



City of Fall River Massachusetts

Office of the City Clerk

INÊS DA SILVA PAULINO LEITE

CITY CLERK

CHELSEA PACHECO

ASSISTANT CITY CLERK

REGULAR MEETING OF THE CITY COUNCIL

MEETING: November 25, 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, Andrew J. Raposo
and Ricky T. Tith

ABSENT: None

IN ATTENDANCE: Alan J. Rumsey, Corporation Counsel
Nicholas A. Macolini, Director of Human Resources
Al Oliveira, Director of City Operations

President Camara called the meeting to order at 7:25 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

On a motion made by Councilor Ponte and seconded by Councilor Raposo, it was unanimously voted to lift item 1 from the table.

1. Mayor and request for confirmation of the appointment of Emily Arpke to the position of Director of Financial Services
A motion was made by Councilor Kilby and seconded by Councilor Hart to confirm the appointment. On a motion made by Councilor Ponte and seconded by Councilor Raposo, it was unanimously voted to waive the rules to allow Attorney Alan J. Rumsey, Corporation Counsel, to answer questions.

Councilor Ponte requested clarification regarding the City Council's jurisdiction in relation to the approval of new contracts for an existing employee, as the City Council confirms the appointment in relation to the expiration date of the associated contract. Councilor Ponte stated that, in his opinion, once the contract expires, the Mayor should present a new confirmation to the City Council for the appointment with a new, updated contract, which would require another confirmation. Attorney Rumsey stated that the text within the City Charter only includes the confirmation of the individual and does not include approval of the terms of the employee's contract, which is under the jurisdiction of the Mayor.

A lengthy discussion was held between Councilor Ponte and Attorney Rumsey related to various methods that are utilized to continue employment of individuals when a new contract is written and agreed upon and that the City Council, per the City Charter, is only responsible for confirming the initial appointment of the employee, not each individual contract. Councilor Ponte suggested that the City Council could make a motion that an individual's appointment be resubmitted to the legislative body following the expiration of the original contract and Attorney Rumsey explained that that type of action would not be enforceable. Attorney Rumsey suggested that the City Council submit a resolution related to that request going forward for the Mayor to consider.

Councilor Cadime and Attorney Rumsey discussed contract laws and whether the individual remains an employee of the City once the original contract has expired. Attorney Rumsey stated that the employee is not terminated, unless advised to resign by the Mayor, and that they are still compensated with their pay and benefits until the new contract is renewed. Councilor Cadime emphasized that his interpretation of this process is that the individual is no longer employed by the City once the contract ends and that the City Council should have the power to re-confirm the individual. Attorney Rumsey clarified that the City Council's jurisdiction is to confirm the appointment of the person only as the approval of the contract is a function of the Executive Branch. Councilor Cadime stated that Boards and Commissions of Fall River require reappointments to be confirmed by the City Council and Attorney Rumsey stated that members of these bodies are defined differently within the City Charter than City employees.

Vice President Pereira made brief remarks regarding former employees who did require reappointments by the City Council but agreed with Attorney Rumsey that a separate resolution should be filed by the Councilors to discuss this matter further.

Councilor Dionne and Attorney Rumsey discussed the City Charter, §2-10, which relates to City Council confirmation of certain appointments. Councilor Dionne stated that this section refers to all types of appointments and Attorney Rumsey clarified that there are different requirements for employees versus board and commission members, such as residency requirements. Attorney Rumsey also stated that the term-ending dates for board and commission members are staggered, and, as a result, those reappointments are presented to the City Council for confirmation. Corporation Counsel emphasized the need for consistency with employees, as well as the Mayor's decision to continue an individual's employment based on competency and qualifications.

Councilor Cadime stated that the individual listed for this appointment should be offered a one-year contract with the requirement that the City Council confirms any future re-appointments to this position but based on the legal opinion provided by Attorney Rumsey, the Mayor is not required to follow that request. Corporation Counsel emphasized that he is providing a legal opinion based on how the City Charter is written. Councilor Kilby agreed with Councilor Cadime and stated that the contract is based on the individual that the City Council confirms.

Vice President Pereira stated that the City Council placing contract limitations on individuals will affect their desire to work for the City, and that many positions are currently vacant. Councilor Ponte stated that he spoke with the Mayor, and requested a one year contract, to allow the individual to obtain additional mentorship prior to a long-term employment commitment. Councilor Dionne agreed with Councilor Ponte, but stated that, based on the legal opinion provided to the City Council, there is no provision to enforce that request.

On a motion made by Councilor Ponte and seconded by Councilor Kilby, it was voted 5 yeas, 4 nays, to add that the appointment be confirmed with a one year contract to include a stipulation that the renewal of said contract be subject to the City Council approval, with President Camara, Vice President Pereira and Councilors Cadime and Dionne voting in the negative.

On a further motion made by Councilor Ponte and seconded by Councilor Hart, it was voted 6 yeas, 3 nays, to confirm the appointment with the above stipulations, with Vice President Pereira and Councilors Cadime and Dionne voting in the negative.

2. Mayor and request for confirmation of the appointment of Christopher Parayno to the position of Director of Community Maintenance

On a motion made by Councilor Cadime and seconded by Councilor Dionne, it was voted 3 yeas, 6 nays to reject the appointment, with Councilors Cadime, Dionne and Ponte voting in the affirmative and the motion failed to carry.

On a further motion made by Councilor Cadime and seconded by Councilor Raposo, it was unanimously voted to waive the rules to ask Nicholas A. Macolini, Director of Human Resources, and Al Oliveira, Director of City Operations, questions about this matter.

A lengthy discussion was held between Councilor Cadime, Mr. Macolini and Mr. Oliveira regarding the necessary qualifications for the position of Director of Community Maintenance, the experience of the candidate in other nearby municipalities, and the candidate's former employment with the City of Fall River. The Director of Human Resources stated that the candidate is knowledgeable of MUNIS software, has experience with collective bargaining agreement discussions and is a strong team leader. The Director of City Operations explained that the candidate has experience supervising roadwork crews, day-to-day operations within other municipalities, and has experience with Planning regulations. Councilor Cadime expressed concern that the candidate does not have Community Maintenance experience and stated that there are ongoing issues within the department, including lack of email communication and unfinished maintenance of various City structures, such as the Library and fire stations. Mr. Oliveira emphasized that he is currently operating multiple divisions without leadership assistance, and the hiring of this candidate will distribute the workload and will help with efficiency due to the current lack of Division Managers in various offices. Councilor Cadime stated he would not confirm this appointment, as the candidate does not have adequate experience within Community Maintenance tasks and was employed previously but pursued employment within another municipality after receiving in-depth training from the City of Fall River. Councilor Cadime also emphasized the need for Mr. Oliveira to speak with the candidate's former supervisor who performed this training prior to his departure.

Vice President Pereira stated that the candidate had experience with City Planning and pursued another employment opportunity to become a City Planner. Vice President Pereira also explained that his former co-workers within the Cemeteries Division admired his leadership. Vice President Pereira emphasized that the City has numerous vacant positions for leaders of departments and divisions.

Councilor Cadime reiterated the amount of training that was implemented for this candidate during their previous employment with the City of Fall River and expressed concern that the candidate would not remain in the City long-term if appointed to a new leadership position. The Director of City Operations stated that his goal is to train the candidate to ensure he remains an employee of the City and the Director of Human Resources stated that the Mayor is requesting confirmation of this candidate, who will be offered a 3-year contract.

Councilor Ponte emphasized the need to explore employment opportunities for those who already work for the City and have experience in their division or department where leadership positions are vacant. Councilor Ponte agreed with Councilor Cadime that commitment is important for the long-term success of the City and requested that the contract be presented to the City Council prior to a formal vote. Councilor Ponte and Mr. Oliveira discussed the lack of progress within the divisions he oversees and emphasized the need to hold employees accountable for their performance. The Director of City Operations explained that the candidate has the necessary education and previous experience to perform the duties of the Director of Community Maintenance position, and that training takes time. Councilor Ponte stated that the City needs to focus on improving employment culture, and internal hiring will assist with achieving that goal. Councilor Ponte stated that he would object to the confirmation of the candidate's appointment.

Councilor Raposo expressed concern regarding the lack of communication regarding the candidate's requested confirmation and stated that time was not allotted appropriately to allow City Councilors to thoroughly review the candidate's qualifications. Councilor Raposo asked that Mr. Oliveira prepare a detailed description of his training plan for the individual who is hired for this position to present at a future meeting, as this matter will most likely be tabled by an objection.

A brief discussion was held between Councilor Cadime and Mr. Macolini regarding the protocol utilized when an employee moves from one department or division to another. Mr. Macolini confirmed that the supervisors will usually hold a discussion regarding the individual's former, and future, work and anticipated employment performance.

A motion was made by Vice President Pereira and seconded by Councilor Hart to confirm the appointment. On a roll call vote, Councilors Cadime and Dionne voted in the negative. Councilors Hart, Kilby and Pereira voted in the affirmative. Councilor Ponte objected and the matter was laid on the table in accordance with the Charter.

3. Mayor and request for confirmation of the appointment of Christopher Murphy to the position of City Auditor

On a motion made by Councilor Ponte and seconded by Councilor Raposo, it was voted 9 yeas to confirm the appointment.

4. Mayor and request for confirmation of the reappointment of Kristen Cantara Oliveira to the Community Preservation Committee

On a motion made by Councilor Ponte and seconded by Councilor Raposo, it was voted 9 yeas to confirm the reappointment.

5. Mayor and solicitation proposal for Request for Proposals #26-03, Sale of the former Davol School located at 112 Flint Street

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

6. Mayor and order re: Intermunicipal Agreement for Drinking Water Services with the Town of Westport

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

7. Mayor and the following Loan orders:

a. Phase 23 Water Systems Improvements in the amount of \$4,200,000

b. Phase 24 Water Systems Improvements in the amount of \$4,700,000

The City Clerk stated that Bond Counsel has recommended amending the loan orders by striking out "BE IT FURTHER ORDERED, any premium received upon the sale of any bonds or notes approved by this vote less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount, and" in both loan orders. On a motion made by Councilor Ponte and seconded by Councilor Raposo, it was unanimously voted to amend both loan orders by striking out the second paragraph of each, in its' entirety. On a further motion made by Councilor Ponte and seconded by Councilor Raposo, it was unanimously voted that the loan orders be authorized to be published and referred to the Committee on Finance, as amended.

8. Mayor and the following:

a. Memorandum of Agreement between the City of Fall River and the American Federation of State, County and Municipal Employees (AFSCME) Council 93, Local 3177

On a motion made by Councilor Ponte and seconded by Councilor Cadime, it was voted 7 yeas, 2 nays, to reject the request to fund the cost items contained in the Memorandum of Agreement and refer it back to the Administration and the Collective Bargaining Unit, requesting that the Administration and AFSCME Council 93, Local 3177, discuss adjustments to salaries for non-Mobile Integrated Health (MIH) dispatchers, with Vice President Pereira and Councilor Hart voting in the negative.

b. Transfers and appropriations:

i. \$189,682.62 from Reserve Fund to the following Various Departments, Salaries:

• City Clerk	\$2,797.57
• Elections	\$4,551.68
• Veterans Benefits	\$296.80
• Community Maintenance	\$88,292.26
• Community Services	\$33,216.84
• Police	\$56,703.20
• Fire	\$3,824.27

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

ii. \$39,468.42 from Facilities, Salaries to Police, Salaries

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

PRIORITY COMMUNICATIONS

9. Chair of the Board of Election Commissioners and copy of certified results from the Municipal Election held on November 4, 2025

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

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.

COMMITTEE REPORTS – None

ORDINANCES

Second reading and enrollment

11. Proposed Ordinance – Traffic, One-way streets

- Maple Street, Westerly, from June Street to North Main Street

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

Approved, November 26, 2025

Paul E. Coogan, Mayor

Second reading and enrollment, as amended

12. Proposed Ordinance – Traffic, Miscellaneous

Section 1

Parking prohibited at all times (strike out)

- Dwelly Street, North, 58 feet west of Scott Street

Section 2

Parking prohibited during certain hours:

- Dwelly Street, North, 58 feet west of Scott Street,
7:30 A.M. – 9:00 A.M. and 3:00 P.M. – 4:00 P.M., Monday through Friday

Section 3

Passenger zones

- Bank Street, South, 34 feet east of North Main Street,
6:00 A.M. – 9:00 A.M. and 4:00 P.M. – 6:00 P.M., Monday through Friday

Section 5

Handicapped parking removals

- Crawford Street, East, 20 feet south of Larouche Street

On a motion made by Councilor Kilby and seconded by Vice President Pereira, it was voted that the proposed ordinance be passed through second reading and enrollment, as amended, with Councilors Ponte and Raposo opposed. On a further motion made by Vice President Pereira and seconded by Councilor Hart, it was voted that the proposed ordinance be passed to be ordained, as amended, with Councilors Ponte and Raposo opposed.

Approved, November 26, 2025

Paul E. Coogan, Mayor

RESOLUTIONS

13. Committee on Public Works and Transportation convene with Director of Traffic to discuss need for traffic study to be conducted at intersection of William Street and Broadway

A motion was made by Councilor Raposo and seconded by Councilor Ponte to adopt the resolution. Councilor Raposo stated that he had received multiple emails from residents regarding the safety of this intersection, and Councilor Ponte agreed. Councilor Dionne stated that many intersections in this area are very congested, with the intersection of Broadway and Bradford Avenue being the most concerning and stated that there are no pedestrian signals in that area. Councilor Dionne suggested amending the resolution to include all intersections on Broadway, from Columbia Street to Middle Street. On a motion made by Councilor Dionne and seconded by Councilor Ponte, it was unanimously voted to amend the resolution by inserting, in the third paragraph, immediately following "intersection," the following: "as well as all intersections on Broadway from Columbia Street to Middle Street," and, in the fourth paragraph, striking out "intersection." and inserting, in its place, "intersections." On a further motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to adopt the resolution, as amended.

14. Committee on Finance convene with the Chair of the Board of Elections, the Administration, and a representative of the Fall River Commission on Disability to discuss election cycle trends within new polling facilities

Councilor Dionne made brief remarks regarding the recent changes to various polling places and stated that fewer voters have participated in some districts following these changes. Councilor Dionne also stated that the transportation methods utilized for the Bristol Community College campus are not ideal, and many older individuals, who need transportation assistance, may have chosen not to participate in the elections due to these issues, leading to the lower voter turn out. On a motion made by Councilor Raposo and seconded by Vice President Pereira, it was unanimously voted to adopt the resolution.

15. Committee on Finance convene with the Administration to develop a comprehensive plan and cost estimate to perform performance audits of all City departments

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

16. Committee on Ordinances and Legislation convene to discuss changing the roles and titles of the Committee on Real Estate to the "Committee on Real Estate, Facilities and Housing" and the Committee on Human Services, Housing, Youth, Elder and Veterans' Affairs to the "Committee on Veterans, Youth, Elder Affairs, and Human Services."

Vice President Pereira suggested that the resolution be amended to include a review of all existing Committees and liaison positions, but after a brief discussion with the City Clerk, it was determined that a new resolution for that task would be most effective. Councilor Ponte stated that the Committee on Real Estate should be more involved with assisting those who are seeking housing, including those experiencing homelessness and veterans. On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to adopt the resolution.

CITATIONS

17. John and Evelyn Narcizo – 70th Wedding Anniversary

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

ORDERS – HEARINGS – None

ORDERS – MISCELLANEOUS

18. Auto Body Shop License Renewals

Ian M. Pankowski d/b/a Classic Auto, 270 Shove Street

Joseph Jennings d/b/a Jennings Garage, 64 Judson Street

Wayne Pereira d/b/a Fall River Auto Body and Sales, Inc., 155 Williston Street

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

Approved, November 26, 2025

Paul E. Coogan, Mayor

19. Auto Repair Shop License Renewals

Robert P. Fortier d/b/a Fortier's Auto Sales and Service, Inc., 605 Globe Street

Ian M. Pankowski d/b/a Classic Auto, 270 Shove Street

Elie Bouramia d/b/a North End Auto Service & Sales, Inc., 3293 North Main Street

Joseph Jennings d/b/a Jennings Garage, 64 Judson Street

Francis B. May d/b/a Brad's Auto Service, 156 President Avenue

Roger E. Khoury d/b/a Andrade's Automotive Service, LLC, 46 McGowan Street

Toni El Khoury d/b/a TNK Gas and Auto Repair, Inc., 402 Brightman Street

Antonio Pinto d/b/a T&P Auto Repair & Sales, 2553 South Main Street

Faouzi Raad, Michael & Tia, Inc. d/b/a Fawzi's Auto, 256 Bedford Street

Rodrigo Tacach d/b/a Tacach Auto Repair, Inc., 192C Eighteenth Street

Elio Younes d/b/a Coastal Fuel, Inc., 1082 North Main Street

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

Approved, November 26, 2025

Paul E. Coogan, Mayor

20. Police Chief's Report on Licenses

2026 Taxicab Drivers

Melissa Carvalho

Luis Costa

Cristian R. Cunin Choro

Derek Dagwan

Simone Desnoyers

Richard Huchel

Shawn Pereira

Derek Santos

Dorothy Ward

2026 Private Livery Drivers

Adel Mazouni

2026 Private Livery Vehicles

Princess Limousine, LLC – Ten (10) vehicles

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

COMMUNICATIONS – INVITATIONS – PETITIONS

21. Claims

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

22. City Engineer – Street opening less than 5 years at Robeson Street
(between Bedford Street and Pine Street)

On a motion made by Councilor Raposo and seconded by Vice President Pereira, it was unanimously voted to approve the street opening request.

Approved, November 26, 2025

Paul E. Coogan, Mayor

23. Drainlayer Licenses

Aguiar Landscaping, Inc.

Sweeney Excavating, Corp.

On a motion made by Councilor Raposo and seconded by Vice President Pereira, it was unanimously voted to approve the drainlayer license applications.

Approved, November 26, 2025

Paul E. Coogan, Mayor

24. Planning Board Minutes

September 10, 2025

October 8, 2025

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

On a motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to take items 25 through 27 together.

City Council Minutes

25. Public Hearings – November 12, 2025

26. Committee on Finance – November 12, 2025

27. Regular Meeting of the City Council – November 12, 2025

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

BULLETINS – NEWSLETTERS – NOTICES

28. Massachusetts Department of Public Utilities, Notice of public hearing and request for comments re: Petition of Massachusetts Electric Company and Nantucket Electric Company d/b/a National Grid for approval of its 2022-2024 Three-Year Energy Efficiency Plan Term Report (D.P.U. 25-123)

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.

29. Massachusetts Department of Public Utilities, Notice of public hearing and request for comments re: Petition of Libert Utilities (New England Natural Gas Company) Corp. d/b/a Liberty for approval of its 2022-2024 Three Year Energy Efficiency Plan Term Report (D.P.U. 25-128)

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.

A brief recess was held from 8:48 p.m. to 8:50 p.m. for the signing of ordinances.

ITEMS FILED AFTER THE AGENDA DEADLINE
CITY COUNCIL MEETING DATE: NOVEMBER 25, 2025

COMMITTEE REPORTS

Committee on Finance recommending:

Action

10a. Special Charter Review Committee Report

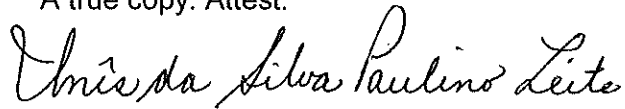
On a motion made by Councilor Raposo and seconded by Vice President Pereira, it was unanimously voted that the report be accepted and placed on file, and that a copy of the report be posted on the City's website.

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to adjourn at 8:51 p.m.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

A true copy. Attest:



City Clerk

In City Council, December 9, 2025

Approved.



City of Fall River Massachusetts
Office of the City Clerk

RECEIVED

2025 NOV 21 P 2:10

INÊS DA SILVA PAULINO LEITE
CITY CLERK

CITY CLERK
FALL RIVER, MA

CHELSEA PACHECO
ASSISTANT CITY CLERK

MEETINGS SCHEDULED
CITY COUNCIL CHAMBER, ONE GOVERNMENT CENTER
NOVEMBER 25, 2025
AGENDA

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

1. Citizen Input
2. *Special Charter Review Committee Report (tabled 10-8-2024)
3. Transfers and appropriations

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

PRIORITY MATTERS

1. *Mayor and request for confirmation of the appointment of Emily Arpke to the position of Director of Financial Services (objected to 11-12-25)
2. *Mayor and request for confirmation of the appointment of Christopher Parayno to the position of Director of Community Maintenance
3. *Mayor and request for confirmation of the appointment of Christopher Murphy to the position of City Auditor
4. *Mayor and request for confirmation of the reappointment of Kristen Cantara Oliveira to the Community Preservation Committee
5. *Mayor and solicitation proposal for Request for Proposals #26-03, Sale of the former Davol School located at 112 Flint Street
6. *Mayor and order re: Intermunicipal Agreement for Drinking Water Services with the Town of Westport
7. *Mayor and the following Loan orders:
 - a. Phase 23 Water Systems Improvements in the amount of \$4,200,000
 - b. Phase 24 Water Systems Improvements in the amount of \$4,700,000
8. *Mayor and the following:
 - a. Memorandum of Agreement between the City of Fall River and the American Federation of State, County and Municipal Employees (AFSCME) Council 93, Local 3177
 - b. Transfers and appropriations:
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• Police	\$56,703.20
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 - ii. \$39,468.42 from Facilities, Salaries to Police, Salaries

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

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PRIORITY COMMUNICATIONS

9. *Chair of the Board of Election Commissioners and copy of certified results from the Municipal Election held on November 4, 2025
10. *Traffic Commission recommending amendments to the traffic ordinances

COMMITTEE REPORTS – None

ORDINANCES

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*Proposed Ordinance – Traffic, One-way streets
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Section 5
Handicapped parking removals
 - Crawford Street, East, 20 feet south of Larouche Street

RESOLUTIONS

13. *Committee on Public Works and Transportation convene with Director of Traffic to discuss need for traffic study to be conducted at intersection of William Street and Broadway
14. *Committee on Finance convene with the Chair of the Board of Elections, the Administration, and a representative of the Fall River Commission on Disability to discuss election cycle trends within new polling facilities
15. *Committee on Finance convene with the Administration to develop a comprehensive plan and cost estimate to perform performance audits of all City departments
16. *Committee on Ordinances and Legislation convene to discuss changing the roles and titles of the Committee on Real Estate to the "Committee on Real Estate, Facilities and Housing" and the Committee on Human Services, Housing, Youth, Elder and Veterans' Affairs to the "Committee on Veterans, Youth, Elder Affairs, and Human Services."

CITATIONS

17. John and Evelyn Narcizo – 70th Wedding Anniversary

ORDERS – HEARINGS – None

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

ORDERS – MISCELLANEOUS

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21. *Claims
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City Clerk



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

PAUL E. COOGAN
Mayor

November 5, 2025

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

Honorable Members of the City Council:

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

Name: Emily Arpke
Address: 422 Reading Street
Fall River, MA 02720
To: Director of Financial Services
Effective Date: November 13, 2025
Annual salary: \$142,000.00

Sincerely,

Paul E. Coogan
Mayor

CITY OF FALL RIVER
IN CITY COUNCIL
NOV 12 2025

*Objected to and read on
the table in accordance with
the Charter*

CITY CLERK
FALL RIVER, MA

2025 NOV -6 P 12:48

RECEIVED



PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

2
RECEIVED

2025 NOV 20 A 8:32

CITY CLERK
FALL RIVER, MA

November 14, 2025

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

Honorable Members of the City Council:

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

Name: Christopher Parayno
Address: 9 Winter St.
Rehoboth, MA 02769
To: Director of Community Maintenance
Effective Date: December 8, 2025
Annual salary: \$105,000.00

Sincerely,

Paul E. Coogan
Mayor



PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

RECEIVED

2025 NOV 20 A 8:32

CITY CLERK _____
FALL RIVER, MA

November 14, 2025

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

Honorable Members of the City Council:

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

Name: Christopher Murphy
Address: 700 Shore Dr. Unit 709
Fall River, MA 02721
To: City Auditor
Effective Date: December 22, 2025
Annual salary: \$115,000.00

Sincerely,

Paul E. Coogan
Mayor



PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

4
RECEIVED

2025 NOV 20 A 8:32

CITY CLERK _____
FALL RIVER, MA

November 19, 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 of the following reappointment:

Name: Kristen Cantara Oliveira

Address 898 Robeson Street
Fall River, MA 02720

Position: Community Preservation Committee

Term Expires: November 15, 2028

Sincerely,

Paul E. Coogan
Mayor

PC/amos

5



PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

RECEIVED

2025 NOV 20 A 8:33

CITY CLERK _____
FALL RIVER, MA

November 19, 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 correspondence from Rebekah A. Pontes, Assistant Treasurer/ Purchasing Department Assistance, with a copy of the solicitation proposal for RFP #26-03 Sale of the former Davol School for your action.

If additional information is needed, please reach out to my office. Thank you.

Sincerely,

Paul E. Coogan
Mayor

PC/amos

5



PURCHASING
CITY OF FALL RIVER

November 3, 2025

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

Dear Honorable Mayor Coogan,

Pursuant to Municipal Code, Chapter 2. Administration, ARTICLE VIII. Public Property, § 2-972. Surplus property, I seek your assistance to solicit the named members of the Proposal Review Team; The City Council Committee on Real Estate as well as; the Chairperson of The City of Fall River Historical Commission and Executive Director of Community Development to review and recommend for decision the solicitation proposal for *RFP #26-03 Sale of the Former Davol School* which closed on September 19, 2025.

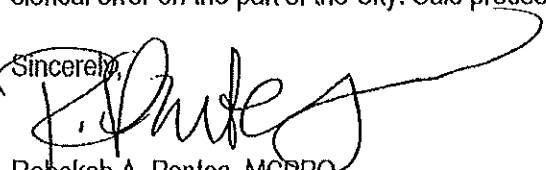
A Real Estate Market Rate Valuation was received (Appraisal file #4871) on April 30, 2025, as assessed by Mark T. Freitas Appraisers, Inc., in anticipation of the sale. A feasibility opinion on the developmental proposal was requested by the Purchasing Department to the Director of Engineering & Planning, Daniel Aguilar for review and compliance with respect to planning, zoning, or other obstacles that could hinder any forecasted benchmarks in the proposal. Mr. Aguilar has provided an opinion, which is included with this letter for consideration.

All administrative forms, and procurement compliance items have been satisfied. In addition, a check in the amount of \$17,500.00 was deposited through the Treasurer's office on October 3, 2025, to secure the offer. To ensure compliance to M.G.L, Part 1, Title III, c. 30B, §6; *RFP #26-03 Sale of the Former Davol School* must be evaluated based on the Developmental Proposal *prior* to the Price Proposal components being revealed and the contract awarded to the most advantageous proposal from a responsible and responsive offeror; taking into consideration the evaluated criteria set forth in the request for proposals, including; but not limited to the benchmarks and adherence to preferred redevelopment *then* the consideration of price.

Accompanying this letter is (2) two sealed envelopes containing the marked proposals, the original RFP draft copy, the feasibility opinion of the Director of Engineering & Planning, and the Real Estate Market Rate Valuation. There was only (1) one bidder who submitted a proposal package, Contractor's Landing, LLC.

The City reserves the right to reject any and all bids wholly or in part, to waive technicalities and informalities, to make awards in a manner deemed in the best interest of the City, and to correct any award erroneously made as a result of a clerical error on the part of the City. Sale proceeds would be considered general fund.

