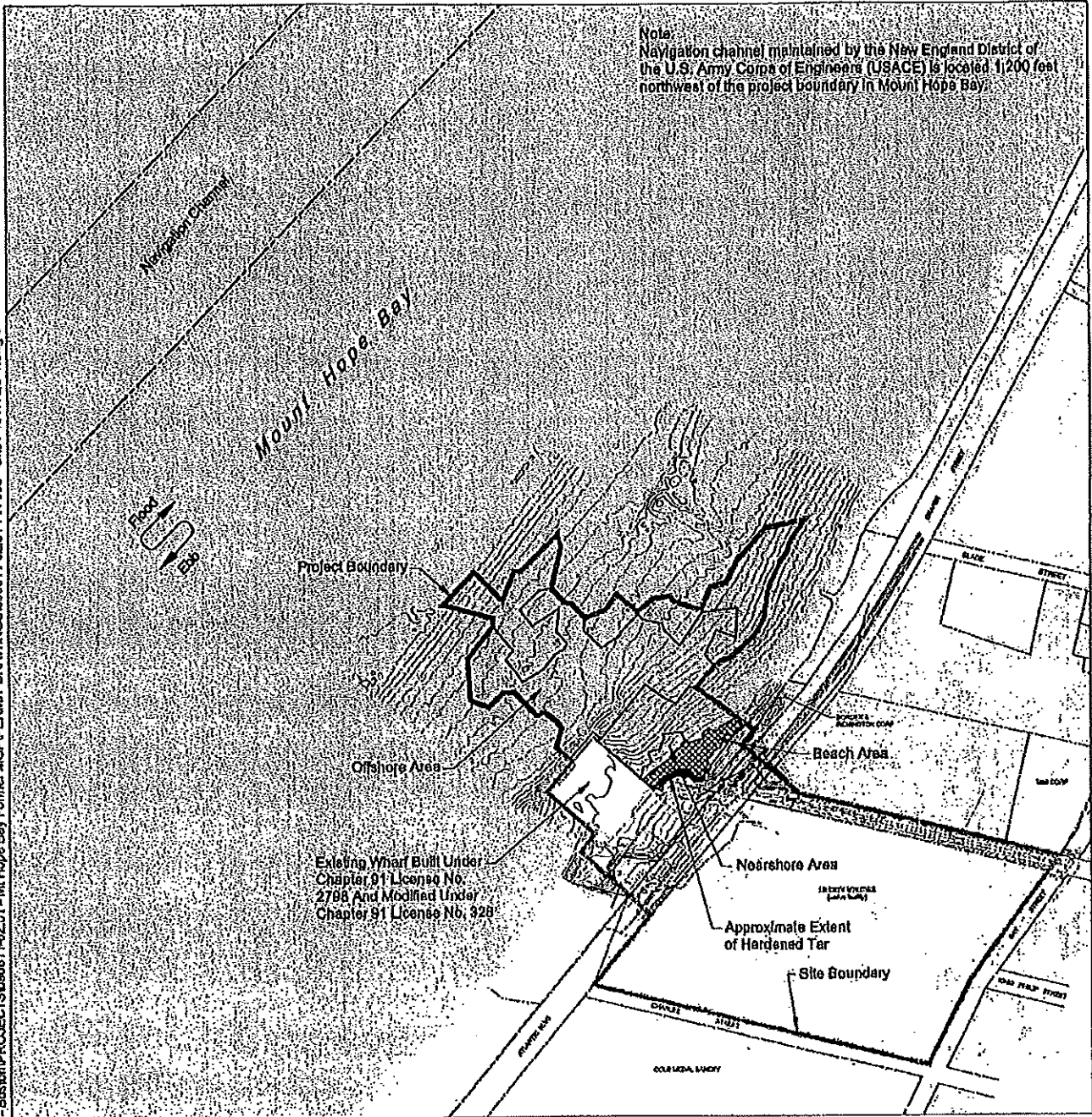
Plan Accompanying Petition of Liberty Utilities to Authorize
Dredging and Backfilling, Mount Hope Bay, Fall River, Massachusetts
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Sheet 2 of 7