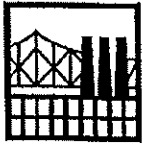
Sincerely,


Rebekah A. Pontes, MCPPO

Assistant Treasurer / Purchasing Department Assistant

One Government Center • Fall River, MA 02722

TEL (508) 324-2250 • FAX (508) 324-2255



PURCHASING
CITY OF FALL RIVER

September 19, 2025

Dan Aguiar, City Engineer
One Government Center, Rm 501
Fall River, MA 02722

Dear Mr. Aguiar,

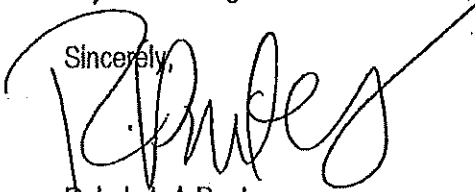
Attached is the developmental proposal that was received for the Sale of the Former Davol School. The proposal has met all the administrative requirements set forth in the RFP. We are asking in your capacity as City Engineer to evaluate the development proposal and assess for feasibility, as well as any obstacles that you feel may hinder the forecasted benchmark dates set forth in the RFP.

Upon conclusion of your review, we ask you to prepare a written opinion to be submitted to the Proposal Review Team. The Proposal Review Team consists of the Executive Director of the Fall River Community Development Agency, the Chairperson of the City of Fall River Historical Commission, and the City Council Committee on Real Estate.

Decisioning for this is set at (30) thirty working days from the bid opening date, which was on September 19, 2025. Therefore, our deadline would be Monday, November 3, 2025. We ask that the receipt of your opinion arrive timely; allowing the committee to evaluate the proposal in a manner that can meet this demand.

Thank you in advance for your collaboration and expertise. Should you require additional information on any items being evaluated in the bid, please contact me, so I may seek clarification from the bidder.

Sincerely,


Rebekah A Pontes
Interim Purchase Agent



PLANNING
CITY OF FALL RIVER

FILE COPY

PAUL E. COOGAN

Mayor

DANIEL AGUIAR

Director of Engineering & Planning

September 26, 2025

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

Attn: Trevor Coelho, Purchasing Agent

RE: Davol School redevelopment
112 Flint Street
Parcel K-14-11

Dear Mr. Coelho,

I am in receipt of the development proposal submitted on behalf of Contractors Landing LLC for the above-mentioned real estate. It has been requested through your office that I offer a written opinion on the feasibility of the proposal and any obstacles that may hinder compliance with forecasted benchmark dates.

The proposal states that the developer will renovate the existing structure into an apartment building containing at least (16) sixteen units, with a mix of (1) one-bedroom and (2) two-bedroom units and that ample parking will be provided.

This parcel falls within an A2 (Apartment) Zoning District which allows for apartment uses with the following requirements.

A2 (Apartment) District

Min. Area	5,000 sq.ft. for the first unit 1,500 sq.ft. per additional unit
Min. Frontage	50'
Min. Building Setbacks	
Front yard	12'
Side yard	10'
Rear yard	15'
Max. Building Height	45'
Max. Lot Coverage	30%

It is my opinion that the proposal will meet the current Zoning requirements for the A2 (Apartment) Zoning District without the need for relief.

One Government Center • Fall River, MA 02722
TEL (508) 324-2561 • FAX (508) 324-2564 • EMAIL planning@fallriverma.org

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

Additionally, Section 86-441 of the Zoning Ordinance requires that parking be provided at a rate of (2) two off-street spaces per residential unit. The proposal for (16) sixteen units requires that 32 off-street parking spaces be provided. There are currently 34 striped parking spaces provided at the locus. It appears that the requirement for 32 parking spaces can be achieved.

Based on these factors, It is my opinion that the proposal is sound and the ability to comply with the development timeline benchmarks is reasonable. I would note that no review or ability to comply with required environmental mediation can be provided.

Attached for reference purposes are the following:

1. Zoning Map Exhibit
2. Aerial Map Exhibit
3. Recorded Subdivision Plan
4. Zoning Ordinance Table of Uses
5. A2 (Apartment) Zoning District Ordinance

Please feel free to contact me with any questions or concerns.

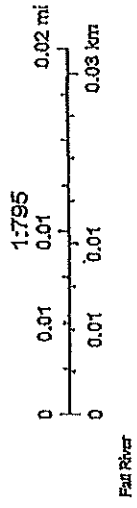
Sincerely

Daniel Aguiar
Director of Engineering & Planning

Parcel K-14-11 112 Flint Street Zoning Map



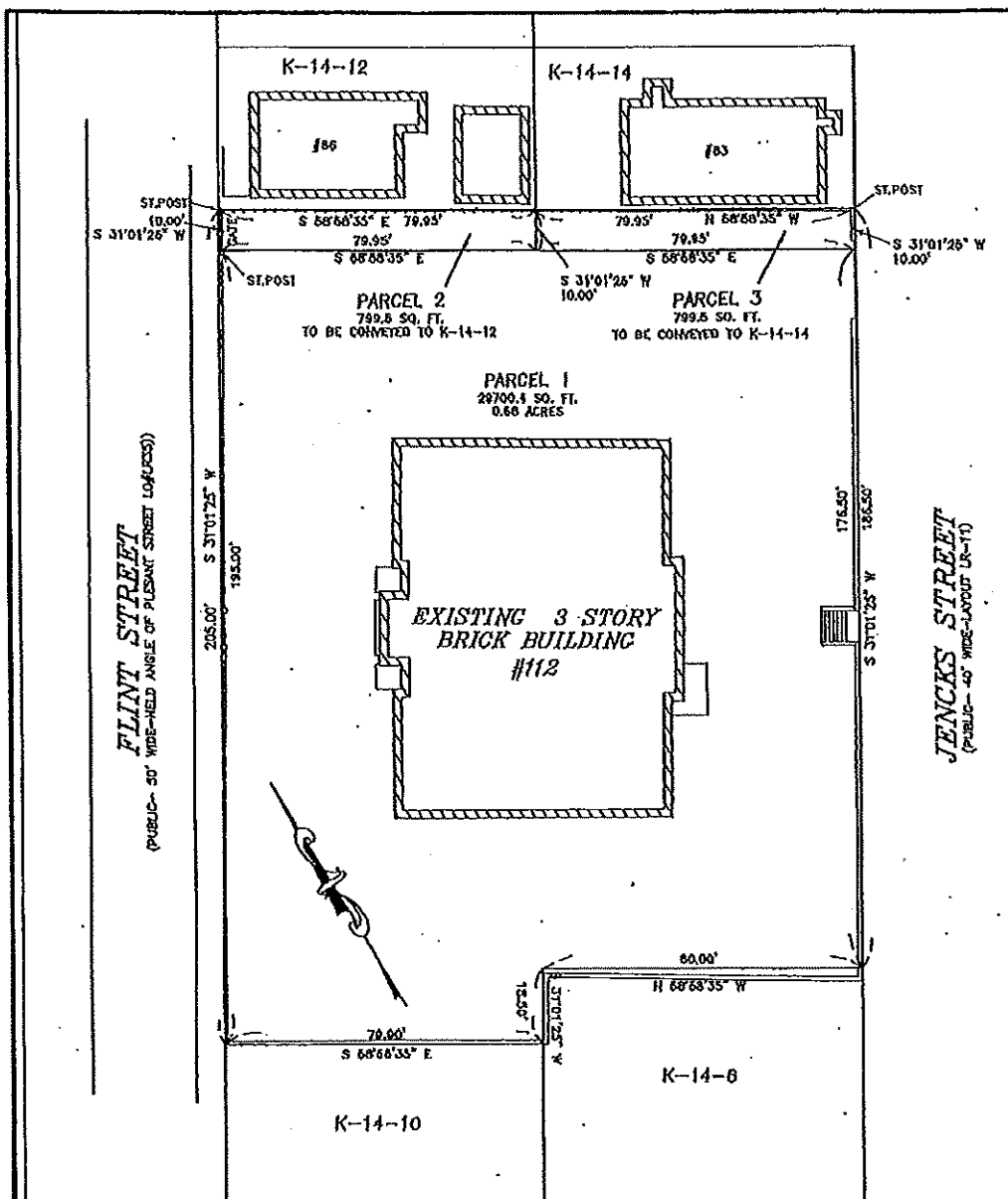
9/30/2025



Parcel K-14-11 112 Flint Street Aerial Map



9/30/2025



Fall River District Registry of Deeds
Book 158 Page 4
Filed November 10, 2015
At 2:11:57 P.M.
By [Signature]
2015 00183233
10/10/15 1 00183233
Page 1 of 1 10/10/15 02:11:57

FOR REGISTRY USE ONLY



I HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

[Signature]
PROFESSIONAL LAND SURVEYOR

10/12/2015
DATE



APPROVAL NOT REQUIRED
PLAN OF LAND
112 FLINT STREET
MAP K-14 LOT 11
IN
FALL RIVER, MA
PREPARED FOR
FLINT NEIGHBORHOOD ASSOCIATION CORP.
SCALE: 1"=20' **SEPTEMBER 30, 2015**
PREPARED BY

SITEC
Civil and Environmental Engineering
Land Use Planning

SITEC, Inc.
418 Fairfax Street
Fall River, MA 01923
(508) 218-2125
FAX (508) 218-7551

ZONING

86 Attachment 2
City of Fall River

Table of Uses
(Amended 6-20-2019 by Ord. No. 2019-13; 7-15-2019 by Ord. No. 2019-23)

KEY:
Y = Permitted Use
SP = Special Permit from ZBA Required
Blank Box = Not a Permitted Use. Variance from ZBA Required

In the event of discrepancy between the narrative text for each district and the table, the text of the sections shall control.

District Type	Single-Family					Multi-Family				Business				Industrial				Overly (U2)				Other	
	S	R-1	R-2	R-3	R-4	C	M	R-4	A-2	CBD	MED	B-N	B-L	W/TOD (S)	MD	CMD	IF	AOD (S)	RDO	WWD	HD (S)	OS	WR
Residential Uses																							
a. Single-family dwelling (1)	Y	Y	Y	Y	Y	Y	Y	Y	Y				Y										
b. Two-family dwelling (1)					Y	Y	Y	Y	Y				Y			SP							
c. Three-family dwelling (1)					Y	Y	Y	Y	Y				Y			SP							
d. Multifamily dwelling (4 to 5 units) (1)					Y	Y	Y	Y	Y				Y			SP		Y					
e. Multifamily dwelling (7 to 20 units)					Y	Y	Y	Y	Y				Y			SP		Y					
f. Multifamily dwelling (20 or more units)									Y	Y	Y		Y					Y					
g. Boardinghouse, dormitory or lodging house									Y														
h. Bed-and-breakfast inn									Y					Y				Y					
i. Senior cooperative housing, including, but not limited to, assisted-living facilities									Y						SP								
Residential Accessory Uses																							
a. Garage for the storage of automobiles owned by the residents of the premises only. Not more than three vehicles	Y	Y	Y	Y	Y	Y	Y	Y	Y														
b. Sheds	Y	Y	Y	Y	Y	Y	Y	Y	Y				Y										
c. Home occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y														
Intermittent, Recreational and Educational Uses																							
a. Church or religious purpose and/or any exempt use (MGL c. 40A, § 3)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
b. Public, private, religious, or other nonprofit schools or educational uses or buildings, including colleges/higher education institutions	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

FALL RIVER CODE

District Type	Single-Family				Multifamily				Business				Industrial				Overlay (U/C)				Other	
	S	R-8	R-20	R-40	C	M	R-4	A-2	CBD	MBD	EN	E-L	WTOB (S)	MD	CMD	IF	AOD (S)	RDOD	WVWD	HD (S)	OS	WR
C. Club or lodge, except one whose chief activity is customarily carried on as a business					Y				Y	Y	Y	Y										
d. Bicycle and pedestrian paths, boardwalk, pedestrian paths and plaza	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
e. Library or museum open to the public or connected with a permitted educational use and not conducted as a profit business									Y	Y	Y	Y	Y	Y	Y		Y					
f. Licensed gaming facilities													Y									
g. Commercial recreational facility, outdoor (including stadiums, athletic facilities and convention complexes)													Y			SP		SP				
h. Commercial recreational facility, indoor (including stadiums, athletic facilities and convention complexes)													Y			SP		SP				
i. Outdoor passive recreation, forestry and recreational buildings or structures used in conjunction with harvesting or storage of forest products														Y							Y	Y
j. Hospital, nursing home, convalescent or rest home, medical or dental center or clinic, including laboratories incidental thereto					Y																	
k. Municipal uses and municipal facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
l. Retail, Restaurant and Consumer Services Uses																						
a. Retail operation with 5,000 square feet or less of gross floor area per establishment					SP	SP		SP	Y	Y	Y	Y	Y	Y	Y	Y		Y				
b. Retail operation with greater than 5,000 square feet of gross floor area per establishment									Y	Y	Y	Y	Y		Y							
c. Service business									Y	Y	Y	Y	Y	Y	Y	Y						
d. Restaurant									Y	Y	Y	Y	Y	Y	Y	SP	Y					
e. Bar, saloon, or other establishment where alcoholic beverages are sold and consumed, but which is not licensed to prepare or serve food									SP	SP	SP	SP	SP	SP	SP							
f. Veterinary establishment, pet shops or similar establishments									Y	Y	Y	Y	SP									
g. Kennel (containing more than four canines three months of age or older)												Y										

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ZONING

District Type	Single-Family				Multifamily				Business				Industrial				Overlay (LYZ)				Other	
	S	R-4	R-30	R-80	C	M	R-4	A-2	CHD	MED	B-N	E-L	MD	CHD	IP	ADD (2)	RDOD	WVMD	RD (4)	OS	VR	
Districts	S	R-4	R-30	R-80	C	M	R-4	A-2	CHD	MED	B-N	E-L	MD	CHD	IP	ADD (2)	RDOD <td>WVMD</td> <td>RD (4)</td> <td>OS</td> <td>VR</td>	WVMD	RD (4)	OS	VR	
a. Funeral or undertaking establishment	SP	SP	SP	SP	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y	Y		Y				
i. Hotel or motel								Y	Y						SP							
j. Body art establishments (as defined by Board of Health regulations)									Y	Y	Y	Y	Y	Y	SP							
k. Bank or other monetary institution and ATMs									Y	Y	Y	Y	Y	Y	Y							
l. Theater, auditorium, museum or other establishment offering recreation to the general public									Y	Y	Y	Y	Y	Y	Y	Y						
Automotive and Related Uses																						
a. Automotive sales, indoor and outdoor									Y	Y	Y	Y										
b. Automotive repair station/garage											Y	SP										
c. Gasoline filling station												SP										
d. Auto body or paint shops									Y	Y	Y	Y										
e. Car wash									Y	Y	Y	Y	Y	Y	SP							
f. Parking lots, private and public garages, and parking structures other than those provided as an accessory use to the principal use being conducted on the lot																						
g. Lot for storing towed vehicles																						
Utilities, Telecommunications and Public Service Uses																						
a. Radio or television studio									Y	Y	Y	Y	Y	Y	Y	Y						
b. Radio or television transmission stations (including towers related to said use)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					
c. Intermodal transportation facilities, including but not limited to bus and/or railroad (multi-modal) passenger terminals													Y									
Office Uses																						
a. Business or professional office									Y	Y	Y	Y	Y	Y	Y	Y		Y				
b. Telephone answering service/call center									Y	Y	Y	Y	Y	Y	Y	Y		Y				
Industrial Uses																						
a. Distribution center, parcel delivery center, delivery warehouse																			Y			
b. Self-storage facility												Y			Y							

FALL RIVER CODE

District Type	Single-Family				Multifamily				Business				Industrial				Overlay (UO)				Other	
	S	R-5	R-24	R-40	C	M	R-4	A-2	CEO	MED	E-N	E-L	WTOB (S)	MD	CEO	IF	AOD (S)	RDOD	WVD	ED (S)	OS	WR
a. Research and development excluding research or use of radioactive, hazardous or explosive materials														Y	Y	Y		Y				
d. Industrial research and development															Y	Y		Y				
e. Processing, fabrication, manufacturing, assembly, packaging															Y	Y		Y				
f. Warehousing, wholesaling															Y	Y		Y				
g. Biotechnology															Y							
h. Trucking, including terminal facilities																						
i. Indoor recycling facility																						
j. Gravel pit, concrete or asphalt plant																SP						
k. Information and information processing, data collection and data storage record keeping									Y	Y	Y	Y	Y	Y	Y	Y		Y				
l. Water-dependent uses: fish and seafood receiving, handling, storage and shipping; boat building and repair; maritime shipping; passenger and cargo terminals, receiving and berthing													Y									
m. Wind energy industry research and development													Y									
n. Wind energy industry processing, fabrication, manufacturing, assembly, packaging													Y									
o. Wind energy industry support services													Y									
Art Uses																						
a. Artist loft or art use, culinary arts, retail sales of art, including gift and specialty shops, art schools and studios of dance and photography, performing arts ticket offices or booking agencies, community educational arts and related services (3)											Y		Y				Y					
b. Cabinet and carpentry shops, studios for artists and crafts people													Y				Y					
c. Visual and performing art space, including, but not limited to, exhibition and concert halls, galleries and stage and screen theaters (3)									Y	Y	Y		Y			Y	Y					

ZONING

NOTES:

- (1) Not more than one principal building per lot.
- (2) These districts shall be considered as overlaying and shall overlay all other zoning districts within their boundaries. Any uses permitted in the district or portion thereof so overlaid shall be permitted subject to applicable provisions.
- (3) These districts shall be considered as overlaying and shall overlay all other zoning districts within their boundaries. Any uses permitted in the district or portion thereof so overlaid shall be permitted subject to applicable provisions.
- (4) Adult use as defined in Article IV, Division 7, Adult Entertainment, § 86-390 of this chapter is prohibited in the Arts Overlay District (AOD).
- (5) Refer to Article IV, Division 11, Housing Development Overlay District, § 86-413 of this chapter.
- (6) In the Warehouse and Transit-Oriented Development District (W TOD), industrial uses in existence prior to September 6, 2011, may continue and mill buildings in existence prior to September 6, 2011, may be altered, enlarged and/or continue to be used for industrial purposes, provided they meet the requirements of the Commercial Mill District (CMD).

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)

- 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 600 square feet of floor space and an additional 120 square feet of floor space of each additional room.
- Dimensions. See the Table of Dimensional Regulations Included as an attachment to this chapter (§86-35).
- 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.
- Parking. See §86-441 and Article VI generally.

And inserting in its place the following:

§86-148 Apartment District (A-2)

- Reserved.
- Dimensions. See the Table of Dimensional Regulations Included as an attachment to this chapter (§86-35).
- 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.
- 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	5,000/unit 1,500/additional unit	50	12	10	15	45	30%

In City Council, May 27, 2025

Passed to be ordained, as amended.

Approved, May 28, 2025

Paul E. Coogan, Mayor

A true copy. Attest:

Alison M. Bouchard
City Clerk

RFP #26-03 Sale of Former Davol School

Bidder: Contractors Landing, LLC

Table of Contents

1. Cover letter;
2. Proposed Requirements Checklist;
3. Minimum Requirements Checklist;
4. Non-Price Development Proposal;
5. Price Proposal and Price Proposal Explanation (separate envelope with deposit check);
6. Manager's Certificate, which includes the Vote of the LLC;
7. Health and Building Codes Violations Disclosure;
8. Affidavit of Non-Conviction of Crimes Related to Arson;
9. Tax Status and History Disclosure;
10. Disclosure of Beneficial Interest Statement;
11. Non-Collusion Form;
12. Certificate of Tax Compliance;
13. Bid Contractor State/Federal Award Verification Form;
14. Bid Contractor Reference Information Sheet;
15. City of Fall River Conflict of Interest Certification;
16. Certification Regarding Lobbying;
17. Resume for John Ferreira, Manager of Contractor Landing, LLC; and
18. St. Michael's Federal Credit Union letter dated September 16, 2025.

EXHIBIT

1

5

CONTRACTORS LANDING, LLC

21 Coral Street
Fall River, Massachusetts 02721.
Tel. #508-493-3311
email: jfgeneral@aol.com

September 17, 2025

City of Fall River
Purchasing Department
1 Government Center - Room 324
Fall River, Massachusetts 02722

RE: RFP #26-03 SALE OF FORMER DAVOL SCHOOL

Dear Sir/Madam:

With reference to the captioned matter, enclosed please find the submittal/bid of Contractors Landing, LLC (including four [4] collated sets and a thumb drive with all materials). Contractors Landing is interested in purchasing the former Davol School and proposes to develop the same as a multi-unit, residential apartment building. It would be the intention of Contractors Landing to develop the property for at least sixteen (16) units, with a mix of bedroom counts.

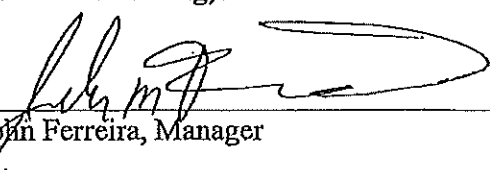
Contractors Landing is particularly interested in this property, as it has been involved with a number of developments throughout the City of Fall River. Contractors Landing is interested in repurposing and reusing existing, older structures in Fall River to preserve its historic charm, all the while making the buildings more modern and convenient for present day use. Contractors Landing sees the former Davol School as a "diamond in the rough" and thinks that this property has great potential as a market rate apartment building. Accordingly, Contractors Landing asks that the City strongly consider its bid and looks forward to an opportunity to re-develop the former Davol School.

Thank you for your consideration.

Very truly yours,

Contractors Landing, LLC

By:


John Ferreira, Manager

HAND DELIVERED THIS DATE

EXHIBIT

2

9.0 PROPOSAL REQUIREMENTS

9.1 SUBMITTAL

This Request for Proposals (RFP) is issued pursuant to M.G.L. c. 80B, § 16 and is intended to provide bidders with a common, uniform set of instructions to guide them through the development of their proposals.

In responding to the RFP, bidders must follow the prescribed format and use the included forms. Promotional materials and other documents are not required and will not be considered as meeting any of the requirements of this RFP.

Responses to the RFP should consist of the following as more fully described in Section 10.2 hereof:

- 1.) A Cover Letter
- 2.) A Development Proposal
- 3.) A Price Proposal with Bid Deposit

The Proposal should be formatted in accordance with the instructions contained in this RFP.

Each Proposer is cautioned to review its Proposal Packet prior to sealing and submitting it. The following checklist should be followed when assembling the Proposal Packet:

- ☒ 1. Submission envelope must have name and address of Proposer and be marked:
RFP #26-03 Sale of the Former Davol School
- ☒ 2. Proposal Deposit included.
- ☒ 3. Non-Price Proposal.
- ☒ 4. Price Proposal submitted in the correct format, in its entirety.
- ☒ 5. One original and 4 copies each of the Non-Price and Price Proposals. (Total 4 of each) plus 1 Flash drive of Non-Price and Price Proposals. Electronic submissions will be accepted.
- ☒ 6. Acknowledge all Addenda.
- ☒ 7. Proposal has been signed.
- ☒ 8. If not an individual or corporation, include authorization from the entity to submit Proposal in the form of legally binding documentation.

The original, four (4) copies and one (1) Flashdrive of the Proposal must be received by the City of Fall River before 2:00 pm on Sept 19, 2025. Proposals must be submitted in a two separately sealed envelopes clearly marked as "RFP #26-03 Sale of the Former Davol School " Price and Non-Price Proposals and may be delivered or mailed to the following address:

Purchasing Agent
One Government Center, Room 324
Fall River, MA 02722

EXHIBIT

3

12.0 MINIMUM REQUIREMENTS

In order to be considered responsive, the following Minimum Requirements must be met by a submitted proposal:

	Yes	No
1. Bidder has executed and provided a Non-Collusion Affidavit, Tax Compliance Certification and Sale of Tax Possession Affidavit, and the forms Attached hereto.	<u>X</u>	—
2. Bidder has submitted a Development Proposal in accordance with the requirements of this RFP.	<u>X</u>	—
3. Bidder has submitted a Price Proposal in accordance with the requirements of this RFP.	<u>X</u>	—

EXHIBIT

4

RFP #26-03
Sale of Former Davol School
Non-Price Development Proposal
of Contractors Landing, LLC

Contractors Landing, LLC (hereinafter referred to as "Contractors Landing") is pleased to submit its Non-Price Proposal relative to the City of Fall River's ("Fall River") RFP #26-03, which pertains to the sale of the former Davol School.

Contractors Landing is a Massachusetts limited liability company having a business address of 21 Coral Street, Fall River, Massachusetts. The sole Member of Contractors Landing is John Ferreira, who also serves as the Manager.

Contractors Landing, and its Managing Member, John Ferreira, have extensive experience in all facets of the construction industry. Mr. Ferreira has been involved in construction projects throughout the United States, as well as in Puerto Rico and the Dominican Republic. His construction experience has ranged from commercial, retail, and residential. Mr. Ferreira holds his Massachusetts Construction Supervisor's License (#57301), Home Improvement Contractor License (#174196), Lead Paint Removal Certification, OSHA Certification, and Building Inspector Approval for the Commonwealth of Massachusetts. Mr. Ferreira has included his resumé with this Proposal.

Some past or ongoing developments that Mr. Ferreira and/or Contractors Landing have been involved with are as follows:

1. School renovation at 2501 South Main Street, Fall River, Massachusetts. Reference: Kenneth Pacheco, COO, Fall River Schools, Tel. #508-675-8420.
2. Renovation of 20 units at Ships Watch Apartments. Reference: Ships Watch Apartments (Robert A. Murray, Maintenance Manager), 4001 North Main Street, Fall River, Massachusetts (Tel. #508-689-4217).
3. Renovation of 3 units at 46 Murray Street, Fall River, Massachusetts: Reference: Michael Dion, Director of the Fall River Community Development Agency (Tel. #508-679-0131).

A. Proposed Use:

Interior of Building: Based upon past experience, Contractors Landing submits that the highest and best use for this property is the redevelopment of the former Davol School as market rate, residential apartments. Although it is difficult to predict, at this point, the exact number of units, Contractors Landing would envision the conversion of the existing building into at least sixteen (16) units, with a mix of one (1) and two (2) bedroom units. It is certainly possible that the number of units and the number of bedrooms per unit could change once full architectural drawings are completed. Contractors Landing would also strive to provide some interior “common area” space to be used by the residents and their guests.

Exterior of Building and Grounds: Contractors Landing would perform certain exterior cosmetic enhancements; however, it would be Contractors Landing’s intention to maintain the exterior historical charm of the existing structure, as much as possible. The existing parking area provides ample parking; however, Contractors Landing proposes to add landscaping and “green” areas to significantly enhance the exterior appearance.

Timeline:

- | | |
|--|-------------------|
| 1. Execution of Purchase and Sale Agreement: | October 15, 2025 |
| 2. Conveyance of property: | November 30, 2025 |

3. All permits and environmental mediation: April 30, 2026

4. Certificate of Occupancy: September 1, 2027

Prior Brownfield Redevelopment Experience: None.

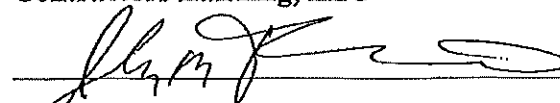
Source of Funds: The initial purchase of the property will be a "cash" transaction, and Contractors Landing will not require bank financing to complete the purchase as is evidenced by the St. Michael's Federal Credit Union letter dated September 16, 2025. As to the build-out/construction, Contractors Landing will secure bank/lender financing in order to complete the proposed build out/conversion.

Executed Certificates/Declaration: Contractors Landing has executed the required Certificates of Non-Collusion and Tax Compliance, and the Declaration of MBE/WBE Participation.

List of Litigation/Regulatory Enforcement: Contractors Landing and/or John Ferreira are pleased to report that they have not been involved in any litigation involving a development and/or redevelopment project. Further, Contractors Landing and/or John Ferreira have not been the subject of any regulatory action involving a development and/or redevelopment project.

Proposed Bidder: Contractors Landing, LLC

Signature:



Printed Name:

John Ferreira

Title:

Manager of Hyde Development LLC

Date:

September 17, 2025

EXHIBIT

5

(See Separate Envelope)

EXHIBIT

6

Manager's Certificate

The undersigned, John Ferreira, Manager of Contractors Landing, LLC, a Massachusetts limited liability company, with a business address of 21 Coral Street, Fall River, Massachusetts 02721 (the "Company") does hereby certify as follows:

(i) Consistent with the Company's Certificate of Organization and the Company's Operating Agreement, the following persons are the duly elected or appointed, qualified, and acting officers or employees of the Company holding the offices or positions set forth opposite their respective names below, and the signature appearing opposite their respective offices or positions below are the genuine signatures of such persons, such person being authorized to execute on behalf of the Company any recordable instrument purporting to affect an interest in real and personal property and to execute documents/contracts on behalf of the Company.

John Ferreira, Manager

(ii) Attached hereto as Exhibit "A" is a true and accurate copy of the Resolution/Vote of the Company with respect to the matters therein described.

IN WITNESS WHEREOF, the undersigned executes this Certificate and further certifies that I am the Manager of the Company.

I so certify this 17th day of September 2025.

John Ferreira, Manager

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

On this 17th day of September 2025, before me the undersigned notary public, personally appeared John Ferreira, Manager, as aforesaid and proved to me through satisfactory evidence of identification, which was his Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purposes on behalf of Contractors Landing, LLC.

Notary Public

My Commission Expires:

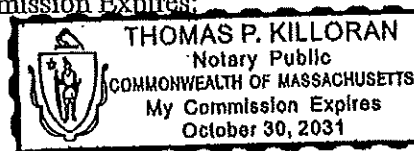


EXHIBIT "A"

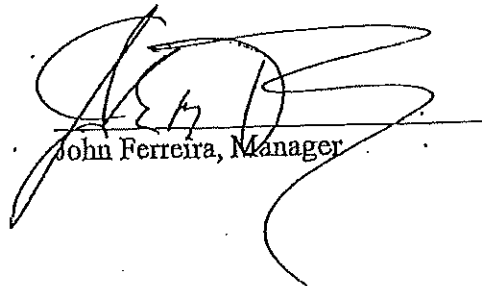
RESOLUTION/VOTE OF CONTRACTORS LANDING, LLC

I, John Ferreira, hereby certify that I am the duly elected and acting Manager of Contractors Landing, LLC and that at a duly called and held meeting of the Members of said Company, held on September 17, 2025, at its offices in Fall River, Massachusetts, all Members being present, the following was unanimously voted:

VOTED: That John Ferreira, the Manager of said Company be and is hereby authorized to sign, seal, acknowledge and deliver in the name and behalf of the Company such contract/bid/proposal documents to the City of Fall river relative to RFP #26-03; the above mentioned documents to include but not be limited to Bids, Proposals, and Contracts; and also to seal and execute, as above, surety company bonds to secure bids and proposals and the performance of said contract and payment for labor and materials, all in such form and on such terms and conditions as he/she, by the execution thereof, shall deem proper; and to undertake any and all other necessary steps in order to submit a bid in accordance with the terms and conditions of said RFP 26-03.

And I further certify that said vote is in accordance with the Operating Agreement of the Company, and has not been rescinded or revoked, and is in full force and effect.

Witness my hand and seal on behalf of said Limited Liability Company this 17th day of September 2025.


John Ferreira, Manager

EXHIBIT

7



PURCHASING
CITY OF FALL RIVER

HEALTH AND BUILDING CODES VIOLATIONS DISCLOSURE*

The undersigned states that the Proposer, Contractors Landing, LLC, has never been cited by the City of Fall River, and has never owned any property in the City of Fall River that has been cited, for a violation of the Health Code or Building Code. I further state that the Proposer does not currently own any property in the City of Fall River on which there are outstanding Health or Building Code violations.

If Proposer is Corporation, LLC or Trust:

Company Name: Contractors Landing, LLC

BY: John Ferreira, Manager
Name of Company Officer (printed)

[Signature]
Signature

September 17, 2025
Date

If Proposer is an Individual or Partnership:

Signature

Proposer's Name (printed)

Date

*If Proposer has been cited by the City of Fall River or has owned any property in the City of Fall River that has been cited, for a violation of the Health Code or Building Code or currently owns any property in the City of Fall River on which there are outstanding Health or Building Code violations, state the circumstances of same below. (Attach additional sheets, if necessary.)

EXHIBIT

8



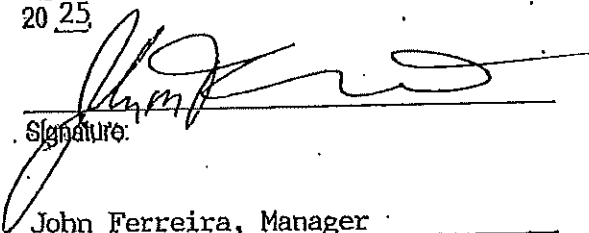
PURCHASING
CITY OF FALL RIVER

AFFIDAVIT OF NON-CONVICTION OF CRIMES RELATED TO ARSON

I, Contractors Landing, LLC, hereby depose and say:

I, Contractors Landing, LLC, the Purchaser of the Property from the City of Fall River identified as 138 Hartwell Street, Parcel ID# N21-0001, hereby state that neither the Purchaser/Lessee nor any person who would gain equity in the property as a result of the conveyance has ever been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire, or of a crime involving the fraudulent filing of a claim of fire insurance.

Signed and sworn to under the pains and penalties of perjury this 17 day of September, 2025


Signature:

John Ferreira, Manager

Printed or typed name

Contractors Landing, LLC

Company name

EXHIBIT

9



PURCHASING
CITY OF FALL RIVER

TAX STATUS AND HISTORY DISCLOSURE*

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

If Proposer is Corporation, LLC or Trust:

Company Name: Contractors Landing, LLC

BY: John Ferreira, Manager
Name of Company Officer (printed)

[Signature]
Signature

September 17, 2025
Date

If Proposer is an Individual or Partnership:

Signature

Proposer's Name (printed)

Date

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

EXHIBIT

10



PURCHASING

CITY OF FALL RIVER

**City of Fall River Disclosure of Beneficial Interest Statement
For Transaction with a Public Agency Concerning Real Property
M.G.L. c. 7C, s.38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

- (1) REAL PROPERTY: 112 Flint Street, Fall River, Massachusetts
- (2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT: RFP 26-03
- (3) PUBLIC AGENCY PARTICIPATING IN TRANSACTION: City of Fall River
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY: Contractors Landing, LLC, a Massachusetts Limited Liability Company
- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):

☐ Lessor/Landlord	☐ Lessee/Tenant
☐ Seller/Grantor	☒ Buyer/Grantee
☐ Other (Please describe): _____	

- (6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property, excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation, or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

John Ferreira

21 Coral Street, Fall River, MA 02721

- (7) None of the above-named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (Check "NONE" if NONE):

☒ NONE

NAME:

POSITION:

(8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 70, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arm's length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than fifteen percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

(9) This Disclosure Statement is hereby signed under penalties of perjury.

Contractors Landing, LLC

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)


AUTHORIZED SIGNATURE of DISCLOSING PARTY

September 17, 2025
DATE (MM/DD/YYYY)

John Ferreira, Manager
PRINT NAME & TITLE of AUTHORIZED SIGNER

EXHIBIT

11



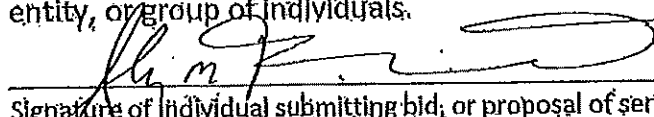
NON-COLLUSION FORM

Applicants submitting a bid, proposal to provide supplies or services to the City or to purchase supplies from the City must complete and submit the following certification of non-collusion for with the bid or proposal.

CERTIFICATE OF NON-COLLUSION

The undersigned certifies, under penalties of perjury, that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person.

As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity, or group of individuals.



Signature of individual submitting bid, or proposal of services

John Ferreira; Manager

Print name of individual submitting bid, or proposal of services

Contractors Landing, LLC

Name of Business/Vendor

September 17, 2025

Date

EXHIBIT

12



CERTIFICATE OF TAX COMPLIANCE

Pursuant to Massachusetts General Law Chapter 82C, Section 49A, the undersigned acting on behalf of the Contractor*, certify under penalties of perjury that to the best knowledge and belief, the Contractor* is in compliance with all laws of the Commonwealth relating to taxes, reporting of employee and contractors, and withholding and remitting child support.

Individual

Signature _____ Date _____

Name (please print or type) _____ Social Security Number _____

Corporate

Contractors Landing, LLC

Corporate Name (please print or type) _____

Signature of Corporate Officer _____ Date September 17, 2025

John Ferreira _____ Manager

Name of Corporate Officer (please print or type) _____ Title

83-4559744 _____

Taxpayer Identification Number

As used in this certification, the word "Contractor" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

EXHIBIT

13



CITY OF FALL RIVER
BID CONTRACTOR STATE/FEDERAL AWARD VERIFICATION FORM

This form must be completed for any procurement being funded from State or Federal Funds/Grants.

Contractor/Vendor section*

NAME OF COMPANY: _____
TIN/EIN: _____
Dba (If applicable) _____
STREET ADDRESS: _____
CITY/STATE/ZIP: _____
PHONE NUMBER: _____
VENDOR NUMBER IF KNOWN: _____
SIGNATURE: _____

The section below is for City Agency Use Only*

We hereby certify that neither _____ Not Applicable
it nor its principals are suspended or debarred from contracting for goods or services that
are purchased from State or Federal awards.

Signature of Authorized Person Certifying Debarment Status

Date

Not Applicable

Print Name and Title

EXHIBIT

14



BID CONTRACTOR REFERENCE INFORMATION SHEET

List current customer references that acquired services and products from your company.

1. Company Name: Fall River School Dept.

Address: 417 Rock Street

Fall River, Massachusetts 02720

Contact Person: Kenneth Pacheco

Phone Number: 508-675-8420

Description of services and/or products purchased through your company: _____

Renovation of 70,000 square foot school

2. Company Name: City of Fall River - Community Development Agency

Address: 1 Government Center

Fall River, Massachusetts 02720

Contact Person: Michael Dion

Phone Number: 508-679-0131

Description of services and/or products purchased through your company: _____

Renovation of 3 units at 46 Murray Street, Fall River, Massachusetts

3. Company Name: Ships Watch Apartments

Address: 4001 North Main Street

Fall River, Massachusetts 02720

Contact Person: Robert Murray, Maintenance Manager

Phone Number: 508-689-4217

Description of services and or products purchased through your company: _____

Renovation of 20 units

4. Company Name: _____

Address: _____

Contact Person: _____

Phone Number: _____

Description of services and or products purchased through your company: _____

EXHIBIT

15



CITY OF FALL RIVER CONFLICT OF INTEREST CERTIFICATION

September 17, 2025
(Date)

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

Indicate "Y" (Yes) or "N" (No), and if "No," provide details below.
THE RESPONDENT CERTIFIES THAT:

Y 1. The Respondent will immediately disclose, in writing, to the City of Fall River any potential conflict of interest which may occur during the term of any contract awarded pursuant to this solicitation or any fee for service.

Y 2. The Respondent has not paid and will not pay any bonus, commission, fee, gratuity, or other remuneration to any employee or official of the City of Fall River for the purpose of obtaining an award of a contract pursuant to this solicitation. The Respondent further certifies that no bonus, commission, fee, gratuity, or other remuneration has been or will be received from any third party or paid to any third party contingent on the award of a contract pursuant to this solicitation or any fee for service.

SECTION 2 — DISCLOSURES RFP Respondents & Vendors doing business with the City of Fall River must respond to every statement. Responses submitted without a complete response may be deemed nonresponsive and prohibit the City of Fall River from engaging in goods & services.

Indicate "Y" (Yes) or "N" (No) for Disclosures 1-4, and if "Yes," provide details and attach statement (s).

N 3. State whether the Respondent, or any officer, director, manager, stockholder, member, partner, or other owner or principal of the Respondent or any parent, subsidiary, or affiliate has been subject to suspension or debarment by any federal, state, or municipal governmental authority, or the subject of criminal prosecution, or convicted of a criminal offense within the previous 5 years. If "Yes," provide details.

N 4. State whether the Respondent, or any officer, director, manager, stockholder, member, partner, or other owner or principal of the Respondent or any parent, subsidiary, or affiliate has had any contracts with a federal, state, or municipal governmental authority terminated for any reason within the previous 5 years. If "Yes," provide details.

ifgeneral@aol.com

(Email Address)

(Signature Required)

John Ferreira

(Print Name of Respondent)

21 Coral Street, Fall River, MA. 02721

(Address)

508-493-3311

(Phone)

(Vendor #)

EXHIBIT

16



PURCHASING
CITY OF FALL RIVER

REQUIRED FOR FEDERALLY FUNDED
PROJECTS

CERTIFICATION REGARDING LOBBYING

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form L.L., "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents of all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of the fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, United States Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Organization: Contractors Landing, LLC

Street address: 21 Coral Street

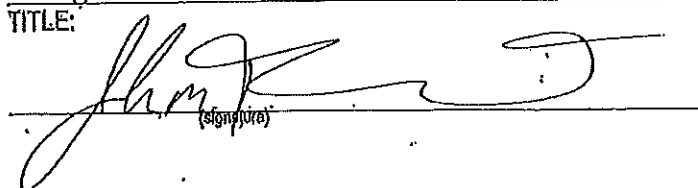
City, State, Zip: Fall River, Massachusetts 02721

John Ferreira

CERTIFIED BY: (type or print)

Manager

TITLE:


(signature)

9/17/05
(date)

EXHIBIT

17

CONTRACTOR QUALIFICATION

JOHN M. FERREIRA/ CONTRACTORS LANDING, LLC

**21 Coral Street
Fall River, MA 02721
508-493-3311
jffgeneral@aol.com**

QUALIFICATIONS

- Extensive project management and estimation experience with a proven track record of success
- Wide-ranging experience working in commercial, educational, and healthcare construction industries
- Established relationships with vendors and contractors throughout the continental United States, Puerto Rico and Dominican Republic
- Able to confidently and tactfully interact and communicate with individuals of varied ethnic backgrounds and experience levels
- Experience working with Unions and their membership
- Experience working on government projects with prevailing wage requirements
- Able to independently handle a large and demanding workload.
- Working knowledge of common building codes.

*State approved for building inspector certification.

*Mandated building inspector course completed.

EDUCATION

Massachusetts Construction Supervisor's License #57301 (Unrestricted)
Home Improvement Contractor #174196
Lead Paint Removal Certified
CPR and ABD Certified
OSHA Certified (30-hr)
Building Inspector approval from the state of Mass.

Languages Spoken

English, Portuguese and Spanish

RELATED WORK EXPERIENCE

Commercial/ Retail/ Residential

Jan 1990- Current

- Primary client contact throughout the construction phase of projects, responsible for providing quality construction services and delivering the project in a timely, cost-effective manner
- Responsible for executing each project phase including pre-construction, construction, closeout and post-construction services to meet the client's expectations
- Responsible for ensuring a schedule is in place during project set up and sub-bidding that reflects the project strategy and is sufficient for estimating and subcontractor selection
- Responsible for developing a purchasing schedule and strategy to anticipate, address, and resolve purchasing challenges during the early stages of pre-construction

- Completed all financial data while identifying potential/existing issues that could lead to under par financial performance. Maintain the project budget to ensure optimum profitability
- Promoted positive subcontractor relations by dealing professionally and fairly with all subcontractors and vendors (including Union members) and continually instilling this philosophy in the project team
- Directly supervised Field Project Managers (Superintendent) during projects
- Attended management meetings with clients, property managers, building departments or others as required
- Prepared cost estimates and bids for commercial ground-up building and renovation projects
- Worked with clients to develop long-term strategic plans for large-scale building and renovation initiatives
- Responsibilities included: on-call consultative services including regular travel for client meetings; value engineering estimating; market research on new products, services and vendors; construction and project management
- Responsible for executing each project phase including pre-construction, construction, closeout and post-construction services
- Responsible for ensuring a schedule is in place during project set up and sub-bidding that reflects the project strategy and is sufficient for estimating and subcontractor selection
- Responsible for developing a purchasing schedule and strategy to anticipate, address, and resolve purchasing challenges during the early stages of pre-construction
- Completed all financial data while identifying potential/existing issues that could lead to sub-par financial performance. Subsequently, on an as-needed basis, administered the requisitioning and collections process to ensure timely payments for services rendered
- Established annual performance goals for assigned staff and conducting timely and meaningful verbal and written performance evaluations
- Promoted positive subcontractor relations by dealing professionally and fairly with all subcontractors and vendors, and continually instilling this philosophy in the project team
- Monitored compliance with corporate and OSHA safety policies to include onsite field verification of existing conditions
- Coordinated, consulted and provided guidance and assistance with the closing of new business
- Coordinated and scheduled the installation of restaurant equipment to include, reviewing project orders and delivery schedules to maintain project schedule and budget
- Regularly visited job sites to verify and inspect field dimensions, and to assess projects for successful on-time, on budget completion

Somerset, Ma. Housing Authority Member 1995 – 2000

Somerset, Ma. Planning Board Member 2000 – 2008

Fall River Planning Board Vice Chairman 2020-Present

S.R.P.E.D.D. – Fall River Planning Board Representative

CPC Commissioner 2020 - Present

PAST RETAIL PROFESSIONAL PROJECTS:

AIRPORTS-

Pittsburg International, Pennsylvania- six retail stores – Supervisor, 1997
 Birmingham International, Alabama- two retail stores –Supervisor, 1995
 Eppley Airfield- Omaha, Nebraska- two retail stores – Supervisor, 1994
 Logan Airport Boston Ma. - two retail stores -- Supervisor, 1998
 Hartsfield-Atlanta Airport, Georgia- ten retail stores- Supervisor, 2006

HOTELS-

Waldorf Astoria- New York, NY - Supervisor, 2009
 New York Hilton- New York, NY - Supervisor, 2009
 Sheraton Towers- New York, NY - Supervisor, 2009
 Park Plaza- Boston, MA - Supervisor 2008
 Omni Parker House- Boston, MA - Supervisor, 2008
 Hilton- Greenwich, Cn - Supervisor, 2007
 Roosevelt Hotel- New York, NY - Supervisor, 2007
 Intercontinental Hotel- New York, NY – Supervisor, 2006
 Casa De Campo Resort- Dominican Republic – Supervisor, 2004
 LTI Resort- Punta Cana, Dominican Republic – Supervisor, 2004
 Sands Hotel- Puerto Rico- Supervisor, 2002
 El Conquistador Resort- Puerto Rico – Supervisor, 1990
 Hyatt Dorado Beach Resort- Puerto Rico - Supervisor, 2003
 Hyatt Condado Beach Resort- Puerto Rico - Supervisor, 2003
 Weston Rio Mar Resort- Puerto Rico - Supervisor, 2007
 Sol Melia Resort- Punta Cana, Dominican Republic - Supervisor, 2004
 Marriott Hotel-Miami, FL - Supervisor, 1999
 Marriott Hotel- Corpus Christi, TX - Supervisor, 1999
 Palmas Del Mar Resort- Puerto Rico – Supervisor, 2002
 El San Juan Hotel & Casino- Puerto Rico - Supervisor, 2002
 Hilton- Newport Beach, CA - Supervisor, 2005
 Marriott Hotel & Casino, Puerto Rico Supervisor, 2000
 Hilton-Kona, Hawaii - Supervisor, 2000
 Crowne Plaza Hotel- Redondo Beach, CA Supervisor, 2001
 Hilton- Newport Beach, CA Supervisor, 2001
 Hilton- Huntington Beach, CA Supervisor, 2001

BANKS-

Citibank,-Tyson's Corner, VA - Supervisor, 2010
 Citibank-Research Park, MD - Supervisor, 2010
 Citibank- Fairfield, CT - Supervisor, 2010
 Citibank- Georgetown, Washington D.C. - Supervisor, 2010
 TD Bank- Buzzards Bay, MA - Supervisor, 2012
 TD Bank- Dennis, MA - Supervisor, 2012
 TD Bank- Palmouth, MA - Supervisor, 2012

TD Bank- Mansfield, MA - Supervisor , 2012
 Sovereign Bank- Boston, MA- Supervisor, 2013
 2-Sovereign Banks, Fall River, MA - Supervisor, 2013
 Sovereign Bank- Westport, MA - Supervisor, 2013
 Sovereign Bank- Barrington, RI - Supervisor, 2014
 Sovereign Bank- West Warwick, RI - Supervisor, 2014
 5- Sovereign Banks- New Bedford, MA - Supervisor, 2014
 Sovereign Bank- Little Compton, RI - Supervisor, 2014
 Sovereign Bank- Worcester, MA - Supervisor, 2014

RESTAURANTS-

Minerva's Pizza- Somerset, MA - Supervisor, 2013
 Uno's Pizza- Boston, MA - Supervisor, 2012
 Taco Bell- Fall River, MA - Supervisor, 1990
 TCBY- Salisbury, MD - Supervisor, 1991
 Basken Robbins- Freehold, NJ - Supervisor, 1991
 Hickory Farms- Taunton, MA- Supervisor, 1992
 Subway- Taunton, MA- Supervisor, 2013
 Figs & Pigs- DCU Center Worcester, MA- Supervisor, 2015
 Wendy's Medford, MA - Supervisor, 2015
 Domino's - Plymouth, MA - Supervisor, 2015
 Domino's - Deedham, MA - Supervisor, 2015
 Domino's- Framingham, Ma. Supervisor, 2016
 Domino's- Wellsely, Ma. Supervisor, 2016

Miscellaneous Projects-

Ritz Camera- Syracuse, NY - Supervisor, 1996
 Ritz Camera- Taunton, MA - Supervisor, 1999
 Ritz Camera- Brooklyn, NY - Supervisor, 1999
 Rockport Shoes- Boston, MA - Supervisor, 2011
 Rockport Shoes- Burlington, MA - Supervisor, 2011
 Guess- Providence, RI - Supervisor, 2011
 Michaels- Saugus, MA - Supervisor, 2012
 Green Hill Park Zoo- Worcester, MA - Supervisor, 2016
 Silver City Galleria, MA - Supervisor, 2015
 Brookdale Assisted Living, CT - Supervisor, 2015
 Jacob Hyatt Magnet School - Worcester, MA - Supervisor, 2016

Residential Projects-

Properties That I Own-

21-23 Coral St. Fall River, Ma.- Complete Interior and Exterior Renovation
 470-474 2nd St. Fall River, Ma. - Interior and Exterior Remodel
 460-462 2nd St. Fall River, Ma. - Interior and Exterior Remodel

Recent Residential Properties Worked On this Past Year --

Renovated 9 Units for Hanover Properties

Renovated 3 Units 86 Hanover St. FR

Renovated 20 units at Ships Watch Apartments FR

Renovated 3 Units 857 Second St. Fall River

Renovating 3 Units 46 Murray- FR Housing

Developed 3 Condos on 26 N. Court St. Fall River

Built 4 Homes on 75 Griffin St. Fall River

2501 South Main St. Ma. Fall River Reconstruction of a 70,000 SF School and sold to the city of Fall River.

109 Gertrude St Somerset, Ma. (new 3 bedroom house)

78 Thomas St Fall River Complete rehab of 2 Family House

94 Thelma Ava. Build new ADU house 900sf

REFERENCES

Kevin Ledo, Owner Subway Taunton, Massachusetts
Berkley Massachusetts
774.263.8110

Edward Lawrence, President- Overlook Construction Management
Marietta, Georgia
678-613-5622

Karen Medeiros, Vice President- Gilbane Construction
Providence, Rhode Island
617-488-3169

Frank Bavarso, Sr. Project Manager- Tishman Construction
New York, New York
732-833-2145

Additional references available upon request.

EXHIBIT

18



ST. MICHAEL'S
FEDERAL CREDIT UNION

- MAIN OFFICE -
775 Davol Street
Fall River, MA 02720
508-674-3861

- SOMERSET OFFICE -
1004 County Street
Somerset, MA 02726
508-730-2100

September 16, 2025

John Ferreira/Contractors Landing
21 Coral Street
Fall River, MA 02721

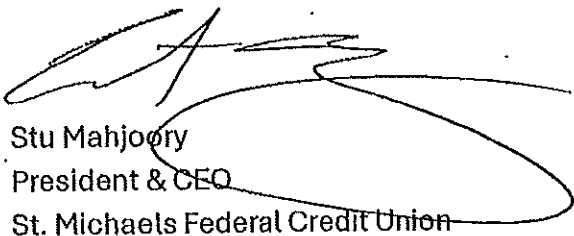
RE: Availability of Funds

To Whom It May Concern,

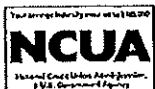
This letter is being provided to let you know that John Ferreira as availability of funds of \$150,000 that are accessible immediately. These funds are available for him to use as he deems necessary.

Should you have any questions please feel free to contact me at 508-674-3861.

Regards



Stu Mahjoory
President & CEO
St. Michaels Federal Credit Union



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**REAL PROPERTY APPRAISAL IN A
RESTRICTED APPRAISAL REPORT FORMAT**

Fall River, Massachusetts 02723
112 Flint Street
County of Bristol

Former Davol Elementary School



Valuation of a Former School Property

Appraisal File #4871

Prepared for: Ms. Rebekah Pontes
Purchase Agent - City of Fall River
One Government Center
Fall River, MA 02722

Prepared by: Mark T. Freitas
Mark T. Freitas Appraisers, Inc.
784 High Street
Fall River, MA 02720

Effective
Date: April 30, 2025

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May 23, 2025

Ms. Rebekah Pontes
Purchase Agent - City of Fall River
One Government Center
Fall River, MA 02722

Dear Ms. Pontes:

LETTER OF TRANSMITTAL

*Re: Real Property Appraisal in a
Restricted Appraisal Report Format*
112 Flint Street
Fall River, MA 02723
Appraisal File #4871

Pursuant to your request, I have conducted a study and analysis of the above referenced property. The property is identified as Lot 11 on the City of Fall River Assessors' Map K-14, a legal description of the property is included within a deed recorded at the Bristol County Registry of Deeds in Book 11640, Page 38, dated November 4, 2024. A copy of this transfer deed is included later in this report.

The purpose of this study is to arrive at an opinion of the subject's fee simple market value, as is, as of April 30, 2025. The appraisal is to be used to assist the client and intended user, the City of Fall River, in appropriately analyzing the subject property and to provide the client with a market valuation for a potential sale.

This is a real property appraisal in a *Restricted Appraisal Report format* which is intended to comply with the reporting requirements set forth under Standards Rule 2-2© of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it does not present discussions of the all of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained within the appraiser's file. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated herein. The appraiser is not responsible for unauthorized use of this report. IT IS INTENDED ONLY FOR THE USE OF THE CLIENT/INTENDED USER. No other users of this appraisal report are intended by the appraiser.