CHARLES STREET FORMER MGP SITE
FALL RIVER, MASSACHUSETTS

LOCUS MAP



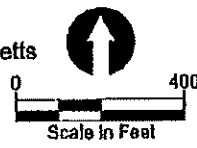
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**CHARLES STREET FORMER MGP SITE
FALL RIVER, MASSACHUSETTS**

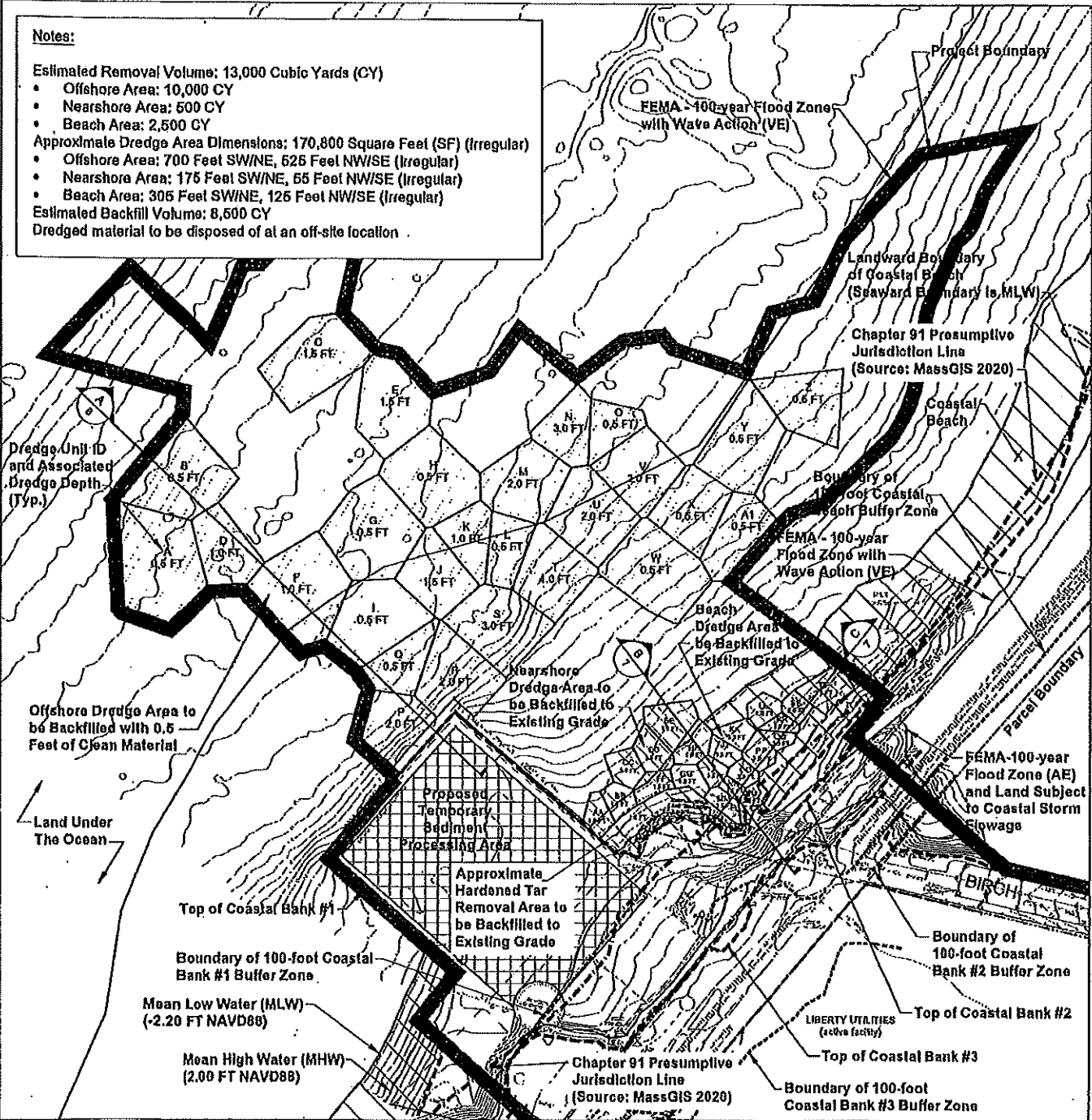
SITE PLAN

Plan Accompanying Petition of Liberty Utilities to Authorize
Dredging and Backfilling, Mount Hope Bay, Fall River, Massachusetts