As a result of my investigation, I have formed the opinion that the market value of the subject's fee simple estate, as is, as of April 30, 2025, is:

\$355,000.00

(\$27.01/SF TO TOTAL GROSS BLDG. AREA)

Based upon market conditions just prior to the effective date, and a consideration of historic periods of market exposure for competing properties in this market, a reasonable exposure time for the subject property appears between three and six months at the appraised value.

I have also formed the opinion that the subject's *liquidation value*, as is and in fee simple, as of April 30, 2025, is:

\$302,000.00

(\$22.98/SF TO TOTAL GROSS BLDG. AREA)

Market Value Definition*:

The most probable price which a property should bring in an open and competitive market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

- a. *buyer and seller are typically motivated;*
- b. *both parties are well informed or well advised, and each acting in what they consider their own best interest;*
- c. *a reasonable time is allowed for exposure in the open market;*
- d. *payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- e. *the price represents normal consideration for the property sold unaffected by special or creative financing or sales concessions granted to anyone associated with the sale.*

*Federal Regulation, 12 CFR 564, as promulgated by the OTC, effective August 23, 1990.

INTEREST VALUED: The property is vacant and unencumbered by a lease. Therefore, the fee simple estate is under appraisal and defined as:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Source: The Dictionary of Real Estate Appraisal, published by the Appraisal Institute, 7th Edition

EFFECTIVE DATE OF VALUE: April 30, 2025

DATE OF REPORT: May 23, 2025

DATE OF INSPECTION: April 30, 2025

SCOPE OF APPRAISAL: The scope of this assignment is to prepare the appraisal in a format which complies with the Appraisal Foundation and USPAP requirements. My investigation and analysis included an inspection of the subject neighborhood and a full inspection of the subject property with a city employee on the effective date. Research was conducted at the City of Fall River Assessors' Office, Building Department and Planning Office, as well as the Bristol County Registry of Deeds. The subject's most recently recorded deed was reviewed. A study and analysis of improved institutional-style property sales, as well as current offerings, was conducted, sales were verified with municipal records and, when possible, with at least one party involved in the sale.

PROPERTY HISTORY: The subject was acquired by City of Fall River from The Flint Neighborhood Association Corp. on November 4, 2024, a non-arm's length transfer in full consideration of \$1.00. The City filed a Notice of Claim and Right of Reverter on May 31, 2023 as the prior owner failed to develop, rehabilitate or reuse the property which must commence within the 36 months after the premises were conveyed as agreed upon as a condition of the sale.

Local Catholic school enrollments have been declining as evidenced by the recent closure of Bishop Connolly High School, which sits opposite the city's Durfee High School, as well as the past closures of three elementary/middle schools in the city, the Saints Peter & Paul School in the Niagara District (recently rehabbed and now serves as Argosy Charter School's upper grades), St. Anne's School located just south of the downtown district in immediate proximity to St. Anne's Hospital (school was razed making way for a new medical office building), and Notre Dame School which is located in the Flint District (recently converted into apartments). The operation of these schools was no longer feasible with dwindling enrollments and high operating costs. The former St. Patrick's School in the city's south end was razed and assembled with an abutting site making way for the construction of a new Rite Aid Pharmacy.

The former Connell School at 650 Plymouth Avenue is currently offered for sale for \$1.55 million (apparently well overpriced). The school closed in 2008 when the School Department closed an assortment of smaller neighborhood elementary schools and consolidated students into newer, larger buildings. In April, the Preservation Society of Fall River included it in its list of the five most at-risk properties in the city due to neglect. In July 2020, the ZBA granted a variance to convert the former school into 16 apartment units. But by the end of the year, the then owner sold the property to Assembly of God Action Inc. for \$330,000. The prior owner was granted a variance to convert the property into a mixed-use facility with 12 studio apartments, a music venue, a coffee shop and an art gallery.

As there is apparently a limited demand for older school space in this market, decommissioned public school properties are being put to alternate uses, depending upon their instant location, size and character. The Highland School was spared due to its immediate adjacency to a larger medical office facility. The Osborn Street School was preserved due to its smaller, manageable size. The costs of conversion of these schools were substantial, the Highland School medical office conversion reportedly well exceeded \$2 million, now likely double that with today's rising costs. The renovation of the original section of the former St. Peter & Paul School building (now Argosy Charter School) reportedly totaled near \$2.7 million and the Hamlet Street school, also part of the Argosy Charter School, was renovated at a cost near \$3 million. The three public schools which were razed were all larger-sized structures with limited alternate uses as improved. Demolition costs of these schools were also substantial considering their size and masonry construction. Most, if not all of the schools, had environmental challenges with the presence of lead paint and asbestos. Environmental remediation is also costly with actual costs incurred by several local schools ranging from \$200k to over \$500k.

The most practical and financially feasible potential alternate use of these larger school buildings, considering their character and configuration, is an apartment conversion. There is a far inadequate demand for professional office space in this market to support an office conversion due, in large part, to the Covid pandemic. The professional office market was hardest hit by the pandemic, professional office occupancy rates dropped substantially as a large number of office employees began working from home and companies reduced their office staff, requiring less office space. The demand for office space may improve as more workers return to the office and occupiers take advantage of favorable market conditions. The shift to hybrid work will prompt more occupiers to redesign their spaces to enhance collaboration and employee well-being.

A medical office use typically requires visible, fairly active locations in close proximity to one of the two city hospitals, as well as proper zoning and neighborhood acceptance. An apartment use also requires proper zoning and neighborhood acceptance. Past proposals for the conversion of several decommissioned schools into apartments faced stiff neighborhood opposition in Fall River including the former Lincoln School on Pine Street. In the Fall of 2013, a group of investors from Providence, RI was denied a variance to convert that school into 39 apartment units after a significant turn out by neighborhood residents opposing the plan. The new owner secured approvals for 24 apartments but this school still sits vacant.

There has been a significant influx of residential tenants from the greater Boston area who have relocated to a lower rental market due, in most part, to the extension of the MBTA line from Boston into Southeastern Massachusetts. A new train station was recently completed along Davol Street in the city's new tourism district, located 1.75 miles northwest of the subject. The new line was put in service in March of this year. Residential apartment vacancies throughout Fall River have been declining, typically ranging between 4% and 5% in the subject neighborhood with lower rates in more appealing north end neighborhoods. Residential vacancy rates are highest in older, dated properties, studio and one-bedroom apartments typically experience highest tenant turn overs. There has also been a sizable influx of Boston area investors who are attracted to far lower price levels in the Fall River market, these buyers have been contributing to rising apartment prices.

Vacant land available for new apartment development in the subject neighborhood appears effectively non-existent due to neighborhood build-up and density but available in the general market with limited demand as new apartment construction has been limited throughout the greater Fall River market since around 2006. Mixed commercial and residential construction is underway in the city's Davol Street waterfront tourism area which runs along the eastern banks of Taunton River, just west of downtown. This area has been rezoned and targeted toward tourism and a few properties have recently changed hands with the new buyers razing existing structures making way for new mixed commercial/residential construction.

New apartment construction has been limited but, with apartment properties in high demand, one recent trend in Fall River is the conversion of 19th century mills into affordable, market-rate, and over 55 apartments. Four such projects have been completed over the past few years and Globe Yarn Mill, which abuts these mill conversions, just received city approvals for a conversion into 89 apartments, construction is anticipated in early 2026. A few downtown office buildings have also recently been converted to market-rate apartments and several downtown sites have recently been approved for apartment and mixed-use development. One project appears to be near commencement sitting along Bedford Street, several blocks east of North Main Street.

Employment stability in this market remains uncertain, Fall River's most recent April 2025 unadjusted unemployment rate was reported at 7.1%, an improvement over the 7.8% rate reported for the month prior. The April 2025 Massachusetts not seasonally adjusted unemployment rate was reported at 4.6% compared with the 5.0% rate reported for the prior month. The not seasonally adjusted national unemployment rate in April 2025 improved slightly to 3.9% from the March 2025 rate of 4.2%.

Commercial lending rates remain fairly competitive but were steadily rising through 2022 and into mid-2023. The Fed's lowered the federal funds rate to near 0 percent in early 2020 as part of an emergency step to limit the economic and financial fallout from the coronavirus. Then, with inflation rates at their highest since the 1980's, the Fed's planned a total of seven rate increases through 2022, all had occurred, with additional one-quarter point increases seen in February, March, May and July 2023. Then, with the Fed encouraged by the progress they'd seen on inflation, and calling the US economy overall strong, they lowered the key rate by ½ point on September 18, 2024 and by ¼ point on both November 7 and December 7, 2024. The prime rate, as of the effective date, is now 7.50%. Lingering effects remain from the credit crunch, which began around August 2007, resulting in stiffer lending requirements by banks which has dampened commercial growth.

ZONING: The subject is located within an A-2 Apartment District. This District allows for a residence for not more than six families; garden or elevator apartments of 20 or more units; a hotel or motel; a hospital, sanitarium or other medical institution; a church, school, or public library; a fire station, police station or water and sewage facility; municipal recreational facilities and accessory uses to the allowable uses. Commercial uses are not permitted in this district.

The site is serviced by municipal water and sewer, as well as commercial natural gas. Electricity, telephone and cable tv lines are strung along wood poles running along the subject side of Flint Street and along the opposite side of Jencks Street. Electricity comes into the building overhead at its south side from a pole sitting at the south end of the Flint Street frontage.

The entire property is located within a Flood Zone X, an area determined to lie outside the 100-year flood plain as shown on FEMA panel 25005C0334G, effective 7/16/2014.

There were no apparent encroachments noted by a walkover inspection of the subject property but I am not an engineer and make no certification as to any encroachments. There are no easements or rights of way mentioned in the subject's most recently recorded legal description.



Subject Site on GIS Map

DESCRIPTION OF BLDG. IMPROVEMENTS: The site is improved by a free-standing, two-story, brick school building constructed upon a full and effectively unfinished basement, built around 1892. The building contains a total of some 13,144 square feet of gross building area excluding the basement space, as well as a small mezzanine area above the second floor. The property is the former Davol Elementary School, vacant since its closure in 2007. Davol School was a historic schoolhouse, added to the National Register of Historic Places in 1983.

The exterior walls are made up of red brick in average condition, the hip roof is covered with original slate shingles requiring repair in various areas. Twin brick chimneys extend out from the roof off either side of the middle peak. Foundation walls are granite blocks; windows are very old metal-framed double hung units with granite sills and caps. Most basement windows have been filled in with brick. Gutters are copper, downspouts are pvc. The centered front entrance consists of a set of old double doors with abutting wood panels, all topped by a keystone arch. A three-story tower rises up above the front entrance with a steep-pitched gable roof covered with asphalt shingles in poor condition.

The school building consists of two floors of classrooms off a wide, central lobby running east and west with a set of front wide, open, wooden stairways sitting off either side of the stairs leading up to the first-floor lobby from the front entrance. A set of similar wooden stairs is located of the rear/east end of the lobby, off either side of stairs leading down to the rear, centered entrance.

Each of the two floors is divided into four larger-sized classrooms, one at each corner, all lying off the central lobby. There are narrow, finished spaces located between each pair of classrooms. Both floors are finished with vinyl tile floors, painted plaster and wood wainscot walls, and mostly painted tin ceilings near 13 feet in height with suspended strip fluorescent lighting fixtures. Both floors exhibit mold, mostly on the ceilings, and peeling paint was noted in various areas. A set of stairs to the front of the second-floor leads up to a small mezzanine which, in turn, leads up to the unfinished attic. The attic is one open space with exposed wood roof joists and an old wood floor. There were birds present in the attic space as of the effective date and bird droppings were fairly abundant on the attic floor.

The basement is full and mostly unfinished but does include both a boys' and a girls' lavatory, both antiquated. The boys' lavatory includes an open row of porcelain urinals, sinks, and a row of partitioned water closets. The girls' lavatory includes a row of open sinks and partitioned water closets. The basement also houses two antiquated, gas-fired steam boilers which circulate steam to the two main floors through both cast-iron radiators and steam pipes. The basement also houses the building's main and antiquated 200-amp electrical panel and the electric meter.

In summary, the building appears structurally sound but considered in below average condition requiring fairly extensive roof repairs, all new windows and exterior doors. The interior requires extensive cosmetic attention, as well as upgrades to all mechanicals including the heating system, electrical, and plumbing. The building is not sprinklered. It appears likely that many of the floor tiles contain asbestos and there may be lead paint. Mold was noted in various areas, especially on the second-floor ceilings. Finishes are dated and typical for early 20th century schools. Functionally, the structure appears super adequate with respect to interior volume with high height ceilings and wide central lobbies. Bathroom facilities are located in the basement.

Following is a perimeter sketch prepared by the assessors' office and relied upon in this valuation.

HIGHEST AND BEST USE: In determining the Highest and Best Use of the subject property, as vacant and as improved, the appraiser considered information obtained from the general market and instant neighborhood. This information revealed the historic and future significance of the area to the subject. The four criteria examined to establish Highest and Best Use were: 1) Physically Possible, 2) Legally Permissible, 3) Financially Feasible, and 4) Maximally Productive.

A property must be appraised in terms of its highest and best use. According to The Appraisal of Real Estate, Fifteenth Edition, Copyright 2020, by the Appraisal Institute. The definition of Highest and Best Use is defined as:

The reasonable probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

Implied in this definition is that the determination of highest and best use takes into account the contribution of a specific use to the community and community development goals, as well as the benefits of that use to individual property owners. An additional implication is that the highest determination of highest and best use results from the appraiser's judgement and analytical skills; that is, the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price, another appropriate term to reflect highest and best use would be the most probable use.

Any determination of highest and best use includes identifying the motivations of probable purchasers. The motivations are based on perceptions of benefits that accrue to property ownership. Different motivations influence the highest and best use and are significant to an appraiser's conclusions about the highest and best uses of any parcel of real estate. The opinion of such use to which the property is adapted and needed, or likely to be in demand, in the reasonably near future.

If elements affecting value depend upon events or a combination of occurrences, which while possible, are not shown to be reasonable or probable, they should be excluded from consideration. Also, if the intended use is dependent upon an uncertain act of a third person, the intention should not be considered.

Based upon my investigation, I conclude that the subject's highest and best use, as if vacant and unimproved, is a six-family residence. I also conclude that the subject's highest and best use, as improved, is an apartment conversion, that use of all the physically possible, legally permissible, and financially feasible uses of the subject in its current state results in highest market value. The subject appears readily available for a six-unit conversion but its size would likely support more units. The subject's maximum apartment yield must be determined by an engineer and would require city approval. Any conversion resulting in an excess of six units would require a variance by the Fall River Zoning Board of Appeals.

COST APPROACH: The estimated reproduction or replacement cost of any improvement, less accrued depreciation, plus the value of the land established via the direct comparison approach (Sales Comparison Approach) produced an estimate of value of the subject property by the Cost Approach. A summary of the Cost Approach is as follows.

The Cost Approach to Value basically consists of four steps:

1. Estimate the value of the land considered as vacant and available for utilization at its highest and best use.
2. Estimate the reproduction or replacement cost new of the improvements as of the date of the appraisal, plus the entrepreneur's profit and any other related development cost.
3. Estimate the contributory value of improvements by deduction of all forms of accrued depreciation.
 - a. Physical deterioration, curable and incurable.
 - b. Functional obsolescence, curable and incurable.
 - c. External obsolescence, typically incurable.
4. Add land value to the contributory value of improvements for an indication of market value.

The Cost Approach is considered unreliable in this case, the subject building improvements are not new, constructed in the 1800's and considered in overall average condition in their current state with typical inherent functional flaws found in older school buildings. Accrued depreciation would be difficult to estimate with any real accuracy in this case. The Cost Approach is most reliable in the valuation of new or near new properties, special purpose properties, and when the demand for competing properties well exceeds supply resulting in the construction of similar properties in the general market. The current demand for competing institutional-style properties available for an apartment conversion likely exceeds a limited supply but knowledgeable buyers and sellers in this market are not typically relying upon the Cost Approach in determining market value for competing properties. With the Cost Approach considered unreliable in this case, it is therefore omitted from this valuation.

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SALES COMPARISON APPROACH

As part of the Sales Comparison Approach, recent sales of competing school properties, as well as institutional-style properties which appear fairly readily available for an apartment conversion, as well as current offerings of similar properties, were researched throughout the greater Fall River market, analyzed and compared to the subject property. Comparisons were made based upon the sales' physical characteristics relative to the subject's. In this case, the value per square foot to total gross building area is considered most relevant, most relied upon by informed market participants. The market value indicated by the Sales Comparison Approach is given primary weight, that approach typically relied upon by informed market participants. The Sales Comparison Approach is based upon the Principle of Substitution whereby informed and motivated buyers will pay no more and sellers will accept no less than the cost of acquiring a similar substitute in the marketplace.

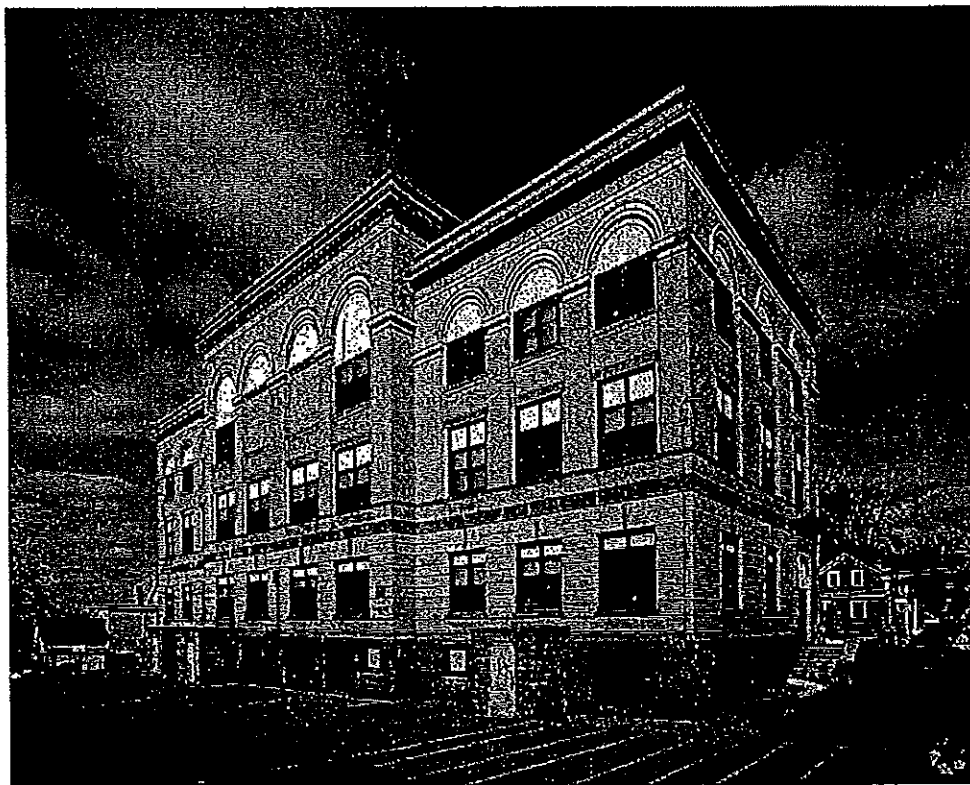
Your attention is now directed to the market data which were compared and adjusted in order to ascertain an indication of the subject's market value.

IMPROVED SALE #2



Address:	37 Park Street Fall River, MA
Price:	\$1,750,000
Date of Sale:	12/21/2022
Grantor:	Atlantis Educational Foundation, Inc.
Grantee:	37 Park Stret Partners, LLC
Mortgage:	Cash sale
Price/SF to Gross Bldg. Area:	\$22.66
Adjusted Unit Price:	\$31.73/sf

IMPROVED SALE #4



Address:	439 Pine Street Fall River, MA
Price:	\$425,000
Date of Sale:	2/13/2023
Grantor:	439 Pine Street, LLC
Grantee:	Hyde Development, LLC
Mortgage:	Cash sale
Price/SF to GBA:	\$16.51/sf
Adjusted Unit Price:	\$24.75/sf

IMPROVED SALE #6



Address:	627 South Main Street Fall River, MA
Price:	\$500,000
Date of Sale:	7/13/2022
Grantor:	Associacao Academic, Inc.
Grantee:	KAT Management, LLC
Mortgage:	\$60,000 to seller at market rate
Price/SF to GBA:	\$57.87/sf
Adjusted Unit Price:	\$39.58/sf

SALES COMPARISON APPROACH

As part of the Sales Comparison Approach, the most recent sales of competing former school properties in Fall River, as well as one former private club structure recently permitted for a mixed commercial/apartment conversion, were researched, analyzed, and compared to the subject property. Elements of comparison by the Sales Approach include location appeal, parcel size, on-site parking, and the size, character and condition of the building improvements. A value per square foot to total gross building area is reconciled, the most common unit value indicator for this property type in this market. Six sales are analyzed ranging in total gross building area from 8,640 square feet to 51,863 square feet, bracketing the subject's total gross building area of 13,144 square feet. The sales range in sales price from \$330,000 to \$1,175,000, the actual unit prices range from \$12.17/sf to \$57.87/sf to total gross building area.

Sale #1 is the former William Connell Elementary School fronting along active Plymouth Avenue in the city's south end, a mixed character neighborhood considered of similar overall appeal. The 28,286-square foot site is improved by a slightly larger-sized, three-story brick structure sitting upon a full and partly finished basement, the seller purchased the property from the city at a nominal price and planned a mixed café/meeting place with apartments above but sold the property in the middle of the conversion. The new owner is a church group which now utilizes the property as a place of worship and assembly. The property is currently offered on the market for \$1.55 million, previously approved for a conversion into 16 apartments. The building improvements were in below average condition at the time of the sale, in a mostly unfinished state. The appraiser made a full inspection of this property not long prior to the sale. This sale is adjusted near 5% annually from its date of sale to the present accounting for an appreciating market, for partial basement finish, for its less functional three-story height, and for the subject's attic and mezzanine spaces.

Sale #2 is the former Atlantis Charter School sitting directly across South Main Street from Kennedy Park and one block north of St. Anne's Hospital, a location considered of superior apartment appeal. The site contains 4,406 square feet, improved by a substantially larger-sized, four-story brick structure, built around 1900, sitting upon a full and mostly finished basement. The building improvements were in below average condition at the time of the sale, the appraiser made a full inspection of this property not long prior to the sale. The east end of the site is paved for parking. The new owner received approvals in December 2024 for a conversion into 68 market rate apartments. This sale is adjusted for an appreciating market since its December 2022 sale, for its superior location appeal, for its significantly larger building size (unit prices paid for competing properties are typically inversely proportional to building size) for its mostly finished basement, for its less functional four-story height, and for the subject's attic and mezzanine spaces.

Sale #4 is the former Leontine Lincoln Elementary School located in a dense multi-family neighborhood just south of downtown, a location considered of similar apartment appeal. The site contains 16,401 square feet, improved by a slightly larger-sized, three-story structure sitting upon a full and unfinished basement. The building has been sitting vacant for many years, reported in overall fair condition, inferior compared to the subject's condition. The new owner received approvals for a conversion into 18 residential condo units. This sale is adjusted for an appreciating market since its January 2021 sale, for its inferior condition, for its less functional three-story height, for limited on-site parking, and for the subject's attic and mezzanine spaces.

Sale #5 is the former Notre Dame School, located in the Flint District surrounded mostly by multi-families. The site contains some 53,579 square feet with a paved parking lot. It is improved by a significantly larger-sized, three-story brick structure sitting upon a full and unfinished basement, built

SALES ADJUSTMENT GRID
IMPROVED SALES/ GREATER FALL RIVER, MA

ITEM	SUBJECT	SALE #1	SALE #2	SALE #3	SALE #4	SALE #5	SALE #6
ADDRESS	112 Flint Street Fall River, MA	650 Plymouth Avenue Fall River, MA	37 Park Street Fall River, MA	403 Division Street Fall River, MA	439 Pine Street Fall River, MA	34 St. Joseph Street Fall River, MA	627 South Main Street Fall River, MA
SALE PRICE	\$330,000	\$330,000	\$1,175,000	\$500,000	\$425,000	\$560,000	\$500,000
PRICE/SF TO BLDG AREA	\$16.38	\$16.38	\$22.86	\$26.81	\$18.51	\$12.17	\$57.87
SALES CONCESSIONS	None Reported Cash to Seller	None Reported Cash to Seller	None Reported Cash to Seller	90% Seller Financing at Market Rate -10%	None Reported Cash to Seller	None Reported Cash to Seller	None Reported Cash to Seller
UNIT PRICE ADJUSTED FOR SALES CONCESSIONS	\$16.38	\$16.38	\$22.86	\$24.13	\$18.51	\$12.17	\$57.87
DATE OF SALE	12/3/2020	12/3/2020	12/21/2022	1/11/2021	2/13/2023	6/24/2021	7/13/2022
UNIT PRICE ADJUSTED FOR TIME/DATE OF SALE	\$20.72	\$20.72	\$25.38	\$29.68	\$18.33	\$14.60	\$65.97
LOCATION	Urban Residential Average Appeal	Urban Mixed Character Superior Appeal	Urban Mixed Character Superior Appeal	Urban Residential Similar Appeal	Urban Residential Similar Appeal	Urban Residential Similar Appeal	Urban Downtown Superior Appeal
LOT SIZE	28,700 Sq. Ft.	28,286 Sq. Ft.	40,406 Sq. Ft.	16,401 Sq. Ft.	29,832 Sq. Ft.	59,579 Sq. Ft.	16,636 Sq. Ft.
TOTAL GROSS BLDG AREA	13,144 SF	19,437 SF	51,863 SF	18,548 SF	25,740 SF	46,000 SF	8,640 SF
CONSTRUCTION	Below Average	Below Average	Below Average	Fair	Fair	Average	Average
HEAT/PAC	Brick	Brick	Brick	Brick	Brick	Brick	Brick
BASEMENT	Full & Mostly Unfinished	Mixed Head/No AC	Full & Mostly Unfinished	Full & Unfinished	Full & Mostly Unfinished	Full & Unfinished	Full & Mostly Unfinished
NUMBER OF STORIES	2	3	4	3	3	3	3
FINISH QUALITY	Average	Average	Average	Average	Average	Average	Average
FUNCTIONAL UTILITY	Average	Average	Average	Average	Average	Average	Average
YEAR BUILT	1892	1993	1900	1900+	1900+	1900+	1900
PARKING	Entire Site Paved	Entire Site Paved	Paved Lot	Unlimited	Paved Lot	Paved Lot	Paved Lot
USE	Former School	Former School	Former School	Former School	Former School	Former School	Former Social Club
PLANNED USE	N/A	Religious Use	Apartment Conversion	Apartment Conversion	Apartment Conversion	Apartment Conversion	Mixed/Use Conversion
ZONING	A-2 Apartments	Business B	Business B	A-2 Apartments	A-2 Apartments	A-2 Apartments	Business B
OTHER	Adic & Mezzanine	None	None	None	None	None	None
PREVIOUS SALE	11/4/2024 Per Deed	Prior to 2021 Per Municipal Records	Prior to 2021 Per Municipal Records	Prior to 2020 Per Municipal Records	Prior to 2022 Per Municipal Records	Prior to 2020 Per Municipal Records	Prior to 2013 Per Municipal Records
NET ADJUSTMENT	10%	10%	25%	35%	35%	35%	40%
ADJUSTED UNIT PRICE	\$22.73	\$22.73	\$31.73	\$40.07	\$24.75	\$19.71	\$39.58

SELECTED UNIT VALUE TO SUBJECT PER SQUARE FOOT TO GROSS BUILDING AREA \$27.00 x 13,144 SF =

\$354,888

ROUNDED =

\$355,000

MEAN VALUE OF RANGE: \$28.77/SF

MEDIAN VALUE OF RANGE: \$24.75/SF

INCOME APPROACH

The Income Approach to value assumes 1) a positive relationship between a property's current market value and the expected net cash flow that the property will provide and 2) a negative relationship between a property's current market value and the relative risk involved in achieving the expected cash flow. Investment properties such as the subject are typically valued in relation to their ability to produce income. Therefore, an analysis of the property in terms of its ability to provide a sufficient net annual return on invested capital is an important means of valuing an asset. The two primary methods are Direct Capitalization and Yield Capitalization (Discounted Cash Flow Analysis).

In Direct Capitalization, value is estimated by deducting all applicable expenses from anticipated gross income to arrive at projected net income for the coming year. This amount is then capitalized at a rate which is commensurate with the risk inherent in the ownership of the property. The capitalization rate can be derived from sales in the Sales Comparison Approach via the Band of Investment Technique where the rates of return on mortgage and equity divisions associated with the property type are analyzed, by evaluation of debt coverage ratios, or from investor surveys. Direct Capitalization is most appropriate for stabilized income streams where the property being analyzed reflects occupancy rates typical of the market.

With respect to Yield Capitalization or Discounted Cash Flow Analysis, value is estimated by deducting all applicable expenses from anticipated gross income to arrive at projected net income during each year of the projection period, which is then discounted at a rate commensurate with the risk inherent in the ownership of the property. A reversion is computed at the end of the projection period utilizing rates commensurate with the risk of the property over the holding period and this amount is also discounted and added to the present values associated with each year of the income stream to derive an estimate of value. The analysis method involves a variety of projections relative to changes in the income stream over time as a result of changes in occupancy and inflationary factors. This method is well suited to properties with below market levels of occupancy or significant changes anticipated in the income stream over the typical holding period.

The Income Approach has little relevance in this valuation. Although school properties are occasionally leased, it is relatively rare and usually on a short-term or interim basis. Further, schools are not considered income-producing or investment-grade properties, and a typical income capitalization approach thus is not applicable. Informed market participants are not typically relying upon the Income Approach in reconciling market value for similar properties.

The likely purchaser of the subject is a developer who will convert the building into apartments. It is also most likely that a buyer will seek approvals for more than six apartment units (the A-2 District allows up to 6 units or 20 or more units). The subject could potentially support 12 units but, without definitive approvals in place, as well as a reliable budget projecting the cost of the conversion, the Income Approach would prove unreliable and potentially misleading when valuing the property as if complete and put to its permitted apartment use whereby the subject's as is market value could be extracted from an as if complete prospective market value forecast.

With the Income Approach considered unreliable in this case, it is therefore omitted from this valuation.

RECONCILIATION/FINAL VALUE CONCLUSION

The Income Approach has little relevance in this valuation. Although school properties are occasionally leased, it is relatively rare and usually on a short-term or interim basis. Further, schools are not considered income-producing or investment-grade properties, and a typical income capitalization approach thus is not applicable. Informed market participants are not typically relying upon the Income Approach in reconciling market value for similar properties.

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With the Income Approach considered unreliable in this case, it is therefore omitted from this valuation.

Therefore, based upon the analysis contained in the report herein, with sole weight placed upon the Sales Comparison Approach, the market value of the subject's fee simple estate, as is, as of April 30, 2025, is considered reasonable at:

\$355,000.00

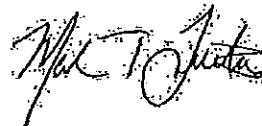
(\$27.01/SF TO TOTAL GROSS BLDG. AREA)

CERTIFICATION OF APPRAISAL

In compliance with the Uniform Standards of Professional Appraisal Practice, I submit the following certification:

IT IS HEREBY CERTIFIED that to the best knowledge and belief of the undersigned:

- the statements of fact contained in this report are true and correct;
- the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions;
- I have no present or prospective interest in the property that is the subject of this report; and I have no personal interest or bias with respect to the parties involved;
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment;
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- my engagement in this assignment was not contingent upon developing or reporting predetermined results;
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result or the occurrence of a subsequent event directly related to the intended use of this appraisal;
- my analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice;
- I made a complete inspection of the property that is the subject of this report on April 30, 2025;
- no one provided significant business and/or intangible asset appraisal assistance to the person signing this certification.
- none of the digital photographs contained within this report have been altered, enhanced or retouched in any way;



Mark T. Freitas
President
Certified General RE Appraiser
State of Massachusetts
Certificate #2270

SUBJECT PHOTOGRAPHS



Front of subject



Front entrance

SUBJECT PHOTOGRAPHS

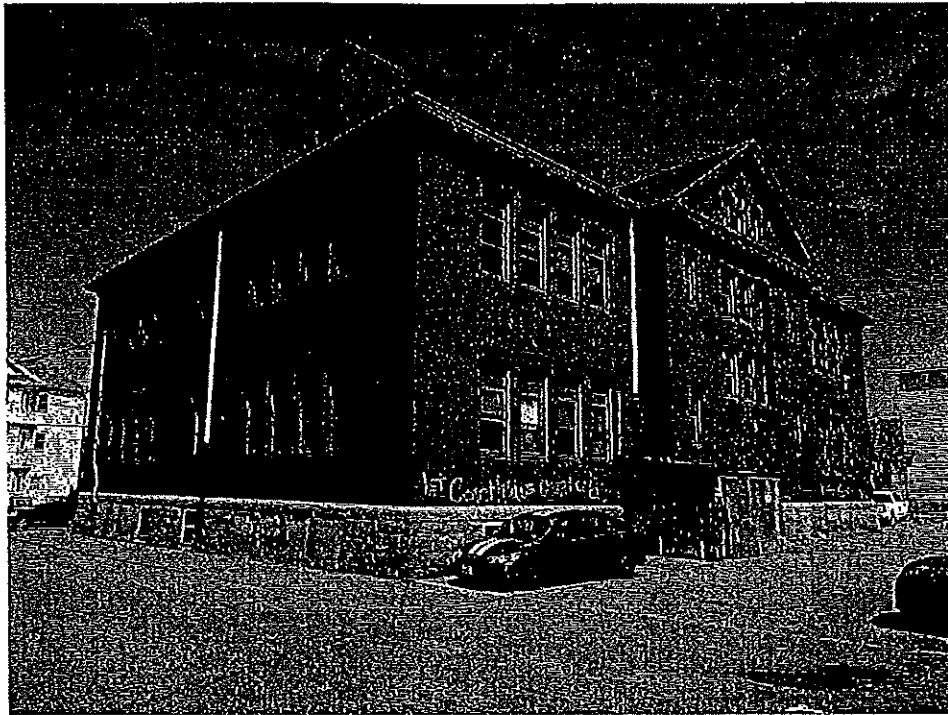


North view across front of building



East view along south side

SUBJECT PHOTOGRAPHS

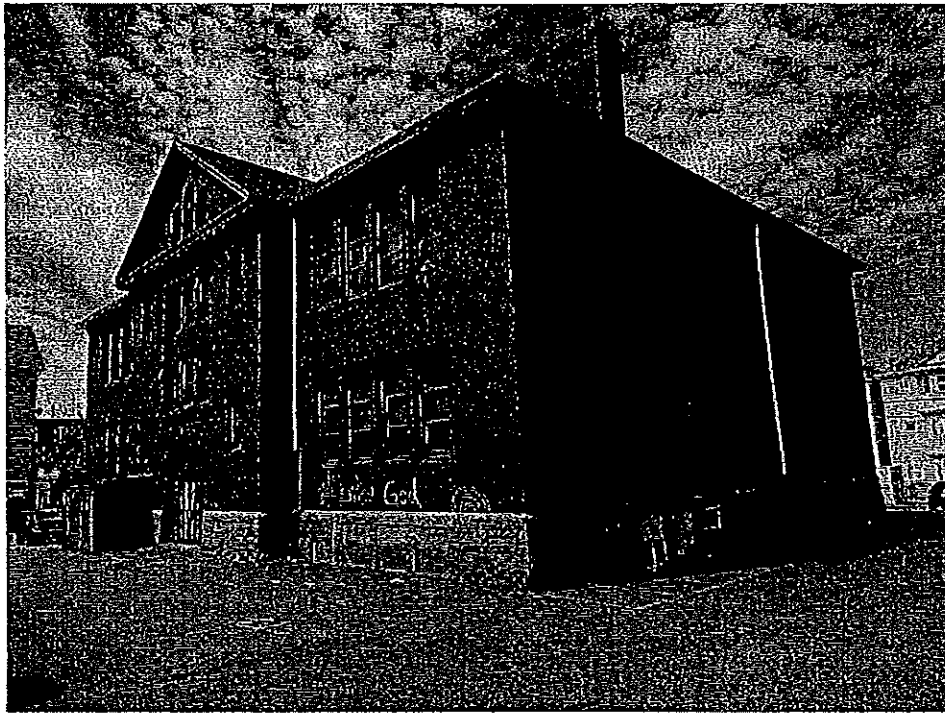


Rear/southeast corner

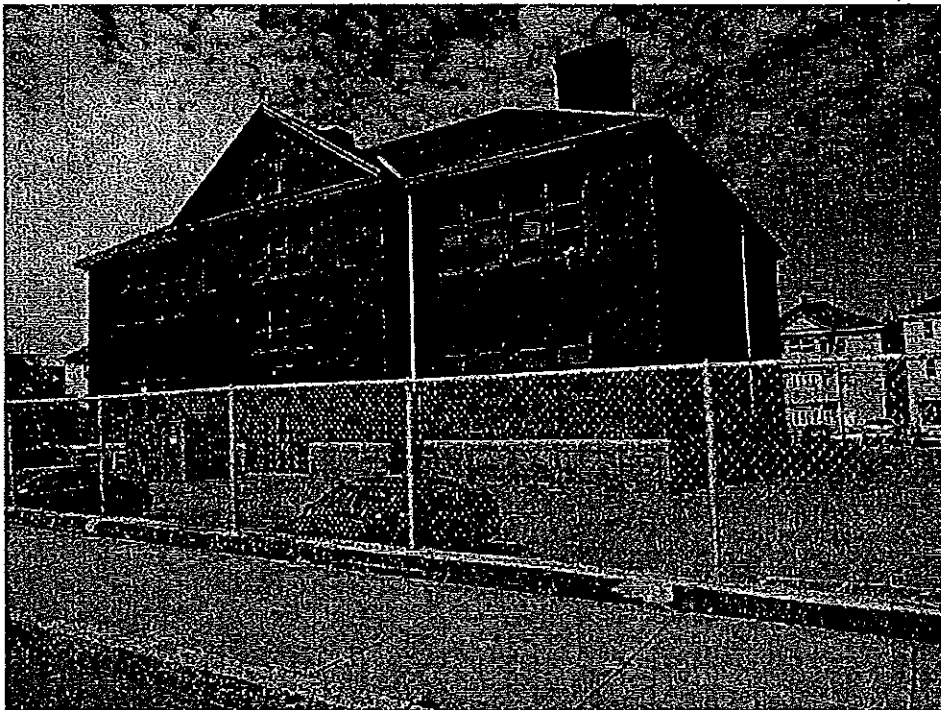


West view from Jencks Street along south side of building

SUBJECT PHOTOGRAPHS



Rear/northeast corner



Rear of building from Jencks

SUBJECT PHOTOGRAPHS

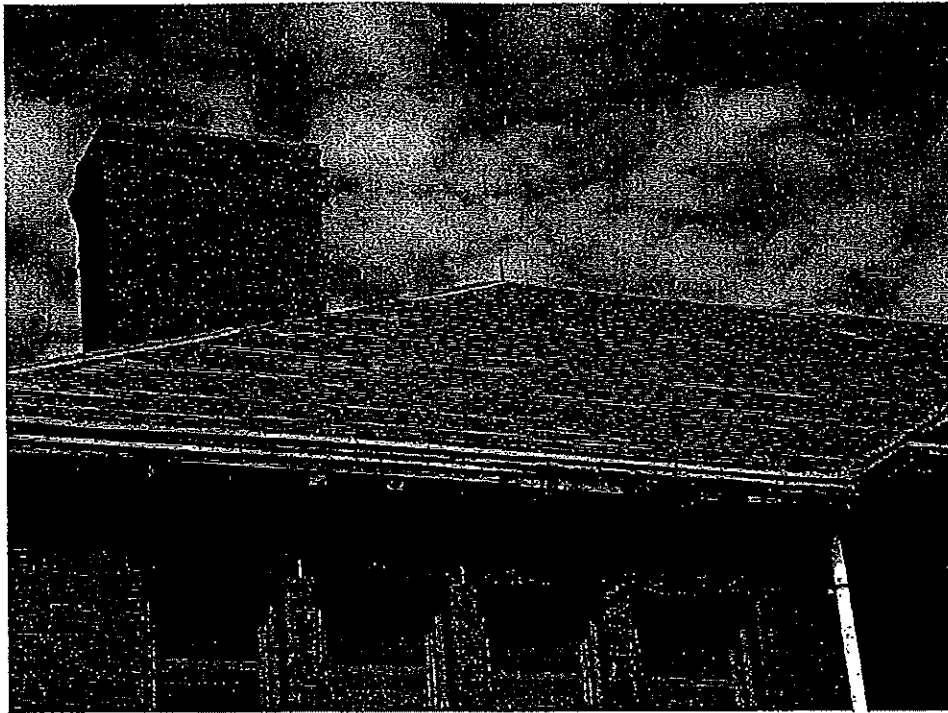


West view along north side of building

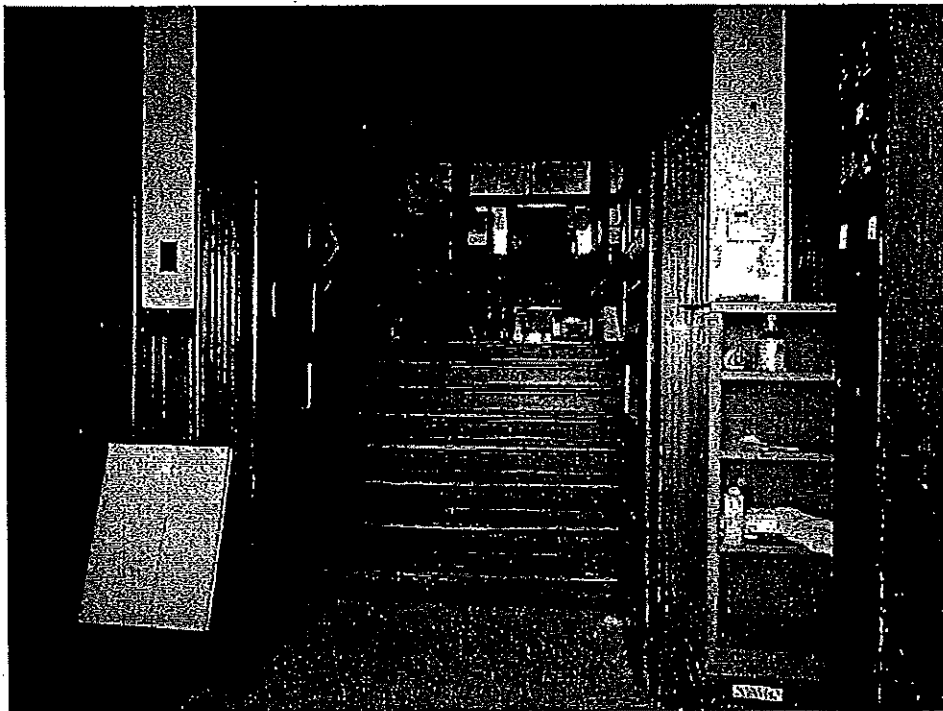


Front/northwest corner

SUBJECT PHOTOGRAPHS



Roof view at front/northwest corner

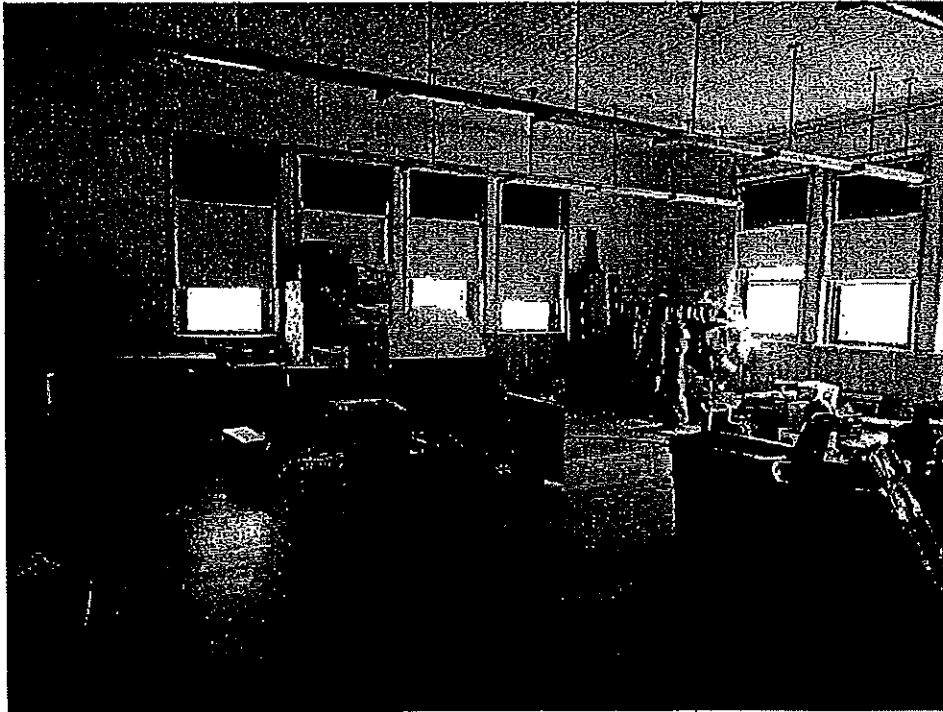


Front entry

SUBJECT PHOTOGRAPHS



View through center lobby toward rear entrance and stairs

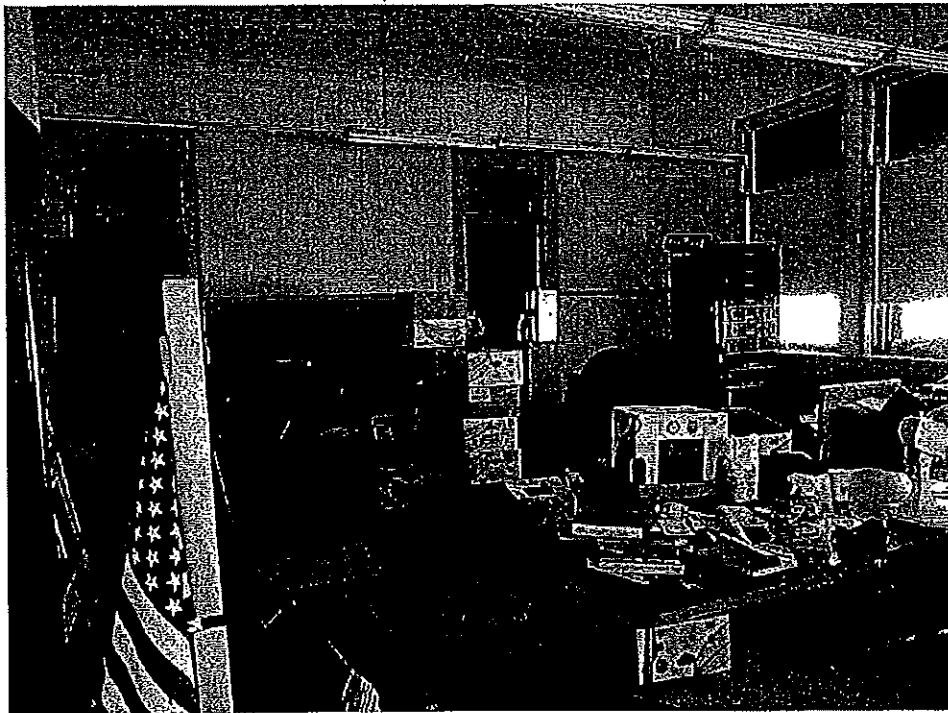


1st floor classroom at northeast corner

SUBJECT PHOTOGRAPHS



Opposite view across middle space toward north wall

1st floor classroom

SUBJECT PHOTOGRAPHS

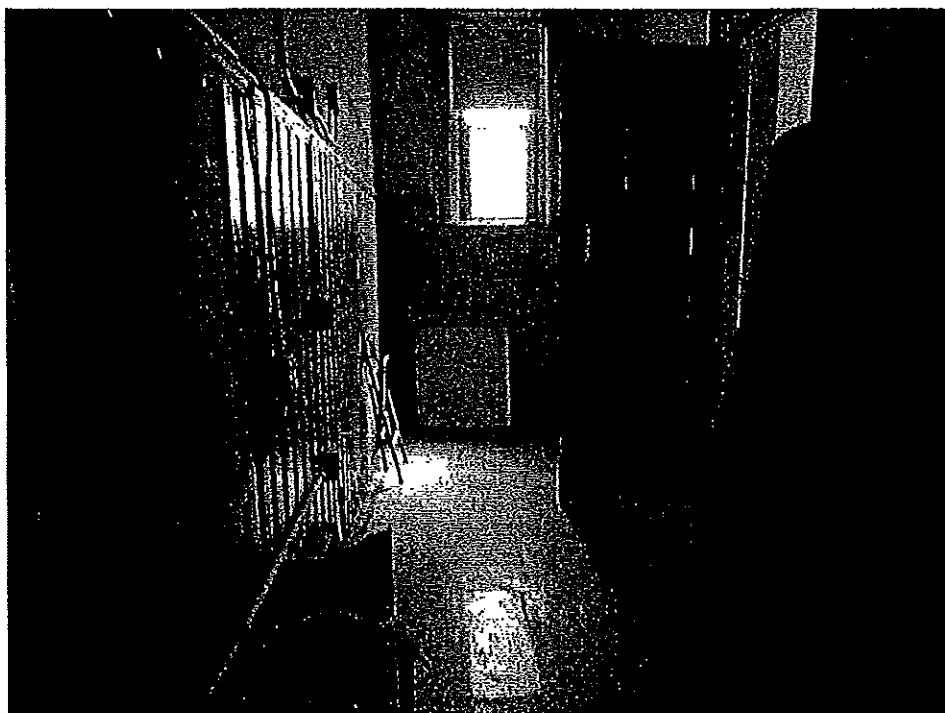
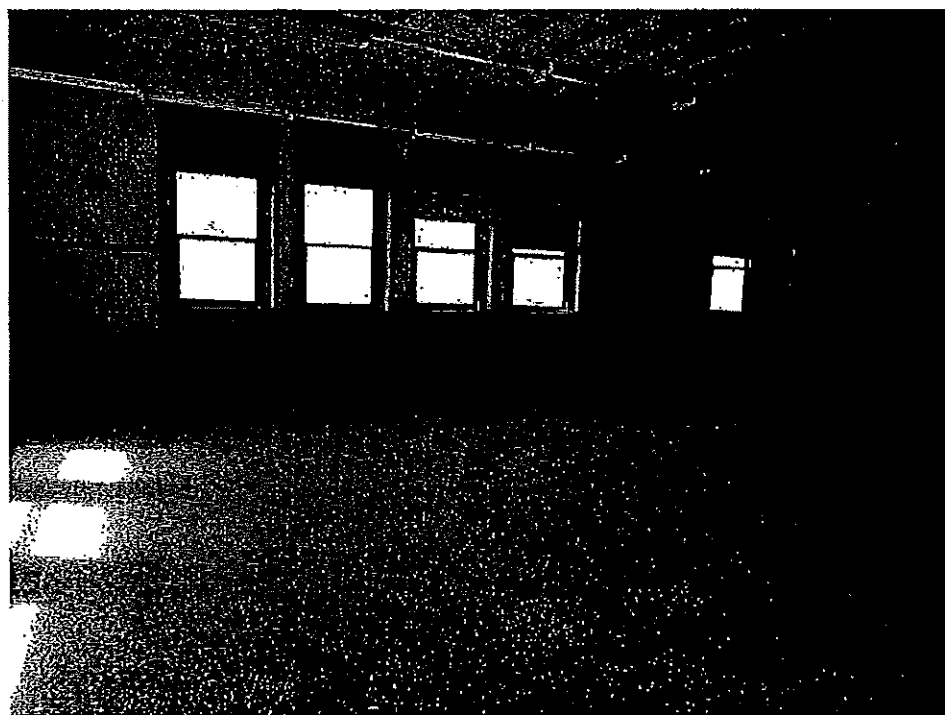


Rear stairwell from middle landing

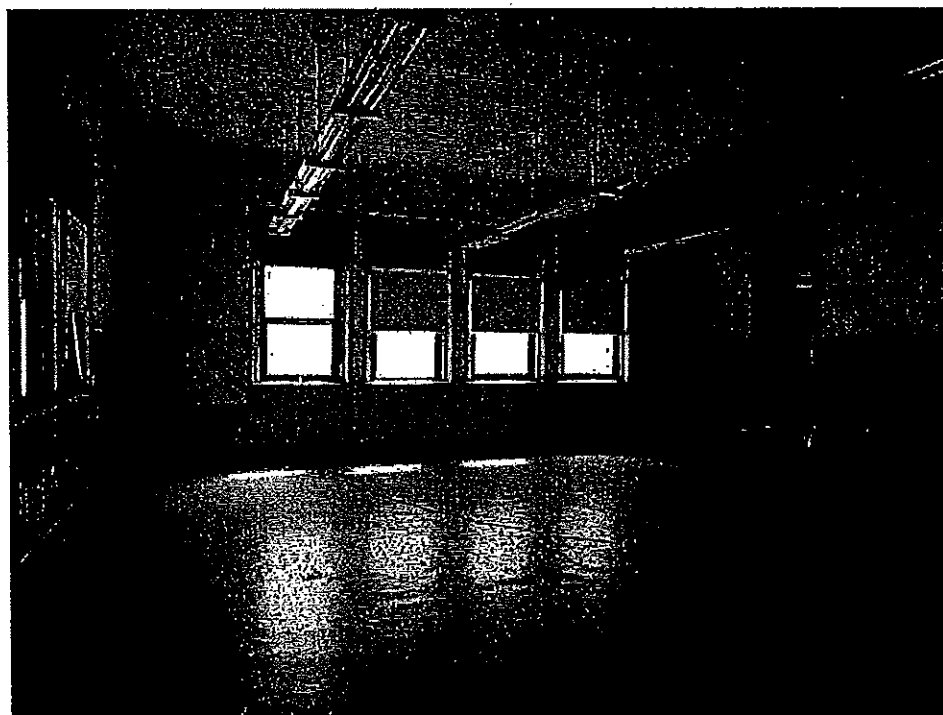


Rear stairwell middle landing

SUBJECT PHOTOGRAPHS

2nd floor space at east side2nd floor classroom

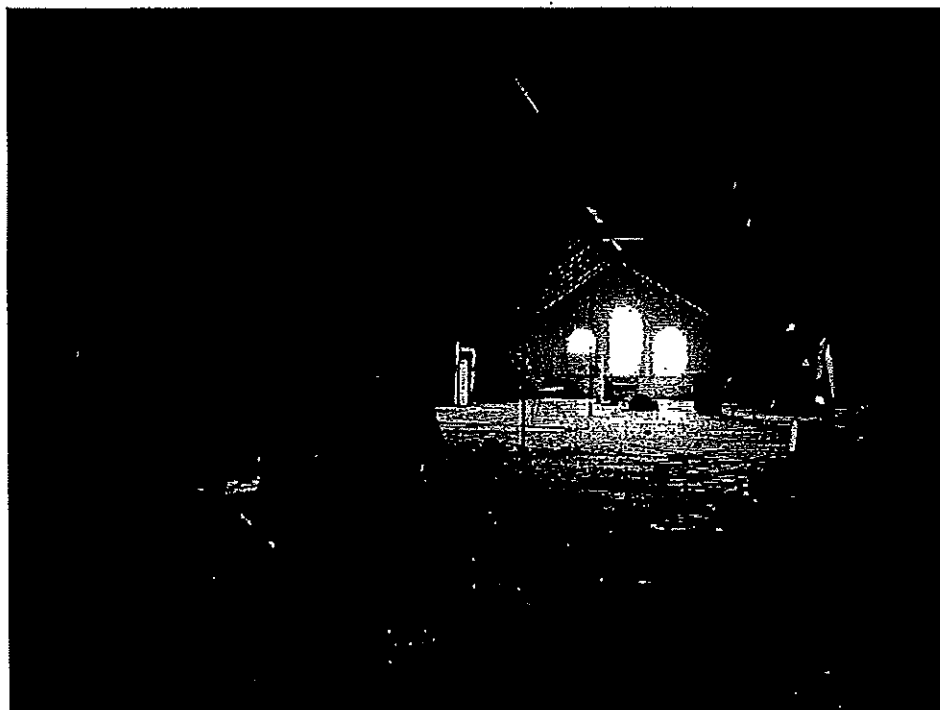
SUBJECT PHOTOGRAPHS

2nd floor classroom2nd floor classroom

SUBJECT PHOTOGRAPHS



Mezzanine space accessing attic



Attic

SUBJECT PHOTOGRAPHS



Boys' water closets in basement lavatory



Steam boilers in basement

ADDENDA

5



2024 00014301
BK: 11640 Pg: 38 Doc: DEED
Page: 1 of 2 11/04/2024 03:44 PM

After Recording Please Mail to:
Alan J. Rumsey, Esq.
Corporation Counsel
City of Fall River
One Government Center
Fall River, MA 02722

QUITCLAIM DEED

The Flint Neighborhood Association Corp., a Massachusetts Non-profit Corporation, with a mailing address of 112 Flint Street, Fall River, Bristol County, Massachusetts, 02723, for consideration paid and in full consideration of One and 00/100 (\$ 1.00) Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, grants to the CITY OF FALL RIVER, One Government Center, Fall River, Bristol County, Massachusetts 02722

with Quitclaim Covenants,

PARCEL I:

The land in Fall River, Bristol County, Massachusetts, with all buildings and improvements thereon, being bounded and described as follows:

The following described lot or parcel of land situate in said Fall River between Flint and Jencks Street as called and bounded as follows yiz: Beginning at the Southwesterly corner of the lot to be described and at the northwesterly corner of the land of one Edmund Reeves and running Northerly in the easterly line of said Flint Street two hundred and five (205) feet by land now or formerly of Sarah F. Davol, Bradford D. Davol, Sarah L. Buffington, and Mary A. Easton Davol for a corner; thence turning a right angle and running Easterly by the last named land and one hundred fifty-nine and 80/100 (159.80) feet to said Jencks Street; thence Southerly in the Westerly line of said Jencks Street two hundred and five (205) feet to land now or formerly of Sarah F. Davol, Bradford D. Davol, Sarah L. Buffington, and Mary A. Easton Davol for a corner; thence Westerly by last-named land and land now or formerly of said Edmund Reeves one hundred fifty-nine and 85/100 (159.85) feet to said Flint Street and the point of beginning.