Prepared By: Anchor QEA, LLC
This Plan is for Permitting Purposes Only
Sheet 3 of 7



Notes:

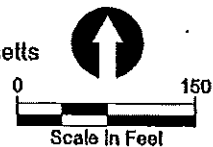
- Estimated Removal Volume: 13,000 Cubic Yards (CY)
- Offshore Area: 10,000 CY
 - Nearshore Area: 500 CY
 - Beach Area: 2,500 CY
- Approximate Dredge Area Dimensions: 170,800 Square Feet (SF) (Irregular)
- Offshore Area: 700 Feet SW/NE, 525 Feet NW/SE (Irregular)
 - Nearshore Area: 175 Feet SW/NE, 55 Feet NW/SE (Irregular)
 - Beach Area: 305 Feet SW/NE, 125 Feet NW/SE (Irregular)
- Estimated Backfill Volume: 8,500 CY
- Dredged material to be disposed of at an off-site location.



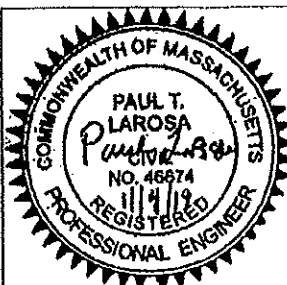
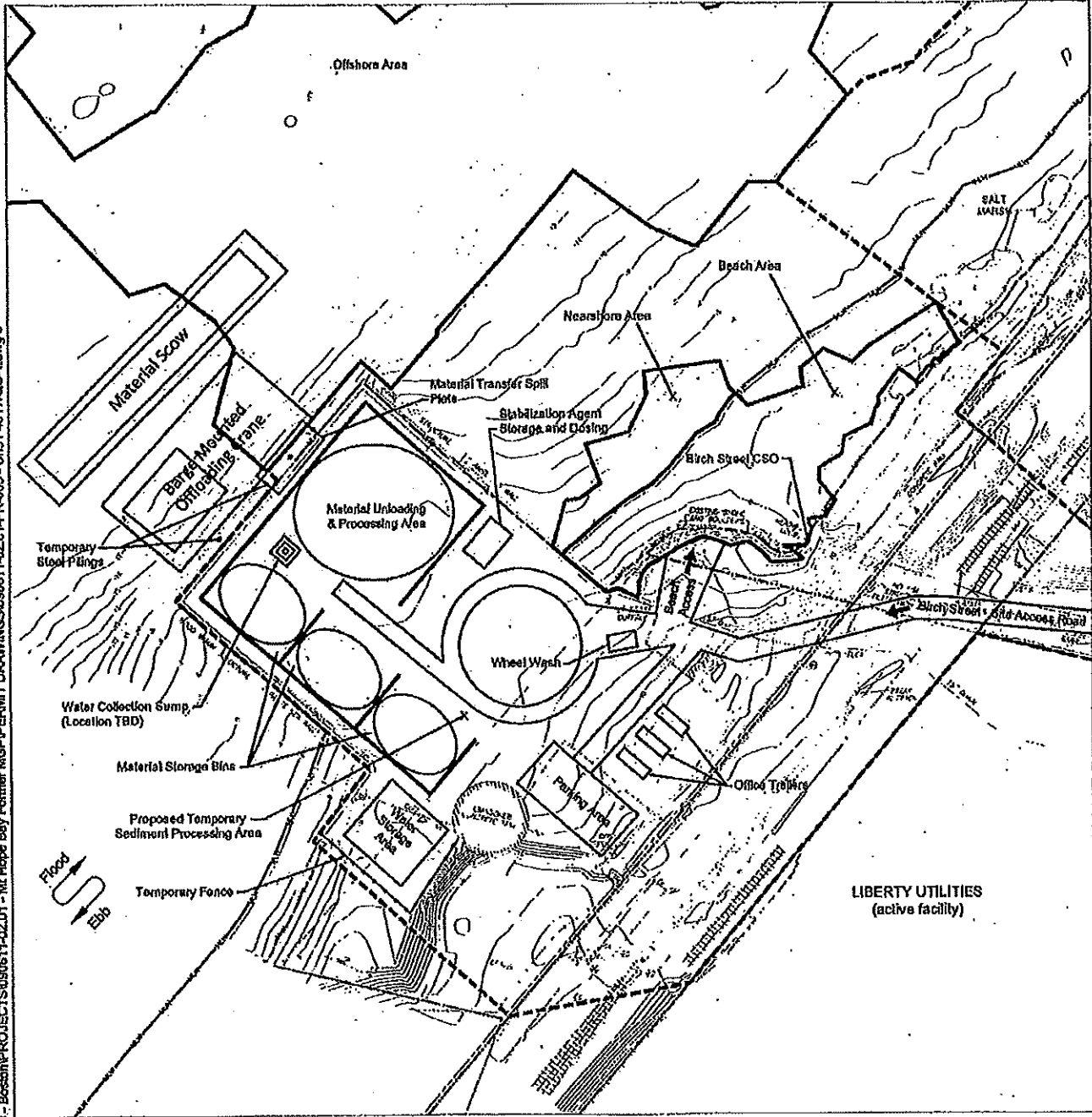
**CHARLES STREET FORMER MGP SITE
FALL RIVER, MASSACHUSETTS**