Containing one hundred and twenty and 35/100 square rods, more or less,

Being the same premises conveyed to the Flint Neighborhood Association Corp., by deed of the City of Fall River dated February 24, 2014, and recorded with the Bristol County (Fall River District) Registry of Deeds in Book 08426, Page 134.

Property Address: 112 Flint Street, Fall River, MA 02723

FY 2025 ASSESSMENT & TAX DATA

The subject is assessed as a Charitable Museum property improved by a commercial-style building, the FY 2025 assessed value is \$394,400, the property is exempt from taxes, as well as a Community Preservation Act (CPA) surcharge.

Fall River assessed values are based upon 100% of fair market value.

Following is an assessment and tax summary.

MAPS & EXHIBITS



Aerial Map – Subject Neighborhood

73



FEMA Flood Map

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

The appraisal is subject to the following assumptions and limiting conditions:

WARRANTIES

The appraiser(s) who prepared this report and associate appraisers, if any, are not guarantors of value, utility, condition, or feasibility.

The values reported herein are opinions only and not warranted as, or representations of, fact.

NON-CONTINGENT

The fee for this assignment and the client's obligation to pay for our services are in no way contingent upon the findings or conclusions as to value, best use, or feasibility.

The obligation of the client to pay for our professional services on DELIVERY of the opinion, estimate, or recommendation, is in no way contingent upon acquisition, disposition, sale, financing, closing, use, zoning, court decision, abatement, or verdict, or any other action or event related to this property.

TESTIMONY

It is an express condition of this report that the appraiser is not required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made therefore.

THIRD PARTIES EXCLUDED-UNAUTHORIZED USE

The appraiser undertakes this assignment with the specific understanding that there is no third party beneficiary to the contract between the client/applicant and the appraiser.

This report is for the exclusive benefit and use of the applicant and any other party expressly mentioned herein as an intended user. It may not be relied upon by a third party. Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used by anyone but the applicant or expressed intended users without the previous written consent of the appraiser and the applicant. Unauthorized transmittal of this report or its conclusions to a third party invalidates this report. Any party who uses or relies upon any information in this report, without the preparer's written consent, does so at his/her own risk.

VALUE ALLOCATIONS

Any distribution of the value in the report applies only under the program of utilization as outlined herein. The separate valuations of sections of the property must not be used in conjunction with any other appraisal and are invalid if so used.

The appraiser is not a convincer nor is he a title examiner or a forensic investigator. He is not the agent of the client. The appraiser is not empowered and compensated to carry out near discrete investigations and interviews to elicit information which would not be available to the ordinary buyer.

PUBLICATION

Neither all, nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, particularly as to the value conclusions without the written consent and approval of the author.

Disclosure of the contents of the appraisal report is governed by the by-laws and regulations of the Appraisal Foundation.

The client is advised and acknowledges that the appraisal is subject to the requirements of the Uniform Standards of Professional Appraisal Practice, as amended, by the Appraisal Standards Board of The Appraisal Foundation.

STRUCTURAL

All major improvements under appraisal appear to be structurally sound unless otherwise noted in this report. However, not being a qualified engineer, we accept no responsibility for structural or mechanical failures which would not be reasonably obvious in the scope of an appraiser's normal inspection.

The applicant specifically waives any claim arising out of financial loss due to structural defect, contamination, infestation, and permeation or flooding in the property and admits that the appraiser's opinion is based on reasonably sound structural and environmental conditions. The client should engage specialists for any determination in these areas.

This study and investigation did not include a critical inspection, testing, hydrostatic testing or any other physical or structural evaluation of storage tanks, above or under ground. No responsibility for condition, utility, fractures or other failures of vessels, tanks, above or under ground or of any pumps, pipes, valves, or other attachments is assumed. The client is urged to retain a qualified engineer to conduct such evaluations.

HIDDEN OR OTHER PROPERTY CONDITIONS

The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, minerals, archeological findings, rare flora or fauna, aquifers, or structures, or designation by authorized government bodies as a protected or historic site, which would impair marketability or render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.

The appraiser assumes that there are no concealed conditions of the subsoil or the improvements which would have a tendency to render the property more or less valuable than similar properties. The appraiser is specifically excused from core drilling on the property. Any such investigation shall be undertaken by the applicant.

UNDERGROUND TANKS

The presence or condition of underground tanks is excluded as a consideration in this study unless otherwise noted. The client is advised that the law may require owners of underground tanks which may contain petroleum or hazardous substances to report their existence to state authorities for registration.

This includes owner of tanks currently in operation for such substances and owners of tanks taken out of operation after January 1, 1974, but still in the ground. In the Commonwealth of Massachusetts, owners who bring tanks into use after May 8, 1986, must notify the Department of Public Safety within 30 days.

The purpose of the notification program is to assist the EPA and the state in locating and evaluating underground storage tanks.

AMERICANS WITH DISABILITIES ACT

The appraiser accepts no responsibility for the detection of violations of, or in consistencies with the Americans with Disabilities Act of any similar state statute. The client is advised to seek the advice of a qualified architect to determine conformity or non-conformity and to estimate the cost of compliance, if any.

The American with Disabilities Act (ADA) became effective on January 26, 1992. No specific survey of analysis of this property was made to determine whether the property meets ADA guidelines.

Compliance involves consideration of each owner's financial ability vs. cost to cure potential discrepancies. Cost of compliance can change with each owner's financial ability. We therefore cannot comment on compliance to ADA.

The value estimate does not consider possible non-compliance.

Our description of improvements does not suggest ADA compliance.

ARBITRATION/RECONCILIATION

In the event the client requires the services of the appraiser to arbitrate or to reconcile the appraisal with another appraiser or consultant, such services will be billed on an hourly basis, portal to portal, and in accordance with the terms of engagement.

QUALIFICATIONS OF APPRAISER

NAME

Mark Thomas Freitas
President – Mark T. Freitas Appraisers, Inc.
Real Estate Appraisers, Analysts & Consultants

BUSINESS ADDRESS

784 High Street
Fall River, MA 02720

DESIGNATIONS, AFFILIATIONS, LICENSES

Certified General Real Estate Appraiser (1993-Present)
State of Massachusetts
Certification #2270-CG

Certified General Real Estate Appraiser (May 2006 – Present)
State of Rhode Island
Certification #CGA.0A01263

Certified Marshall & Swift Appraiser – Cost Approach to Commercial
Appraising

Real Estate Salesman License (1984 – 2002)
State of Massachusetts

REALTOR – Greater Fall River & National Boards (1984 – 2002)

FAA - Part 107 Certified sUAS Remote Pilot

GENERAL EDUCATION

Southeastern Massachusetts University, 1980 – 1982, Bridgewater State College, 1982 - 1984 Disciplined
in Mathematics, minor in Aviation Science.

REAL ESTATE EDUCATION

Numerous real estate appraisal courses and seminars offered by the Appraisal Institute, Massachusetts
Board of Real Estate Appraisers, American Real Estate Academy, American Society of Appraisers,
Stonehill College and Northeastern University.

COMMONWEALTH OF MASSACHUSETTS
DIVISION OF OCCUPATIONAL LICENSURE

BOARD OF
REAL ESTATE APPRAISERS
ISSUES THE FOLLOWING LICENSE CERT
GEN. REAL ESTATE APPRAISER

MARK T FREITAS
784 HIGH ST
FALL RIVER, MA 02720-3410

Mark T Freitas
LICENSEE SIGNATURE

2270	09/17/2025	507138
LICENSE NUMBER	EXPIRATION DATE	SERIAL NUMBER

FILE COPY



RFP #26-03
SALE OF THE FORMER DAVOL SCHOOL

ISSUED: FRIDAY, AUGUST 15, 2025
ON SITE TOUR: MONDAY, AUGUST 25, 2025, AT 10:00 AM
DEADLINE FOR QUESTIONS: TUESDAY, SEPT 16, 2025
DEADLINE FOR PROPOSALS: FRIDAY, SEPT 19, 2025
PREPARED BY: REBEKAH PONTES - PURCHASE AGENT

RFP #26-03 Sale of the Former Davol School
TERMS & CONDITIONS

Quote submissions should be submitted as a sealed bid including one (1) original and four (4) copies, (1 electronic copy) within a sealed envelope and addressed to: Purchasing Department, Room 324, One Government Center, and Fall River, MA 02722. The Package/Envelope must be clearly marked with Vendor name and RFP #26-03 on the outside of the packages. Bids will not be opened to attempt to identify the solicitation. Bids received after the time and date specified in the Invitation to Bid will be deemed late, rejected and returned unopened. Bidders are responsible for timely delivery and receipt of their bids to the Purchasing Department whether by hand, mail service, or utilizing private carriers (i.e. UPS/FEDEX etc.). No faxes or emails accepted.

A bidder may correct, modify, or withdraw a bid/quote by written notice received by the City prior to the time and date set for the bid opening. Bid modifications must be submitted in a sealed envelope clearly labeled "Modification No. ____." Each modification must be numbered in sequence and must reference **RFP #26-03**. After the bid opening, a bidder may not change any provision of the bid in a manner prejudicial to the interests of the City or fair competition. Minor informalities will be waived, or the bidder will be allowed to correct them. If a mistake and the intended bid are clearly evident on the face of the bid document, the mistake will be corrected to reflect the intended correct bid, and the bidder will be notified in writing; the bidder may not withdraw the bid. A bidder may withdraw a bid if a mistake is clear on the face of the bid document, but the intended correct bid is not similarly evident.

The Purchasing Department is open Monday through Thursday 8:00am to 4:00pm and Friday 8:00am to 3:00pm. If the Purchasing Department is closed due to unforeseen circumstances or an uncontrolled event(s), the scheduled bid opening may take place the following business day at the same time and location and be made public on the City's website.

A bid deposit in the amount of Seventeen Thousand Seven Hundred Fifty dollars (\$17,750.00) via: certified funds must be submitted as part of the proposal package. Deposits shall be returned to unsuccessful proposers within seven (7) business days after the City executes an Agreement with the successful proposer. If the successful proposer fails to execute a lease agreement with the City after the award, the deposit shall be retained by the City.

Interested responders are encouraged to attend an on-site tour on August 25, 2025, at 10:00 AM. Registration to attend the August 25, 2025 Site Visit & Briefing is required no later than the 2:00 PM on August 22, 2025. To register for the Site Visit, or to request additional information, please contact the Purchasing Agent at (508) 324-2250 or by email at purchasing@fallriverma.gov. While attendance at the Site Visit is not mandatory, the City strongly suggests that all potential bidders attend the Site Visit since attendance at the Site Visit allows potential bidders the opportunity to more fully understand the challenges and opportunities presented by redevelopment of the Property.

the bids. All such interpretations and any supplemental instructions will be in the form of written addenda to the specifications, and will be distributed to all prospective bidders, in accordance with Statute. All addenda so issued shall become part of the contract documents and shall be acknowledged by the bidder in the bid. The City of Fall River's interpretations or corrections thereof shall be final.

D. If the amount shown in words and its equivalent figures do not agree, the written words shall be binding. Ditto marks are not considered writing or printing and shall not be used. If there is a discrepancy between the unit prices and the extended totals, the unit prices shall prevail.

E. Prior to the conveyance or the execution of a lease for real property the successful proposer is required to file the Disclosure with the: Department of Capital Asset Management Real Estate Division, 1 Ashburton Place 15th Floor, Boston, MA 02108. The selected premises must pass local Code Enforcement specifications.

S3. SPECIFICATIONS

Bidders are expected to examine the specifications, any drawings, standard provisions and all instructions. Failure to do so will be at the bidder's risk. Bids which are submitted on other than authorized forms or with different terms or provisions may not be considered as responsive bids. The apparent silence of the specifications as to any detail, or the apparent omission from it of a detailed description concerning any point, shall be regarded as meaning that only the best commercial practice is to prevail and that only material and workmanship of the finest quality are to be used. All interpretations of the specifications shall be made based on this statement.

S4. INFORMATION REQUIRED

Each bidder shall furnish the information required by the bid documents. The bidder shall sign the Price Schedule and, when appropriate, the specifications, which documents shall collectively constitute the bidder's offer. Erasures or other changes must be initialed by the person signing the documents. Bids signed by an agent are to be accompanied by evidence of his authority unless such evidence has been previously furnished to the City of Fall River.

S5. INDEMNIFICATION

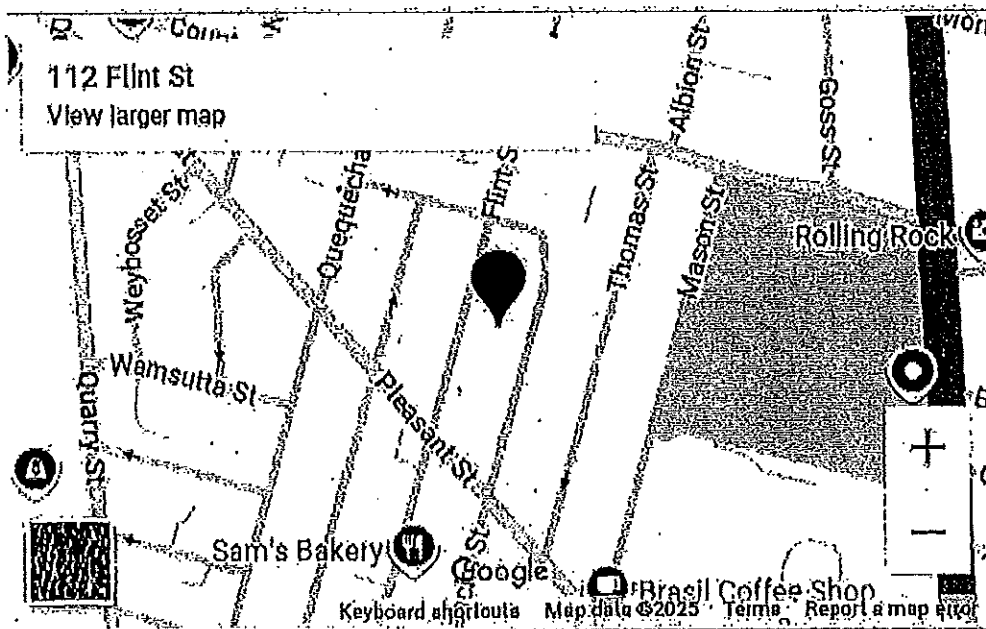
Bidder will indemnify and hold harmless the City of Fall River, its officers, employees, agents, attorneys, representatives, successors and assigns from any and all claims, demands, costs, expenses (including attorney's fees and expert witness fees), liabilities and losses of whatsoever kind or character arising out of or in connection with any act or omission of Bidder or its officers, employees or agents, during the term of this Contract. Bidder will assume on behalf of the City of Fall River and the indemnified parties described above, and conduct with due diligence and in good faith, the defense of all such claims, whether the City of Fall River is joined therein, even if such claims be groundless, false or fraudulent.

2.0 BACKGROUND ON THE CITY OF FALL RIVER

Situated on the banks of scenic Mount Hope Bay and Taunton River, Fall River is a city with a rich history and many attractions. Once known as the "Textile Capital of the World," Fall River traces its origins to the Plymouth Colony when settlers purchased land in 1659 from the Wampanoags, a Native American tribe. The City of Fall River is located in Bristol County, Massachusetts. The City sits about 46 miles south of Boston, 16 miles southeast of Providence, Rhode Island, 12 miles west of New Bedford and 10 miles south of Taunton. It is bisected by Route 195 and Route 24 allowing for easy travel to surrounding cities. Fall River was incorporated in 1803 with its economic base growing from textile industry which thrived due to the City's topography and proximity to the Taunton and Quequechan Rivers. These rivers provided power for manufacturing and led to Fall River's designation as one of Massachusetts' deep-water ports. Early in the 20th Century, the textile industry began to move south.

Today, Fall River is fast re-establishing itself as an attractive place to work and raise a family. Phase 1 of the State funded reconstruction of Route 79 has been completed. Construction has begun on Phase 2 which will restore connections to the waterfront, enhancing waterfront development and facilitate an easy, accessible linkage between the Central Business District and Battleship Cove, the State Pier and City Pier, and the Taunton River. The subject property benefits from its proximity to the Central Business District and these key economic development districts.

While the City recognizes that there are several challenges to the successful redevelopment and reuse of the Property, and the City typically encourages reuse of existing buildings, due to the condition of the Property, the City will consider a proposal that includes demolition of the Property if such a proposal will lead to the development of a viable reuse of the property that contributes to the City's tax base.



4.0 PREFERRED REUSE OF THE PROPERTY

The City of Fall River recognizes that a successful and vibrant downtown and Commercial Mill District depend on a mix of mutually supportive uses, including office, retail and residential. The City believes that there currently exists a strong and varied supply of office space. The City also believes that the current supply of below market rate housing is sufficient to meet the current and foreseeable below market rate demand. Although there has been significant development of market rate housing, the City believes a strong demand for market rate housing units continues to exist. The City also encourages appropriate mixed business development in conjunction with the redevelopment of existing structures for market rate housing. The development of market rate housing, commercial and retail uses, and professional office development in the downtown would enhance the City's efforts to attract residents interested in an urban lifestyle and would attract residents with sufficient disposable income to support diversified downtown retail establishments and restaurants within walking distance of their dwelling units.

In light of the foregoing, the preferred redevelopment of the Property would include market rate housing. As an alternative to a mixed-use redevelopment of the Property, the City will entertain proposals for the redevelopment of the Property as office space or other uses, the evaluation criteria set forth below reflect the foregoing preference.

5.0 REDEVELOPMENT ECONOMIC INCENTIVES

There are a number of redevelopment economic incentives available to facilitate redevelopment and reuse of the Property. Please note that a proposal that provides for the demolition of the Property may not qualify for all of the following incentives. These incentives include:

1. Housing Development Incentive Program

The Housing Development Incentive Program (HDIP), established as Massachusetts General Laws Chapter 40V provides Gateway Cities such as Fall River a development tool to increase residential growth, expand diversity of the housing stock, support economic development, and promote neighborhood stabilization in certain areas. The Property is located within such an area.

HDIP provide two tax incentives to developers to undertake substantial rehabilitation of properties for lease or sale as multi-unit market rate housing. These two incentives are:

- a. A local option real estate tax exemption on all or part of the increased property value resulting from the improvements. This real estate tax exemption would phase in the value of said improvements over a period of time ranging between five (5) and twenty (20) years through a Housing Development Tax Increment Exemption Agreement (TIE);
- b. State tax credits for Qualified Substantial Rehabilitation Expenditures (QSREs) that are awarded through a rolling application process

8.0 SITE VISIT AND BRIEFING

Interested responders are encouraged to attend an on-site tour on August 25, 2025 at 10:00 AM. Registration for August 25, 2025. Site Visit & Briefing is required no later than 2:00 PM on August 22, 2025. To register for the Site Visit, or to request additional information, please contact the Purchasing Agent at (508) 324-2260 or by email at purchasing@fallriverma.gov. Following the Site Visit there will be a Pre-Bid Conference/Information Session at 1:00 pm at the Atrium, One Government Center, Fall River, Massachusetts. While attendance at the Site Visit is not mandatory, the City strongly suggests that all potential bidders attend the Site Visit since attendance at the Site Visit allows potential bidders the opportunity to more fully understand the challenges and opportunities presented by redevelopment of the Property.

All proposals received by the City after the deadline will be rejected and not opened. No fax or e-mail submitted proposals will be accepted. Delivery will be at the bidder's expense. Any and all damage that may occur due to packaging or shipping will be the sole responsibility of the bidder.

9.2 **FORMAT**

Cover Letter - Briefly describe why you are interested in the property and how you intend to redevelop and reuse the Property. Please provide contact information for the primary contact person at your firm for any questions or additional requests for information that may arise during the review of your proposal. The Cover Letter should not exceed two (2) pages in length.

Development Proposal - The written Development Proposal shall contain the following:

1. The Development Proposal must include the bidder's background and qualifications for developing the Property including any related experience, if any, in developing other commercial and/or residential properties, including a list of such other developments and references.
2. The Development Proposal must briefly describe the bidder's ownership and organizational structure (i.e. individual, corporation, LLC, etc.).
3. The Development Proposal must describe in detail the bidder's proposed use of the Property including a detailed description of the bidder's plan for the reuse of the Property.
4. The Development Proposal must describe the bidder's timeline for commencing and completing the development of the Property. Please Section 12 below for a listing of the Development Benchmarks which the City has established for the redevelopment and reuse of the Property.
5. The Development Proposal must describe the bidder's prior experience with the redevelopment of Brownfields including specific examples of successfully completed Brownfields redevelopments completed by the bidder.
6. The Development Proposal must identify the source of funds and/or financing to complete the purchase and development of the Property.
7. Signed Certificates of Non-Collusion and Tax Compliance, and Declaration of MBE/WBE participation (see Attachments A, B, and C).
8. List of any actions taken by any regulatory agency or litigation involving the person or firm submitting the response and all agents, employees, partners with respect to other redevelopment or development projects which the bidder has undertaken or is presently undertaking.

Price Proposal - Each bidder must include a Price Proposal in the form attached hereto stating the bidder's proposed purchase price for the Property. This should be separate from the non-price proposal.

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

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

The Purchase and Sale Agreement shall at a minimum require a deposit of 5% of the purchase price and shall require the selected bidder to complete all its due diligence for the Property and close on the Property no later than October 15, 2025.

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

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

11.0. PROPOSED REDEVELOPMENT BENCHMARKS:

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

October 15, 2025	A mutually agreeable Purchase and Sales Agreement for Conveyance of the Property must be executed by this date.
November 30, 2025	The conveyance of the Property must be completed by this date.
December 30, 2025	All environmental remediation must be completed by this date and all necessary permits and approvals for the proposed redevelopment of the Property must be submitted by this date. All Bank Financing must be secured and in place by this date.
December 31, 2025	Construction must begin by this date.
January 30, 2026	A Certificate of Occupancy for the Property must be obtained by this date.

The foregoing Benchmarks may be subject to some negotiation based on the details and specifications of the redevelopment and reuse proposed by the successful bidder.

Performance of the finally negotiated Benchmark Schedule will be secured by a Performance Bond or Irrevocable Letter of Credit in the amount of \$1,000,000.00 in favor of the City of Fall River which shall be secured at the successful bidder's sole cost and expense prior to conveyance of the Property from the City of Fall River.

RFP #26-03 Sale of the Former Davol School

EXHIBIT "A"

COMPARATIVE EVALUATION MATRIX

		HIGHLY ADVANTAGEOUS	ADVANTAGEOUS	NOT ADVANTAGEOUS	UNACCEPTABLE
1	Experience with redevelopment of urban sites	Includes three or more examples of projects involving the redevelopment of urban sites, completed by the development team.	Includes at least one example of a project involving the redevelopment of an urban site, completed by the development team.	Does not include any examples of projects involving the redevelopment of urban sites, completed by the development team.	Does not include any examples of previous projects.
2	Financial capacity to complete project	Two years' financial statements along with pre-qualification commitments and letters of reference from lenders and potential equity investors clearly illustrate the proposer's capacity to complete all phases of the project.	A statement by a Certified Public Accountant that it has reviewed the finances of the bidder and that the bidder has the financial capacity to complete all phases of the project.	Letters of interest from lenders and potential equity investors suggest the proposer's potential capacity to complete all phases of the project.	The information provided is insufficient to make a determination.
3	Project budget	A project budget that identifies estimated costs and sources of funding for major components of the project along with a pro forma profit/loss statement for the development proposal.	A project budget that identifies estimated costs and sources of funding for major components of the project.	A project budget that identifies estimated costs for major components of the project.	The information provided is insufficient to make a determination.