**SEDIMENT
REMEDICATION PLAN**

Plan Accompanying Petition of Liberty Utilities to Authorize
Dredging and Backfilling, Mount Hope Bay, Fall River, Massachusetts
Prepared By: Anchor QEA, LLC
This Plan is for Permitting Purposes Only
Sheet 4 of 7

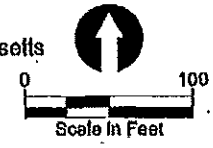


A/CAD - Boston PROJECTS 090611-02.01 - Mt Hope Bay Former MGP PERMIT DRAWING 090611-02.01-PR-005 - CHS1 401WCC-1.dwg 5
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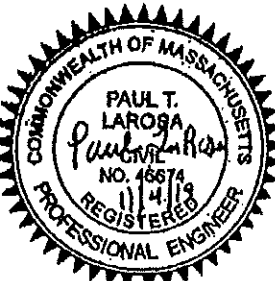
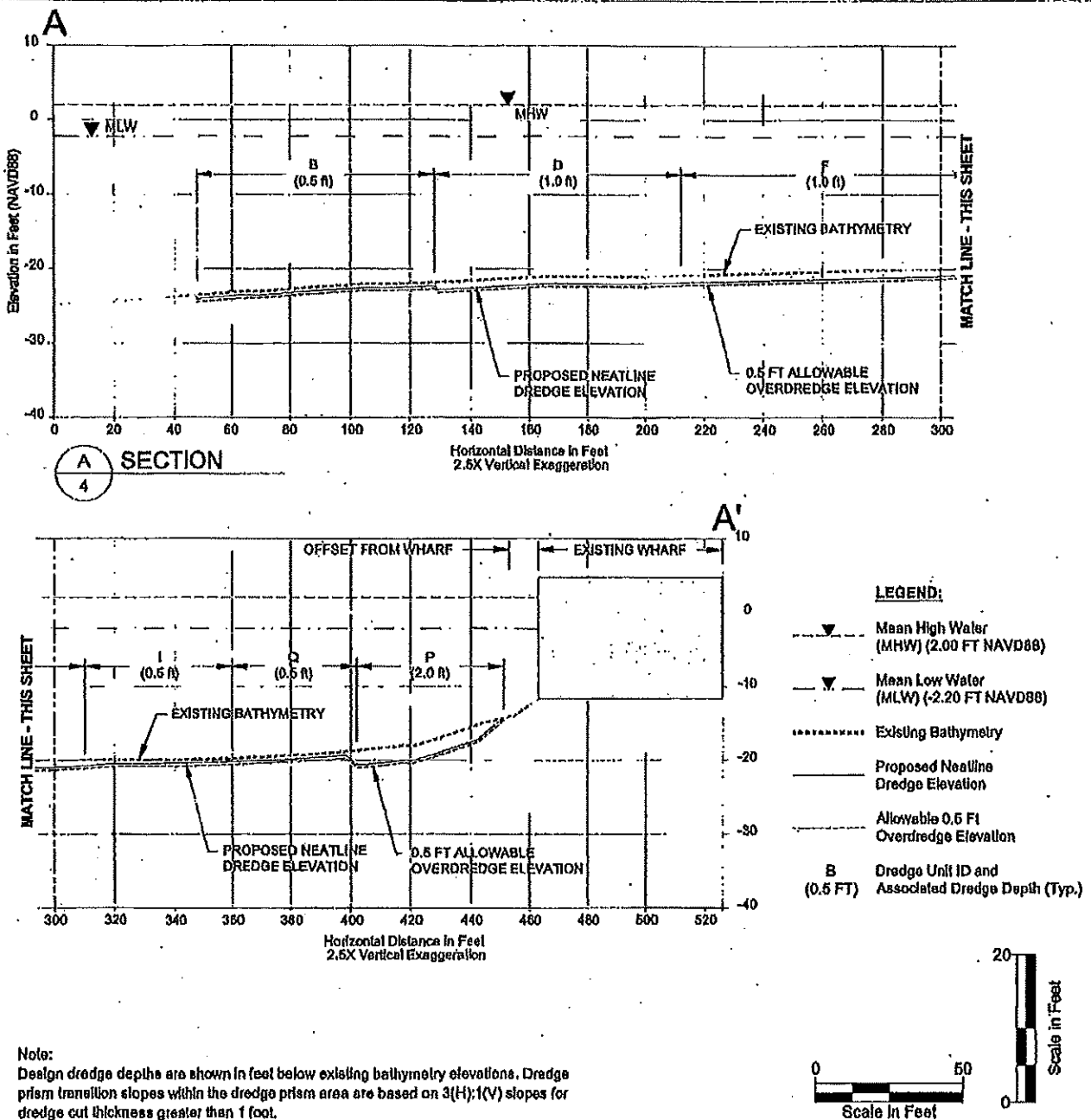


Plan Accompanying Petition of Liberty Utilities to Authorize
 Dredging and Backfilling, Mount Hope Bay, Fall River, Massachusetts
 Prepared By: Anchor QEA, LLC
 This Plan is for Permitting Purposes Only
 Sheet 5 of 7