PURCHASING
CITY OF FALL RIVER

RFP #26-03 Sale of the Former Davol School

PRICE PROPOSAL

Sale of the site of the Former Davol School

114 Flint Street, Fall River, Massachusetts

Property Suggested Minimum Bid Price \$ 355,000.00

Proposed Purchase Price \$ _____

Written Proposed Purchase Price in words: _____ and _____ cents.

If the Proposed Purchase Price is less than the Suggested Minimum Bid Price of \$355,000.00 then this Price Proposal must be accompanied by a written detailed explanation by the bidder as to how the current condition of the Property adversely affects the minimum suggested bid and why the amount proposed by the bidder is reasonable, considering said conditions. Unless accompanied by such written explanation, a Price Proposal containing a Proposed Purchase Price of less than \$355,000.00 will be deemed non-responsive.

Name: _____

Address: _____

Email: _____

Tel #: _____

By: _____

Signature/Title

A bid deposit in the amount of Seventeen Thousand Seven Hundred Fifty dollars (\$17,750.00) via certified funds must be submitted as part of the proposal package. Deposits shall be returned to unsuccessful proposers within seven (7) business days after the City executes an Agreement with the successful proposer. If the successful proposer fails to execute a lease agreement with the City after the award, the deposit shall be retained by the City.



PURCHASING
CITY OF FALL RIVER

AFFIDAVIT OF NON-CONVICTION OF CRIMES RELATED TO ARSON

I, _____, hereby depose and say:

I, _____, the Purchaser of the Property from the City of Fall River identified as 138 Hartwell Street, Parcel ID# N21-0001, hereby state that neither the Purchaser/Lessee, nor any person who would gain equity in the property as a result of the conveyance has ever been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire, or of a crime involving the fraudulent filing of a claim of fire insurance.

Signed and sworn to under the pains and penalties of perjury this _____ day of _____, 20 ____.

Signature:

Printed or typed name

Company name.



PURCHASING
CITY OF FALL RIVER

City of Fall River Disclosure of Beneficial Interest Statement
For Transaction with a Public Agency Concerning Real Property
M.G.L. c. 7C, s.38 (formerly M.G.L. c. 7, s. 40J)

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) REAL PROPERTY:

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY:

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

☐ Lessor/Landlord ☐ Lessee/Tenant
☐ Seller/Grantor ☐ Buyer/Grantee
☐ Other (Please describe): _____

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

(7) None of the above-named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below. (Check "NONE" if NONE):

☐ NONE

NAME:

POSITION:



NON-COLLUSION FORM

Applicants submitting a bid, proposal to provide supplies or services to the City or to purchase supplies from the City must complete and submit the following certification of non-collusion for with the bid or proposal.

CERTIFICATE OF NON-COLLUSION

The undersigned certifies, under penalties of perjury, that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person.

As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity, or group of individuals.

Signature of individual submitting bid, or proposal of services

Print name of individual submitting bid, or proposal of services

Name of Business/Vendor

Date



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CERTIFICATE OF TAX COMPLIANCE

Pursuant to Massachusetts General Law Chapter 62C, Section 49A, the undersigned acting on behalf of the Contractor*, certify under penalties of perjury that to the best knowledge and belief, the Contractor* is in compliance with all laws of the Commonwealth relating to taxes, reporting of employee and contractors, and withholding and remitting child support.

Individual

Signature	Date
-----------	------

Name (please print or type)	Social Security Number
-----------------------------	------------------------

Corporate

Corporate Name (please print or type)

Signature of Corporate Officer	Date
--------------------------------	------

Name of Corporate Officer (please print or type)	Title
--	-------

Taxpayer Identification Number

As used in this certification, the word "Contractor" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.



BID CONTRACTOR REFERENCE INFORMATION SHEET

List current customer references that acquired services and products from your company.

1. Company Name: _____

Address: _____

Contact Person: _____

Phone Number: _____

Description of services and or products purchased through your company: _____

2. Company Name: _____

Address: _____

Contact Person: _____

Phone Number: _____

Description of services and or products purchased through your company: _____



5

City of Fall River
Auditor's Office
One Government Center
Fall River, MA 02722
Tel: 508-324-2200

VENDOR PAYMENT INFORMATION FORM	
Vendor Number: <i>(Required for existing vendors only to add corrections, or changes)</i>	Date of Request:
Name:	
Tax ID Name <i>(if different from above)</i>	
Tax Type:	Tax ID:
1099 Type:	SSN:
If you are tax exempt, please check this box and provide documentation with this form. ☐	

PURCHASE ORDER INFORMATION		
Reprint Address:		
City:	State:	Zip code:
Contact Name:	Phone:	Fax:

Check information:
Check here and leave if same as PO information: ☐

Payment Address:		
City:	State:	Zip code:
Contact Name:	Phone:	

This form must be accompanied by a completed IRS form W9, and a Conflict-of-Interest form.

City use only*

Please reprint this completed form to the Auditor's Office. You will be notified when a vendor number is assigned.

City Department:
Submitted by:
Date processed:



CITY OF FALL RIVER CONFLICT OF INTEREST CERTIFICATION

(Date)

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

Indicate "Y" (Yes) or "N" (No), and if "No," provide details below.
THE RESPONDENT CERTIFIES THAT:

____ 1. The Respondent will immediately disclose, in writing, to the City of Fall River any potential conflict of interest which may occur during the term of any contract awarded pursuant to this solicitation or any fee for service.

____ 2. The Respondent has not paid and will not pay any bonus, commission, fee, gratuity, or other remuneration to any employee or official of the City of Fall River for the purpose of obtaining an award of a contract pursuant to this solicitation. The Respondent further certifies that no bonus, commission, fee, gratuity, or other remuneration has been or will be received from any third party or paid to any third party contingent on the award of a contract pursuant to this solicitation or any fee for service.

SECTION 2 —DISCLOSURES RFP Respondents & Vendors doing business with the City of Fall River must respond to every statement. Responses submitted without a complete response may be deemed nonresponsive and prohibit the City of Fall River from engaging in goods & services.

Indicate "Y" (Yes) or "N" (No) for Disclosures 1-4, and if "Yes," provide details and attach statement (s).

____ 3. State whether the Respondent, or any officer, director, manager, stockholder, member, partner, or other owner or principal of the Respondent or any parent, subsidiary, or affiliate has been subject to suspension or debarment by any federal, state, or municipal governmental authority, or the subject of criminal prosecution, or convicted of a criminal offense within the previous 5 years. If "Yes," provide details.

____ 4. State whether the Respondent, or any officer, director, manager, stockholder, member, partner, or other owner or principal of the Respondent or any parent, subsidiary, or affiliate has had any contracts with a federal, state, or municipal governmental authority terminated for any reason within the previous 5 years. If "Yes," provide details.

(Email address)

(Address)

(Signature Required)

(Phone)

(Print Name of Respondent)

(Vendor #)

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Approved by OMB

0348-0046

Disclosure of Lobbying Activities
Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352 (See reverse for public burden disclosure)

1. Type of Federal Action: a. contract _____ b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance		2. Status of Federal Action: a. bid/offer/application _____ b. initial award c. post-award	3. Report Type: a. initial filing _____ b. material change For material change only: Year _____ quarter _____ Date of last report _____
4. Name and Address of Reporting Entity: _____ Prime _____ Sub awardee Tier _____, If Known: Congressional District, if known: _____		5. If Reporting Entity in No. 4 is Sub awardee, Enter Name and Address of Prime: Congressional District, if known: _____	
6. Federal Department/Agency: 		7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known: 		9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant (If individual, last name, first name, MI): 		b. Individuals Performing Services (Including address if different from No. 10a) (last name, first name, MI): 	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.		Signature: _____ Print Name: _____ Title: _____ Telephone No.: _____ Date: _____	
Federal Use Only		Authorized for Local Reproduction Standard Form - 111 (Rev. 7-97)	

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City of Fall River
Massachusetts
Office of the Mayor

PAUL E. COOGAN
Mayor

November 20, 2025

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

RE: Westport Intermunicipal Agreement for Drinking Water Service

Dear Council Members:

It is respectfully requested that the attached Intermunicipal Agreement for Drinking Water Service with the Town of Westport be reviewed and approved.

This was approved by the Watuppa Water Board on June 3rd, 2025.

Please contact Paul Ferland at the Department of Community Utilities if you have any questions.

Sincerely,

Paul E Coogan
Mayor

CITY CLERK
FALL RIVER, MA

2025 NOV 20 P 2:51

RECEIVED

City of Fall River, *In City Council*

6

ORDERED, that the Mayor, through the Watuppa Water Board, be and the same is hereby authorized to enter into the attached Intermunicipal Agreement for Drinking Water Services between the City of Fall River and the Town of Westport.



**COMMUNITY UTILITIES -
WATER - SEWER**
CITY OF FALL RIVER



TO: Paul E Coogan
Mayor

FROM: Paul J. Ferland, EIT
Administrator of Community Utilities

DATE: November 20, 2025

RE: Westport Intermunicipal Agreement for Drinking Water Service

Attached please see the Intermunicipal Agreement that has been drafted with the Town of Westport for Drinking water service to them at the town line.

This agreement was reviewed and approved by the Watuppa Water Board on June 3rd, 2025. With this agreement the town will be able to expand its usage within the town. The city with the town will be able to look beyond just Westport for additional users. As has been discussed in the past, additional water usage and sales will benefit the Fall River users. With this agreement in place, it may open new opportunities and customers for the future.

This agreement was reviewed and approved by the Watuppa Water Board on June 3rd, 2025.

With this agreement we would respectfully request that you forward this to City Council for their Review and Approval.

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AGREEMENT FOR DRINKING WATER SERVICES
BETWEEN
THE CITY OF FALL RIVER, MASSACHUSETTS
AND
THE TOWN OF WESTPORT, MASSACHUSETTS

THIS AGREEMENT, made and entered into this _____ day of _____, 2025, by and between the City of Fall River, a Municipal Corporation within the Commonwealth of Massachusetts in the County of Bristol, acting through its Watuppa Water Board hereinafter called the "City", party of the first part, and the Town of Westport a Municipal Corporation, in the County of Bristol, State of Massachusetts, acting through its Board of Selectmen ("Town").

WHEREAS, the City owns and operates a treatment works in order to treat and supply, potable water to the Town and the City, and

WHEREAS, the Town intends to receive the City's potable water into the Town's water distribution system, and

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

SECTION 1. DEFINITIONS

- 1.1.1 "Metering Station" shall mean a suitable facility for measuring, recording and totalizing the flow of water from the City to the Town's Water Distribution System.
- 1.1.2 "Shall" is mandatory; "may" is permissive.
- 1.1.3 "User Charges" shall mean a charge levied on users of the facilities for the cost of operation and maintenance.
- 1.1.4 "Town Flow" means the amount of average daily flow of water flowing into the Town from the City.
- 1.1.5 "Connection Fee" means the onetime cost assessed on any additional facility connected to the water system.
- 1.1.6 "Reservation Fee" means the cost assessed for reserved capacity above the Town's agreed to working capacity.
- 1.1.7 "GPD" means gallons per day.

1.1.8 "Potable" means drinkable. This word is not used to encompass existing or new regulations related to contaminants that may increase with the age of the water, such as THM's.

1.1.9 "THM's" means trihalomethanes.

SECTION 2. RESPONSIBILITIES OF CITY

Section 2.1

The City shall Operate and maintain the City' s treatment facility.

Section 2.2

The City shall treat, transport and deliver potable water to the Town' s Water Distribution System, provided the Town agrees to adopt such rules, regulations and/or by-laws as are necessary to secure compliance by system users with the standards provided for within this agreement or as otherwise may be amended or in accordance with any applicable local, State or Federal regulations.

Section 2 .3

The Town shall receive the City' s water at a location or locations mutually agreeable to both parties, the physical location being subject to the approval of the City.

SECTION 3. RESPONSIBILITIES OF TOWN

Section 3.1

The Town shall maintain the existing water distribution facilities within the Town. If the Town plans to expand water services to other areas of the Town, the Town shall be responsible for financing, planning, constructing and maintaining such water distribution facilities. Expansion of services to other areas of the Town would require approval by the City if Town flow exceeds the Town' s annual allotted flow.

Section 3.2

The Town agrees to adopt such rules, regulations and/or by-laws as are necessary to secure compliance by system users with the standards provided within this Agreement, or as otherwise maybe amended, and to ensure conformity with the requirements of any agency of the City, the Commonwealth of Massachusetts, or any other governmental agency which might have jurisdiction covering the distribution system. The Town agrees to enforce such rules, regulations

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and/or by-laws. The City shall have the right to require the Town to take appropriate legal action against any system user to enforce compliance with the terms of this Agreement and user fees owed the City. The Town has the right to develop and/or enforce more stringent requirements, such as metering of fire protection lines.

Section 3.3

The Town agrees to assure implementation of a backflow prevention and cross connection elimination program in accordance with state law and/or Fall River Ordinance 74-257.

Section 3.4

The Town understands that it is a consecutive water system and is subject to compliance with MA DEP regulations as a separate water system.

Section 3.5

The Parties agree to work cooperatively with one another related to any infrastructure (i.e. water mains or service connections) that may cross Town boundaries both in land agreements (i.e. easements) and access for maintenance.

SECTION 4. TERM

The term of this Agreement shall continue for 10 years from the date of execution. At the end of the 10 year term, the agreement shall continue from year to year thereafter. Provided, however, that either party may terminate the same on December 31 of any year after the initial term by giving written notice on or before June 30 of such year.

SECTION 5. IMPLEMENTATION

Section 5.1

The City agrees to provide potable water with a portion of the capacity allocated to the Town. The capacity allocated is 200,000 GPD.

Current flow allocations are as follows:

White's Restaurant	25,000 GPD
Hampton Inn	10,000 GPD
Other Town Use	165,000 GPD

This capacity limit can be modified by mutual agreement and addenda to the agreement. Additional reservation of flow volumes may be negotiated as per Section 9 of this agreement.

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SECTION 6. PAYMENT - CAPITAL INVESTMENT

Section 6.1

All new connections (newly constructed residential, commercial or industrial buildings) to the water system shall pay a onetime fee to the City of \$1.00 per gallon of the projected flow pursuant to the protocols set forth in Appendix A, the standard flow projections. Non standard facility flow projections not outlined in Appendix A shall be subject to reasonable engineering practices and estimates. The City retains the right for final approval of flow projections. A summary of said payments shall be submitted to the city quarterly.

The pre-existing flow allotted in Section 5.1 for White's and Hampton Inn shall be exempt from this Section. Municipal buildings shall be exempt from this section

For large new industrial or commercial customers projected to exceed a flow of 25,000 gallons per day; said new customers shall be limited to a maximum onetime connection fee of \$25,000.

SECTION 7. PAYMENTS: OPERATION MAINTENANCE

Section 7.1

7.1.1 The Town shall make payments towards the costs of operation and maintenance of the water treatment facilities on the following basis: The Town shall pay for the total flow received on a per gallon basis at a rate as follows:

- a.) Beginning after execution of this Agreement, the Town is authorized to purchase 20,000,000 gallons per fiscal year at the current rate of \$6.58/CCF. The fiscal year shall be July 1 to June 30. This rate is 55% above the standard rate charged to Fall River customers ($\$4.24/\text{ccf} \times 1.55 = \$6.58/\text{ccf}$). If user charges identified in Section 74-353 of Appendix A of the Fall River Revised Ordinances are increased or decreased, the Town rate shall be increased or decreased by the proportionate percent. Rate increases shall be applicable immediately upon approval by the City and applied to the next invoice to the Town.
- b.) For water use above 20,000,000 gallons per fiscal year, the Town shall pay at a rate that is 5% above the standard rate charged to Fall River customers which currently would be a rate of \$4.46 /ccf ($\$4.24/\text{ccf} \times 1.05 = \$4.46/\text{ccf}$). If user charges identified in Section 74-353 Appendix A of the Fall River Revised Ordinances are increased or decreased, the Town rate shall be increased or decreased by the proportionate percent.
- c.) Said 20,000,000 gallons per fiscal year shall be cumulative over the fiscal year and not mandated on a monthly basis.
- d.) Billing frequency will be monthly. Billing frequency can be decreased to quarterly upon agreement by the City and the Town.

- e.) Water use credited for bleeders and/or hydrant flushing cannot be used in the volume calculation for 7.1.1 a.) or b.).
- 7.1.2 Any costs associated with the operation and maintenance and/or capital repairs for the Town's water distribution system shall be borne 100% by the Town.
- 7.1.3 The Town is responsible for assuring that all sources of water use in the Town are properly accounted for.
- 7.1.4 The City shall invoice the Town by calculating the total flow by the applicable rate(s). Invoices are due and payable within 45 days of receipt.
- 7.1.5 All interest, fees and penalties for unpaid bills that are customary to a standard City customer shall be applied to unpaid bills.
- 7.1.6 The Town shall also be charged the base meter fee as prescribed in Fall River Ordinance for the master meters at the Town lines or any individual accounts that are billed directly by the City.
- 7.1.7 The Town and the City shall implement a policy to credit costs for water used for operation and maintenance of the Town's Water Distribution System for hydrant flushing and other approved maintenance uses. Said policy is attached as Appendix B. Said policy may be modified by approval of both the City and the Town. Use of said policy must be fully documented. Documentation and verification of bleeder and/or hydrant flushing must be monitored by the Town.
- 7.1.8 If a charge or credit is disputed a minimum payment of the average of the past 12 months must be made in the allotted time. The Town must notify the City within 30 days in writing explaining what the dispute is in relation to and any possible resolution. If this is not done, then payment in full will be demanded.

SECTION 8. MEASUREMENT OF FLOW AND SAMPLING OF WATER

Section 8.1

The volume of flow used in computing the Town's invoices shall be based upon readings obtained by suitable flow measurements and recording devices (master meters).

Section 8.2

8.2.1 The Town shall be responsible for water sampling and testing within the Town as required by the Massachusetts DEP Drinking Water Program. The Town is responsible for all Massachusetts DEP requirements for the Town's water distribution system.

SECTION 9. RESERVATION CLAUSES

Section 9.1

Should the Town desire to reserve a portion of water volume capacity to assure that their future needs are met, such reservations must be negotiated with and approved by the City as to logistics and payment schedules. Reservation volumes agreed to above the allotted capacity would be charged at a flat rate as negotiated with the City, when not used. When such volume is used, 100% of the rate shall be charged.

SECTION 10.

This agreement replaces the prior agreement dated June 24, 2013.

SECTION 11. RECORDS AND ACCESS

Section 11.1

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

The Town records shall include, but not be limited to, as built plans of all water infrastructure, schematics of all connections to water system, building permits for all facilities connected to water system, and documents regarding proper operation and maintenance of the Town's water system.

Section 11.2

Both the City and the Town agree to make available to representatives and agents of the other for purposes of inspection all facilities and equipment related to the water system of each.

Section 11.3

Within 90 days of execution of this agreement, the Town shall provide the City with an updated list of customers connected to the water system. Said list shall be updated and resubmitted to the City each time a new connection is made to the system or an undocumented/illegal connection to the system is located. Any such undocumented/illegal connections shall either be removed from the water distribution system, or shall be required to certify proper installation/materials and pay the connection fee pursuant to Section 6.1.

Section 11.4

Within 120 days of execution of this agreement, the Town shall provide the City with an updated master plan of the existing water mains, valves and hydrants to the City. The Town shall update said plan and resubmit to the City when additions are made to the system and/or undocumented infrastructure is identified.

SECTION 12. SEPARATE AGREEMENTS

Section 12.1

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

Section 12.2

Subject to approval of the City and review by the Town, the City has the right to sell water to adjacent systems through the Town's system. If the Town's system has the capacity and there would be no impact to the Town's customers, the City would have the ability to "Water Wheel" through the Town's system at charge to the City or the adjacent system.

Section 12.2

The City shall be made aware in writing when and if the Town is in discussion for alternate water supply that is not the City's.

SECTION 13. NOTIFICATION OF CHANGE

The Town agrees to notify the City in writing as far in advance as possible of anticipated or planned significant increases or decreases in the quantity of the water utilized from the City's water treatment facilities.

SECTION 14. TERMINATION

Section 14.1

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

6

Section 14.2

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

SECTION 15. QUALITY

The City assumes no responsibility, obligation or liability to the Town with regard to water quality, except that the water shall be the product as provided by the City to its City users. The City acknowledges that it is required to comply with applicable EPA and Massachusetts DEP regulations.

The issue of aged contaminants such as THM's, as they increase in the Town's distribution system, is the responsibility of the Town to achieve compliance by operation or maintenance of the Town's distribution system and/or treatment of the water for control of THM's and/or similar parameters.

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

SECTION 16. EMERGENCY CONDITIONS

Section 16.1

At any time while the water level of the Reservoir at North Watuppa pond falls to or below the level of thirty (30) inches below "full pond" as defined by the City, or during any duly declared emergency as determined by any official of the City lawfully entitled to make such determination, the amount of water which the City shall make available as above stated shall be determined solely by the City in the exercise of its discretion. The City, however, acknowledges that during such emergencies it will treat the Town no less favorably than it will treat its industrial and residential customers within the geographic limits of the City.

Section 16.2

The Town agrees that, in the event of an emergency which causes the City to impose limitations or conditions upon the use of water by its customers, that it will impose and enforce the same limitations and conditions upon customers of the Town.

Section 16.3

The Town agrees to be subjected to and to be bound by the provisions of the Revised Ordinances of the City of Fall River as applicable to the water system. The Town may implement ordinances, rules and/or regulations that are equivalent to or more stringent than the Fall River ordinances.

SECTION 17. MISCELLANEOUS PROVISIONS

Section 17.1

If any term or condition of this Agreement or any application thereof shall to any extent be held invalid, illegal or unenforceable by the court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Agreement shall not be deemed affected thereby unless one or both parties would be substantially or materially prejudiced.

Section 17.2

This Agreement shall be governed by, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts and the parties hereto submit to the jurisdiction of any of its appropriate courts for the adjudication of disputes arising out of this Agreement.

Section 17.3

This Agreement, including all documents incorporated herein by reference, constitutes the entire agreement between the parties with respect to the matters described. This Agreement supersedes all prior Agreements, negotiations, and representations, either written or oral, and it shall not be modified except by a written document executed by the parties hereto.

6

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

CITY OF FALL RIVER

Approved as to form:

BY: _____
Alan Rumsey
Corporation Counsel

BY: _____
Paul J Ferland, Administrator
For Watuppa Water Board

BY: _____
Mayor Paul E Coogan
City of Fall River

TOWN OF WESTPORT

BY: _____
Shana Teas, Chair

BY: _____
Richard Brewer, Vice Chair

BY: _____
Jake McGuigan, Clerk

BY: _____
Manuel Soares

BY: _____
Craig J Dutra

Board of Selectmen
Town of Westport

APPENDIX A

Calculation of Flows

Unless a variance is authorized by the Director in writing, applicants applying for a water extension or connection permit shall use the following figures in calculating daily water flow in completing the application:

SEWAGE FLOW ESTIMATES:

<u>Type of Establishment</u>	<u>Gallons per Person per day</u>
Boarding Schools, Colleges	65
Nursing Home and Rest Home	100
School, without cafeteria, gymnasium or showers	10
School, with cafeteria, but not gymnasium or showers	15
School, with cafeteria, gymnasium and showers	20
Swimming Pool	10
Camp, resident - washroom and toilets	25
Camp, resident - mess hall	10
Camp, day - washroom and toilets	10
Camp, day - mess hall	3
Camp Ground - showers and toilets - per site	75
Gymnasium - per spectator	3
Gymnasium - per participant	25
Theater, Auditorium	3
Public Park - toilet wastes only	5
Public Park - bathhouse, showers and flush toilets	10
Factory or Industrial Plant, without cafeteria	15
Factory or Industrial Plant, with cafeteria	20
Work or Construction Camp	50
 <u>Gallons per Day</u>	
Single and multiple dwelling units - per bedroom	
Motels, hotels, boarding houses	110
Tennis Club - per court	250
Bowling Alley - per alley	100
Country Club - dining room - per seat	10
Country Club - snack bar or lunch room - per seat	10
Country Club - locker and showers - per locker	20
Church - per seat	3
Church - vestry/kitchen - per person at capacity	5
Trailer, dump station - per site or per trailer	50
Mobile Home Park - per site	200
Office Building - per 1,000 sq. ft.	75
Dry Goods Stores - per 100 sq. ft.	5

6

Drive-in - per stall	5
Non-single family, automatic clothes washer per washing machine	400
Hospital - per bed	200
Service station, excluding thruway - per island	300
Skating Rink - 3,000 gallons per day plus 5 gallons per seat	300
Dog Pounds - Veterinary Clinics - per pen	50

<u>Type of Establishment</u>	<u>Gallons per Seat Or Chair per day</u>
Restaurant, food service establishment, lounge, tavern	35
Restaurant, thruway service area	150
Restaurant, kitchen flow	15
Barber Shop/Beauty Salon per chair	100

6

APPENDIX B

POLICY **FOR CREDIT FOR OPERATION AND MAINTENANCE** **OF THE DRINKING WATER DISTRIBUTION SYSTEM**

This policy has been created to allow for hydrant flushing and other approved maintenance activities of the Town's Water Distribution System for proper operation of said system and for compliance with Federal, State and/or Local regulations pursuant to Section 7.1.6 of this Inter-municipal Agreement for Drinking Water Services.

The Town shall notify the Fall River Water Division of any planned maintenance activities subject to this agreement; normally expected to be periodic systematic hydrant flushing on a Town wide basis.

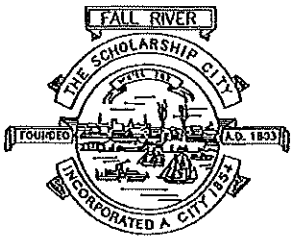
This policy is not intended to cover Fire Department activities, water main breaks and/or incidental flow occurrences normal to a water system.

For scheduled hydrant flushing maintenance:

- The Town shall notify the Fall River Water Division.
- The Town and/or its assigned contractor shall record the master meter readings at the start and finish of the hydrant flushing; date(s); the start/finish times and the number of hydrants flushed.
- The Town shall submit said data to Fall River. Said data sheet shall be signed by the operator conducting the flushing operation and a Town Official.
- Fall River shall calculate the water usage during the flushing operation and assign a credit value of 100% of said flushing. This credit is expected to cover the hydrant flushing only and not for normal use by the Town. Said credit shall be applied to the Town's accounts in the Fall River MUNIS billing system.
- Hydrant flushing and other approved maintenance flows for credit shall not exceed 150,000 gallons per day.
- Fall River and the Town reserve the right to question the data and calculations if said data is not consistent with historical use. Fall River and the Town shall meet to resolve any such questions if they arise. Section 14.1 of the agreement applies if the questions cannot be resolved.

For other potential maintenance activities not related to hydrant flushing; The Town and Fall River shall meet to agree on any other such program or procedure.

7a



City of Fall River
Massachusetts
Office of the Mayor

PAUL E. COOGAN
Mayor

November 20, 2025

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

RE: Phase 23
Water Systems Improvement Loan Order

Dear Council Members:

It is respectfully requested that the attached loan order for the Phase 23 Water Systems Improvements be approved. Approval is needed to comply with financial policy to authorize any borrowing for this work.

This was approved by the Watuppa Water Board on June 3rd, 2025.

Please contact Paul Ferland at the Department of Community Utilities if you have any questions.