CHARLES STREET FORMER MGP SITE
FALL RIVER, MASSACHUSETTS
CONCEPTUAL SEDIMENT PROCESSING
AREA AND ACCESS LAYOUT



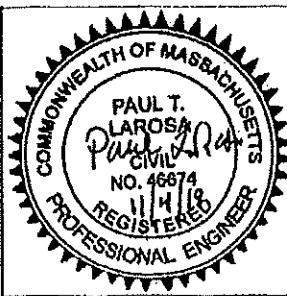
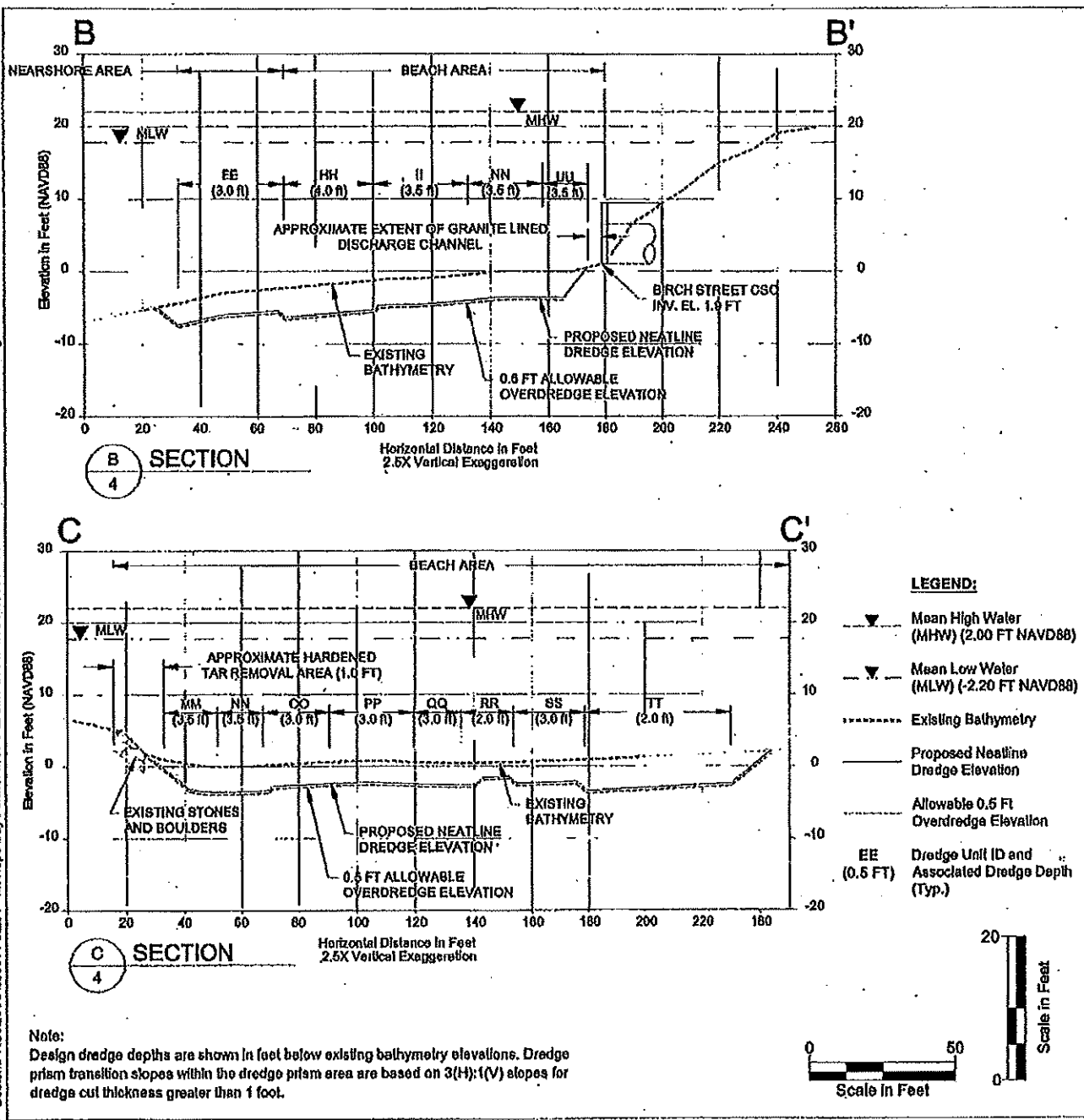
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Plan Accompanying Petition of Liberty Utilities to Authorize
Dredging and Backfilling, Mount Hope Bay, Fall River, Massachusetts
Prepared By: Anchor QEA, LLC
This Plan is for Permitting Purposes Only
Sheet 6 of 7

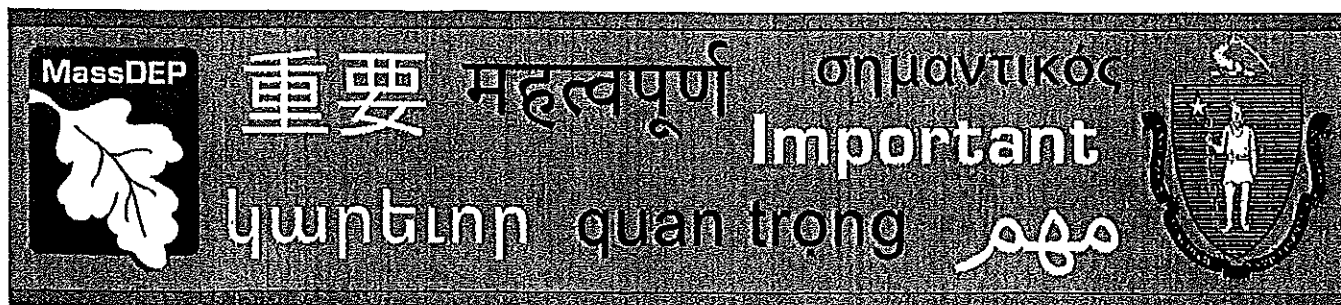
CHARLES STREET FORMER MGP SITE
FALL RIVER, MASSACHUSETTS
CROSS SECTION
A-A'

A:\CAD - Boston\PROJECTS\090611-02.01 - Mt Hope Bay Former MGP\PERMIT DRAWINGS\090611-02.01-PR-005 - C-91 401WQC-1.dwg 7
Apr 30, 2018 10:33am psc:slab



Plan Accompanying Petition of Liberty Utilities to Authorize Dredging and Backfilling, Mount Hope Bay, Fall River, Massachusetts
Prepared By: Anchor QEA, LLC
This Plan is for Permitting Purposes Only
Sheet 7 of 7

**CHARLES STREET FORMER MGP SITE
FALL RIVER, MASSACHUSETTS
CROSS SECTIONS
B-B' and C-C'**



Communication for Non-English-Speaking Parties

This document is important and should be translated immediately.

If you need this document translated, please contact MassDEP's Director of EJ at the telephone number listed below.

Español Spanish

Este documento es importante y debe ser traducido de inmediato. Si necesita este documento traducido, comuníquese con la Directora de Diversidad de MassDEP al número de teléfono que aparece más abajo.

Português Portuguese

Este é um documento importante e deve ser traduzido imediatamente. Se precisar de uma tradução deste documento, entre em contato com o Diretor de Diversidade da MassDEP nos números de telefone listados abaixo.

繁體中文 Chinese Traditional

本文件非常重要，應立即翻譯。如果您需要翻譯這份文件，請用下面列出的電話號碼聯絡 MassDEP 多元化負責人。

简体中文 Chinese Simplified

本文件非常重要，应立即翻译。如果您需要翻译这份文件，请用下面列出的电话号码与 MassDEP 的多元化主任联系。

Ayisyen Kreyòl Haitian Creole

Dokiman sa-a se yon bagay enpòtan epi yo ta dwe tradwi l imedyatman. Si ou bezwen dokimar sa a tradwi, tanpri kontakte Direktè Divèsite MassDEP la nan nimewo telefòn endlike anba.

Việt Vietnamese

Tài liệu này rất quan trọng và cần được dịch ngay lập tức. Nếu quý vị cần dịch tài liệu này, xin liên lạc với Giám đốc Đa dạng của MassDEP theo các số điện thoại ghi dưới đây.

ប្រទេសកម្ពុជា Khmer/Cambodian

ឯកសារនេះគឺសំខាន់ហើយគួរត្រូវបានបកប្រែភ្លាមៗ។ ប្រសិនបើអ្នកត្រូវការឱ្យគេបកប្រែឯកសារនេះ:

សូមទាក់ទងមកនាយកផ្នែកពិពិធកម្មរបស់ MassDEP តាមលេខទូរស័ព្ទខាងក្រោម។

Kriolu Kabuverdianu Cape Verdean

Kel dokumentu li é inportanti y debe ser traduzidu imidiamenti. Se bu meste di kel dokumentu traduzidu, pur favor kontakta Diretor di Diversidádi di MassDEP na numeru abaxu indikadu.



Contact Deneen Simpson 857-406-0738

Massachusetts Department of Environmental Protection
100 Cambridge Street 9th Floor Boston, MA 02114

TTY# MassRelay Service 1-800-438-2370 • <https://www.mass.gov/environmental-justice>
(Version revised 4.21.2023) 310 CMR 1.03(5)(a)

Русский Russian

Это важный документ, и он должен быть безотлагательно переведен. Если вам нужен перевод данного документа, пожалуйста, свяжитесь с директором по вопросам многообразия (Diversity Director) компании MassDEP по указанному ниже телефону.

العربية Arabic

هذه الوثيقة مهمة ويجب ترجمتها على الفور. إذا كنت بحاجة إلى هذه الوثيقة مترجمة، يرجى الاتصال بمدير التنوع PMassDE على أرقام الهواتف المدرجة أدناه.

한국어 Korean

이 문서는 중요하고 즉시 번역해야 합니다. 이 문서의 번역이 필요하시다면, 아래의 전화 번호로 MassDEP의 다양성 담당 이사에 문의하시기 바랍니다.

հայերէն Armenian

Այս փաստաթուղթը կարևոր է և պետք է անմիջապես թարգմանվի: Եթե Ձեզ անհրաժեշտ է այս փաստաթուղթը թարգմանել, դիմեք MassDEP-ի բազմազանության տնօրենին ստորև նշված հեռախոսահամարով:

فارسی Farsi Persian

این سند مهم است و باید فوراً ترجمه شود. اگر به ترجمه این سند نیاز دارید، لطفاً با مدیر بخش تنوع نژادی MassDEP به شماره تلفن ذکر شده در زیر تماس بگیرید.

Français French

Ce document est important et devrait être traduit immédiatement. Si vous avez besoin de ce document traduit, veuillez communiquer avec le directeur de la diversité MassDEP aux numéros de téléphone indiqués ci-dessous.

Deutsch German

Dieses Dokument ist wichtig und sollte sofort übersetzt werden. Sofern Sie eine Übersetzung dieses Dokuments benötigen, wenden Sie sich bitte an den Diversity Director MassDEP unter der unten aufgeführten Telefonnummer.

Ελληνική Greek

Το παρόν έγγραφο είναι σημαντικό και θα πρέπει να μεταφραστεί αμέσως. Αν χρειάζεστε μετάφραση του παρόντος εγγράφου, παρακαλούμε επικοινωνήστε με τον Διευθυντή Διαφορετικότητας του MassDEP στους αριθμούς τηλεφώνου που αναγράφονται παρακάτω.

Italiano Italian

Comunicazione per parti che non parlano inglese. Questo documento è importante e dovrebbe essere tradotto immediatamente. Se avete bisogno di questo documento tradotto, potete contattare il Direttore di Diversità di MassDEP al numero di telefono elencato di seguito.

Język Polski Polish

Dokument ten jest ważny i powinien zostać natychmiast przetłumaczony. Jeśli potrzebujesz przetłumaczonej wersji dokumentu, prosimy o kontakt z dyrektorem ds. różnorodności MassDEP pod jednym z numerów telefonu wymienionych poniżej.

हिन्दी Hindi

यह दस्तावेज महत्वपूर्ण है और इसका तुरंत अनुवाद किया जाना चाहिए. यदि आपको इस दस्तावेज़ का अनुवाद करने की आवश्यकता है, तो कृपया नीचे सूचीबद्ध टेलीफोन नंबरों पर मासडेपस डाइवर्सिटी के निदेशक से संपर्क करें.

Contact Deneen Simpson 857-406-0738

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