Sincerely,

Paul E. Coogan
Paul E Coogan
Mayor

RECEIVED
2025 NOV 20 P 2:51
CITY CLERK
FALL RIVER, MA

CITY OF FALL RIVER
LOAN ORDER
(Water System Improvements)

ORDERED, that \$4,200,000 is appropriated for the purpose of financing construction and design of Phase 23 of the City's Water System Improvement Project including without limitation all costs thereof; and to meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow \$4,200,000 and to issue bonds or notes therefore, under Chapter 44 of the General Laws and/or Chapter 29C of the General Laws or any other enabling authority; that such bonds or notes shall be general obligations of the City unless the Treasurer, with the approval of the Mayor, determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section 1 of Chapter 29C; that the Treasurer, with the approval of the Mayor, is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust ("Trust") established pursuant to Chapter 29C and in connection therewith to enter into a financing agreement and/or a security agreement with the Trust and otherwise to contract with the Trust and the Department of Environmental Protection ("Department") with respect to such loan and for any federal or state aid available for the project or for the financing thereof; and that the Mayor is authorized to enter into a project regulatory agreement with the Department, to expend all funds available for the project and to take any other action necessary or convenient to carry out the project, and

BE IT FURTHER ORDERED, any premium received upon the sale of any bonds or notes approved by this vote less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount, and

BE IT FURTHER ORDERED, that the Treasurer is authorized to file an application with the appropriate officials of the Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City to be issued pursuant to this Order, and to provide such information and execute such documents as such officials of the Commonwealth may require.



**COMMUNITY UTILITIES -
WATER - SEWER**
CITY OF FALL RIVER



7a

TO: Paul E Coogan
Mayor

FROM: Paul J. Ferland, EIT
Administrator of Community Utilities

DATE: November 20, 2025

RE: Phase 23 Loan Order

Attached please see the Phase 23 Loan Order and Financial Summary. Over the past 22 Phases the city has made great advances in the water quality that it provides to its customers.

As we embark on the Phase 23 project we are committing to improving the system by replacing the Roof on the Water Treatment Plant, upgrading out date Program Logic controllers and other water system related work.

The roof on the water treatment plant is original to the construction of the plant in the areas that we are looking to replace. That would be over the chemical room as well as over the filter room. The plant was constructed in 1976 and the roof is well past its useful life and in need of replacement. The roof on the other portions of the plant were replaced in 2005.

The Program Logic Controller (PLC) for the Water Treatment Plant is what we would consider the nervous system for the entire plant. This connects the SCADA system (brain) to the muscles (pumps and other control systems). This is a computer based controller that operates everything from turning pumps on and off to chemical feed control and also provides all feedback like tank levels and analyzer results. This was updated in 2005 with a plant upgrade. As with home computers if you were using a 20 year old computer it would be tough to get parts and repair as they are designed for obsolescence.

Above is a summery of the major projects as well as other related issues that arise during this work.

7a

**WATER SYSTEMS IMPROVEMENTS PROJECTS
FINANCIAL SUMMARY**

Component	Year	Function	Funding Source	Funding Amount	Total Cost
CMRI Services	2023/2024	Design WTF Roof		\$150,000.00	
Construction	2023/2024	Design WTF Roof		\$2,500,000.00	
CMRI Services	2023/2024	Plant PLC Controls Update		\$200,000.00	
Construction	2023/2024	Plant PLC Controls Update		\$800,000.00	
Contingency				\$400,000.00	
				\$3,050,000.00	
Design	2025	Design WTF Roof		\$150,000.00	
Design	2025	Design Plant PLC Controls Update		\$100,000.00	
Contingency				\$100,000.00	
			Open Market	\$350,000.00	
				\$4,000,000.00	

FUNDING AUTHORIZATION	DATE	AMOUNT
Loan Order		\$4,200,000.00
Total		\$4,200,000.00

FUNDING-LOANS	DATE	AMOUNT
Open Market		\$4,200,000.00
Total		\$4,200,000.00

notes:

Total Spent	AMOUNT
MWPAT Loan	
Open	
Total	

Total	AMOUNT
Funded	
Bond Payment	
Total Spent	\$
Refund	\$
Balance	\$
MWPAT Receivables	\$
Accounts Payable	\$
Munis Pooled cash	\$

Estimates of Phase 23 Project Debt:

water projects

Loan Order= \$4,200,000

7a

SRF Project Cost	\$0
Estimated Less 30% EJC/BIL reduction	\$0

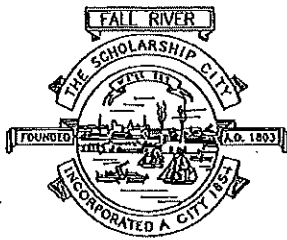
Open Market Project Cost	\$4,200,000
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Phase 23-SRF-water projects				
year	\$0	Principal	Interest	Annual P&I
1	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0
6	\$0	\$0	\$0	\$0
7	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0
11	\$0	\$0	\$0	\$0
12	\$0	\$0	\$0	\$0
13	\$0	\$0	\$0	\$0
14	\$0	\$0	\$0	\$0
15	\$0	\$0	\$0	\$0
16	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0
TOTALS	\$0	\$0	\$0	\$0

Phase 23-Open Market		
\$4,200,000	Principal	Interest
\$210,000	\$168,000	\$378,000
\$210,000	\$159,600	\$369,600
\$210,000	\$151,200	\$361,200
\$210,000	\$142,800	\$352,800
\$210,000	\$134,400	\$344,400
\$210,000	\$126,000	\$336,000
\$210,000	\$117,600	\$327,600
\$210,000	\$109,200	\$319,200
\$210,000	\$100,800	\$310,800
\$210,000	\$92,400	\$302,400
\$210,000	\$84,000	\$294,000
\$210,000	\$75,600	\$285,600
\$210,000	\$67,200	\$277,200
\$210,000	\$58,800	\$268,800
\$210,000	\$50,400	\$260,400
\$210,000	\$42,000	\$252,000
\$210,000	\$33,600	\$243,600
\$210,000	\$25,200	\$235,200
\$210,000	\$16,800	\$226,800
\$210,000	\$8,400	\$218,400
\$4,200,000	\$1,764,000	\$5,964,000

Effect on the Water Rate	Estimate Start of Long Term Debt
\$0.12	2027
\$0.12	2028
\$0.12	2029
\$0.11	2030
\$0.11	2031
\$0.11	2032
\$0.11	2033
\$0.10	2034
\$0.10	2035
\$0.10	2036
\$0.09	2037
\$0.09	2038
\$0.09	2039
\$0.09	2040
\$0.08	2041
\$0.08	2042
\$0.08	2043
\$0.08	2044
\$0.07	2045
\$0.07	2046

76



City of Fall River
Massachusetts
Office of the Mayor

PAUL E. COOGAN
Mayor

November 20, 2025

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

RE: Phase 24
Water Systems Improvement Loan Order

Dear Council Members:

It is respectfully requested that the attached loan order for the Phase 24 Water Systems Improvements be approved. Approval is needed to comply with financial policy to authorize any borrowing for this work.

This was approved by the Watuppa Water Board on June 3rd, 2025.

Please contact Paul Ferland at the Department of Community Utilities if you have any questions.

Sincerely,


Paul E Coogan
Mayor

CITY CLERK
FALL RIVER, MA

2025 NOV 20 P 2:51

RECEIVED

City of Fall River, In City Council

**CITY OF FALL RIVER
LOAN ORDER
(Water System Improvements)**

ORDERED, that \$4,700,000 is appropriated for the purpose of financing construction and design of Phase 24 of the City's Water System Improvement Project including without limitation all costs thereof; and to meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow \$4,700,000 and to issue bonds or notes therefore, under Chapter 44 of the General Laws and/or Chapter 29C of the General Laws or any other enabling authority; that such bonds or notes shall be general obligations of the City unless the Treasurer, with the approval of the Mayor, determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section 1 of Chapter 29C; that the Treasurer, with the approval of the Mayor, is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust ("Trust") established pursuant to Chapter 29C and in connection therewith to enter into a financing agreement and/or a security agreement with the Trust and otherwise to contract with the Trust and the Department of Environmental Protection ("Department") with respect to such loan and for any federal or state aid available for the project or for the financing thereof; and that the Mayor is authorized to enter into a project regulatory agreement with the Department, to expend all funds available for the project and to take any other action necessary or convenient to carry out the project, and

BE IT FURTHER ORDERED, any premium received upon the sale of any bonds or notes approved by this vote less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount, and

BE IT FURTHER ORDERED, that the Treasurer is authorized to file an application with the appropriate officials of the Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City to be issued pursuant to this Order, and to provide such information and execute such documents as such officials of the Commonwealth may require.



**COMMUNITY UTILITIES -
WATER - SEWER**
CITY OF FALL RIVER



76

TO: Paul E Coogan
Mayor

FROM: Paul J. Ferland, EIT
Administrator of Community Utilities

DATE: November 20, 2025

RE: Phase 24 Loan Order

Attached please see the Phase 24 Loan Order and Financial Summary. Over the past 22 Phases the city has made great advances in the water quality that it provides to its customers.

As we embark on the Phase 24 project we are committing to improving the system by replacing the transition main and local service main in Jefferson Street between Warren street and Brighton Ave.

There have been a number of breaks in the Local service main in this area that has caused local disruption to service and traffic. With this mains proximity to the transmission main that feeds to the Chicago Street water storage tank and beyond it is undetermined how these disruptions have affected the transition main. The roadway surface has been affected due to these issues, Gas main installation and natural aging and deterioration. With this work and the major disruption to the paved area that the replacement of the two mains will create we will also be fully reconstructing the sidewalks curbing and roadway as needed in this area.

Above is a summery of the major projects as well as other related issues that arise during this work.

THE UNIVERSITY OF CHICAGO

FUNDING LOANS	DATE	AMOUNT
Open Market		\$4,700,000.00
Total		\$4,700,000.00

FUNDING LOANS	DATE	AMOUNT
Open Market		\$4,700,000.00
Total		\$4,700,000.00

	Total	Amount
PAID		
Bond Payment		
Funded		
Total Spent		
Retainage	\$	
Balance		
MYPAT Receivables		
Accounts Payable	\$	
Monies Pooled cash	\$	

Estimates of Phase 24 Project Debt:

water projects

Loan Order= \$4,700,000

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SRF Project Cost	\$0
	\$0

Open Market Project Cost	\$4,700,000
--------------------------	-------------

Phase 24-SRF-water projects				
year	\$0			
	Principal	Interest	Annual P&I	
1	\$0	\$0	\$0	
2	\$0	\$0	\$0	
3	\$0	\$0	\$0	
4	\$0	\$0	\$0	
5	\$0	\$0	\$0	
6	\$0	\$0	\$0	
7	\$0	\$0	\$0	
8	\$0	\$0	\$0	
9	\$0	\$0	\$0	
10	\$0	\$0	\$0	
11	\$0	\$0	\$0	
12	\$0	\$0	\$0	
13	\$0	\$0	\$0	
14	\$0	\$0	\$0	
15	\$0	\$0	\$0	
16	\$0	\$0	\$0	
17	\$0	\$0	\$0	
18	\$0	\$0	\$0	
19	\$0	\$0	\$0	
20	\$0	\$0	\$0	
TOTALS	\$0	\$0	\$0	

Phase 24-Open Market			
\$4,700,000			
Principal	Interest	Annual P&I	
\$235,000	\$188,000	\$423,000	
\$235,000	\$178,600	\$413,600	
\$235,000	\$169,200	\$404,200	
\$235,000	\$159,800	\$394,800	
\$235,000	\$150,400	\$385,400	
\$235,000	\$141,000	\$376,000	
\$235,000	\$131,600	\$366,600	
\$235,000	\$122,200	\$357,200	
\$235,000	\$112,800	\$347,800	
\$235,000	\$103,400	\$338,400	
\$235,000	\$94,000	\$329,000	
\$235,000	\$84,600	\$319,600	
\$235,000	\$75,200	\$310,200	
\$235,000	\$65,800	\$300,800	
\$235,000	\$56,400	\$291,400	
\$235,000	\$47,000	\$282,000	
\$235,000	\$37,600	\$272,600	
\$235,000	\$28,200	\$263,200	
\$235,000	\$18,800	\$253,800	
\$235,000	\$9,400	\$244,400	
\$4,700,000	\$1,974,000	\$6,674,000	

Effect on the Water Rate	Estimate Start of Long Term Debt
\$0.14	2027
\$0.13	2028
\$0.13	2029
\$0.13	2030
\$0.12	2031
\$0.12	2032
\$0.12	2033
\$0.12	2034
\$0.11	2035
\$0.11	2036
\$0.11	2037
\$0.10	2038
\$0.10	2039
\$0.10	2040
\$0.09	2041
\$0.09	2042
\$0.09	2043
\$0.08	2044
\$0.08	2045
\$0.08	2046

8a



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

RECEIVED

2025 NOV 20 P 3:40

PAUL E. COOGAN
Mayor

CITY CLERK _____
FALL RIVER, MA

November 19, 2025

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

Dear Honorable Members of the City Council:

Consistent with the requirements of MGL Chapter 150E, Section 7, I am submitting the recently negotiated Memorandum of Agreement between the City of Fall River and AFSCME Council 93, Local 3177 which represents many Government Center, Water, Parks, Cemeteries, and civilian Police, Fire and EMS employees.

This Agreement will become a part of the contractual obligations of their prior contracts. The Administration is grateful to Local 3177 for their willingness to collaborate and reach consensus on an Agreement which is favorable to both our employees and the constituents of the City of Fall River. I respectfully request you grant an appropriation necessary to fund the cost items contained therein. Please feel free to contact me if you have any questions or concerns.

Sincerely,

Paul E. Coogan
Mayor

City of Fall River, In City Council

8a

ORDERED, that the funding of the cost items contained in the collective bargaining agreement between the City of Fall River and the American Federation of State, County and Municipal Employees (AFSCME) Council 93, Local 3177, is hereby approved.

8a

CITY OF FALL RIVER
COLLECTIVE BARGAINING AGREEMENT
THROUGH
JULY 1, 2025 – JUNE 30, 2028
FISCAL IMPACT STATEMENT

AFSCME LOCAL 3177

GENERAL FUND	FY2026	FY2027	FY2028	
Pensionable	\$142,464.16	\$288,652.84	\$329,280.24	
Medicare – Fringe Benefit	\$2,065.73	\$4,185.47	\$4,774.56	
Total	\$144,529.89	\$292,838.31	\$334,054.80	\$771,423.00

**Two positions were pulled from the Union within the
General Fund and two were added into EMS*

EMS	FY2026	FY2027	FY2028	
Pensionable	\$109,205.72	\$9,951.06	\$11,028.39	
Medicare – Fringe Benefit	\$1,583.48	\$144.29	\$159.91	
Total	\$110,789.21	\$10,095.35	\$11,188.30	\$132,072.86

SEWER	FY2026	FY2027	FY2028	
Pensionable	\$2,259.24	\$5,741.83	\$7,128.18	
Medicare – Fringe Benefit	\$32.76	\$83.26	\$103.36	
Total	\$2,292.00	\$5,825.09	\$7,231.54	\$15,348.63

WATER	FY2026	FY2027	FY2028	
Pensionable	\$49,581.74	\$81,325.18	\$69,197.42	
Medicare – Fringe Benefit	\$718.94	\$1,179.22	\$1,003.36	
Total	\$50,300.67	\$82,504.39	\$70,200.78	\$203,005.84

8a

MEMORANDUM OF AGREEMENT

BETWEEN

THE CITY OF FALL RIVER

AND

AFSCME COUNCIL 93, LOCAL 3177

This MEMORANDUM OF AGREEMENT is entered into by and between the City of Fall River (hereinafter "the City") and the AFSCME Council 93, Local 3177 ("Union");

WHEREAS, the City and the Union are parties to a collective bargaining agreement for the period July 1, 2024 through and including June 30, 2025; and,

WHEREAS, the City and the Union have, pursuant to Massachusetts General Laws, Chapter 150E negotiated a successor contract for the aforementioned agreement;

NOW, THEREFORE, in consideration of mutual covenants and promises, the Parties agree that the following changes will be made to the Parties' July 1, 2024 through and including June 30, 2025 agreement:

1. Article XII: Holidays

Change Last paragraph to:

Cemeteries: On Memorial Day Weekend (Saturday, Sunday, and Monday) and any special occasions that are scheduled outside the regular work day/work week, the Clerk may be allowed to open the office to assist the public (with grave locations, genealogy, restroom access, etc.) at the sole discretion of the Director.

2. Article XXIII: Miscellaneous Provisions

Section C: Move to Article X Union Representatives

Section F: Move to Article XXIV (refer to Water Department)

Section J: Parking Move to Article XXXVII

3. Article XXVI: Severance Benefit

Strike and replace the paragraph beginning "Accrued Sick Leave" as follows:

- Accrued Sick Leave – Up to sixty (60) days' buy back of accrued sick days, plus a buy back of 2% of all accrued sick days above Sixty (60) days. Employees hired after 7/1/2024 will only be eligible for payment of accrued sick leave if 1) they complete a minimum of four (4) complete years of service with the City; and 2) they are not terminated for cause. Employees hired after ratification of this agreement will not be eligible for payment of any accrued sick leave.

4. Article XXVIII: Clothing Allowance and Car Allowance

Strike and replace section 2 as follows:

- 2. Inspectors shall have their choice of either accepting a \$1,200.00 auto allowance, or in lieu of auto allowance or mileage, shall have access to a pool of vehicles for official City Use only. Assignment and scheduling of said vehicles for those electing this option shall be at the sole discretion of the City and shall be based on business necessity. Inspectors electing to have access to the vehicle pool shall receive the \$1,200.00 annual auto allowance on a monthly pro-rated basis if they need to use their personal vehicle instead.

Inspectors utilizing their personal vehicles for official use shall be allotted \$200.00 per month for fuel obtained from City pumps at the Department of Community Maintenance. Each inspector must identify the year, make, model, and license plate number for the personal vehicle authorized to obtain fuel from the City pumps. Inspectors will be provided with information regarding price and fuel usage, and will be responsible for submitting a monthly log to their supervisors for review. Usage will be reviewed by the City on a monthly, semi-annual, annual, or as needed basis and any overages will need to be reimbursed by the employee to the City. The City will never be responsible for any amount over \$200.00/month, even if the average monthly cost is less than \$200.00/month. Employees suspected of abusing the \$200.00/month allotment will lose access to the City fuel pumps. The City reserves the right to eliminate access to the City fuel pumps and revert to a \$200.00/month allowance through payroll at any time.

Reimbursement for authorized use of a personal vehicle for City business shall be determined by current IRS rate.

5. Article XXX: Term of Agreement

Effective July 1, 2025 – June 30, 2028

8a

6. Article XXXIV: Wages

3. Raises: There shall be an across-the-board increase in all wages earned by members of this bargaining unit as follows:

Effective July 1, 2025:	2.5%
Effective July 1, 2026:	2.5%
Effective July 1, 2027:	2.5%

Dispatchers

Add 3 Steps to existing wage scale. New bi-weekly pay scale reflective of the 2.5% COLA will be:

Step 1:	\$1,675.52
Step 2:	\$1,787.61
Step 3:	\$1,899.68
Step 4:	\$2,011.76
Step 5:	\$2,123.84
Step 6:	\$2,235.92

Reclassification:

Engineering: 11A upgraded to 12A

Health: 11A upgraded 12A

Water Department 10A upgraded to 11A

Collector: Senior Accountant 11A upgraded to 12A

Head Administrative Clerk Print Services upgraded to 12A

The Union shall agree to the modification of two (2) 12A positions in the Treasurer's office from Union to non-union management positions and allowance to perform their current duties in addition to expanded duties without dispute. The City agrees to hire one (1) additional EMS Billing Clerk and one (1) additional Fire Apparatus Repairman.

EMS Billing Clerks

Rename Position to EMS Billing and Coding Compliance Clerk
Use updated job description (attached)
Pay Grade: 12A (with Certifications)
11A (without Certifications)

8a

Cemetery/Trees

Rename Supervisor of Tree Operations to Supervisor of Cemeteries and Trees.
Revised Job description will follow. Position will be paid the same rate as
Working Foreman Facilities.

New Classification:

22B – Water Maint. Worker I Hydrant Specialist (Pay consistent with 22Bs)

Eliminate Grade 11B

6. Reclassification. Delete section 6 in entirety

7. Appendix C: Stipends

- MA Backflow Tester – Increase from \$500.00 to \$1,000.00

- Police and Fire Mechanics

Certification pay for each certificate obtained change to:

\$200.00 (not to exceed \$1,000.00)

- Snow Removal Stipend

Only those positions outlined below shall be eligible for the snow removal incentive pay.

Parks Laborers
Cemetery/Trees Laborers
Facilities Maintenance Laborers and Tradespeople
Traffic Maintenance Workers
Fire Mechanics
Police Mechanics
Police Electricians
Water Laborers

To be eligible, laborers must work a minimum of twelve (12) total hours during the snow/ice removal season (October 1 through April 1), employees with a CDL must work a minimum of sixteen (16) total hours during the snow/ice removal season and they shall not refuse or miss more than seven (7) overtime calls for snow/ice removal. Snow removal is defined as the process of physically removing snow (shoveling/snow blowing/plowing) or treating ice (salting/sanding) on public or certain City owned roads, driveways, sidewalks, parking lots and paths. If an employee responds back to the department as available to work within 15 minutes

of a message left on an answering machine, it shall not be counted as a missed call. If an employee has worked an 8-hour overtime shift, he/she shall be exempt from the missed call provision for 16 (sixteen) hours. If any employee works 125 hours or more overtime for snow/ice removal during the season, then they shall be exempt from the seven-refusal limit noted above. Any overtime calls that would result in an employee working more than 16 hours are exempt from the refusal limit. An employee with a CDL must have a fully active license and a copy must be given to management as of May 1.

Payment of the stipend shall be made by April 30 of the following year. This schedule is to allow for proper budgeting each year for stipend payments. Said employee must be willing and able to utilize said license as requested by the department. Refusal to utilize said license will result in loss of incentive pay.

Employees with CDL:

For zero refusals the compensation shall be \$2,500.00

For seven or less the compensation shall be \$2,250.00

Employees without CDL:

For zero refusals the compensation shall be \$1,250.00

For seven or less the compensation shall be \$1,000.00

At the conclusion of the season, if enough qualifying hours are not attainable for any employee, the Union's Business Agent and the City's Administrator or his/her designee shall meet and discuss the eligibility for individuals to be paid the snow removal stipend.

8. New Article:

The Parties agree to establish the Modified Duty Policy attached hereto.

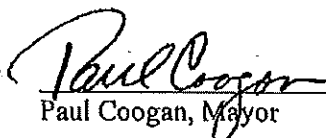
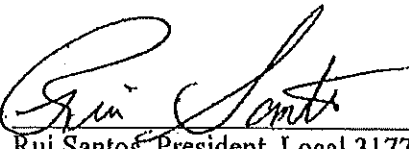
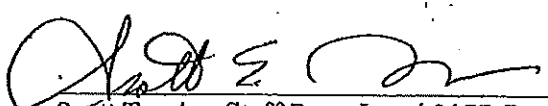
8a

This Agreement is subject to ratification by the American Federation of State, County, And Municipal Employees, Local 3177 and full funding by the City Council.

Signed and Agreed to this 30TH day of OCTOBER, 2025.

FOR THE CITY

FOR THE UNION

 Paul Coogan, Mayor	<u>10/31/25</u> Date	 Rui Santos, President, Local 3177	Date
		 Scott Taveira, Staff Rep., Local 3177	Date

8a

City of Fall River
AFSCME 93 Local 3177
Modified Duty Policy

This policy will be effective when the FY26-28 AFSCME Collective Bargaining Agreement is ratified. The parties agree to evaluate the effectiveness of the policy and bargain over any potential changes no later than March 1, 2026.

This policy works in conjunction with the City of Fall River's leave benefits and the Collective Bargaining Agreement between the City of Fall River and the AFSCME Council 93 Local 3177. This policy covers an employee's ability to return to work after experiencing an injury, illness, or disability, until they can be cleared to return to work without restrictions by their treating physician.

Definition: Modified Duty is an assignment which is for a specified and limited period and fulfills a necessary job function appropriate to the employee's skills and level of experience as determined by the employer; and which the employee can perform without violating any medical restriction imposed as a result of a temporary disability, personal sickness, or injury; and for which the employee is compensated at his or her normal rate of pay and benefits.

Modified Duty assignments will be addressed on a case-by-case basis. The employee and department head will outline the temporary and limited job-related tasks that the employee may perform while on Modified Duty. These tasks must be approved by the Human Resources Director and the employee's treating physician.

This Modified Duty policy will run concurrent with all other applicable leave benefits. Employees who are unable to perform their full job duties must provide supporting medical documentation from their treating physician. If the employee's injury, illness, or disability renders the employee unable to perform their full duties, they may qualify for Modified Duty as defined in this section. The department head or their designee, in consultation with the Director of Human Resources, may require the employee to perform certain Modified Duty assignments on a temporary basis. Failure of an employee to report for Modified Duty assignments shall terminate the employee's eligibility for City provided injury leave benefits.

In all instances, it is the responsibility of the employee's treating physician to certify leave due to injury, illness, or disability; to certify whether the employee is able to perform Modified Duty assignments on a temporary basis; and to certify when the employee is able to return to work without restrictions. An employee must adhere to all restrictions certified by their treating physician.

Modified Duty assignments are not guaranteed and may be requested by either the employer or the employee. The employer will not request light duty before forty-five (45) calendar days from the date of injury, illness, or disability. The availability and duration of such assignments are limited by departmental needs as defined by the employee's department head. In the event an employee's request for Modified Duty is denied, they will continue to follow the City's normal leave guidelines. While on Modified Duty, an employee may be required to provide periodic updates from their treating physician to remain on Modified Duty.

The employee will notify their department head or Human Resources as soon as practicable of all changes to their medical condition. If the employee's treating physician determines an employee's condition is permanent, the employee is not eligible for a Modified Duty assignment.

If a Modified Duty assignment ends, and all available leave programs are exhausted, the employee will meet with their department head and the Director of Human Resources to determine next steps.

86



PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

RECEIVED

2025 NOV 20 P 3:40

CITY CLERK _____
FALL RIVER, MA

November 20, 2025

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

Dear Honorable Council Members:

In accordance with the provisions of Chapter 44, Section 33B of the Massachusetts General Laws, I recommend the following appropriation transfers to your Honorable Body.

1. \$189,682.62 That the sum of \$189,682.62 be, and the same is, hereby transferred to VARIOUS DEPARTMENTS SALARIES from the RESERVE FUND.
2. \$39,468.42 That the sum of \$39,468.42 be, and the same is, hereby transferred to POLICE, SALARIES from FACILITIES, SALARIES.

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

Best Regards,

Paul Coogan
Mayor

City of Fall River, *In City Council*

November 25, 2025

ORDERED:

That the sum of \$189,682.62 be, and the same is, hereby transferred from Operating Reserve Fund to Various Departments, Salaries:

Blocks	Amounts
City Clerk	\$ 2,797.57
Elections	\$ 4,551.68
Veterans Benefits	\$ 296.80
Community Maintenance	\$ 88,292.26
Community Services	\$ 33,216.84
Police	\$ 56,703.20
Fire	\$ 3,824.27
Grand Total	\$ 189,682.62

Due to Collective Bargaining Agreement

City of Fall River, *In City Council*

November 25, 2025

ORDERED:

That the sum of \$39,468.42 be, and the same is, hereby transferred from Facilities, Salaries to Police, Salaries.

FY2026 Appropriation/Transfer Number Analysis

Line	Original/Revised Appropriation	Amount Transferred	Adjusted Balance
Reserve for Employee Benefits (I.4.)	\$ 477,868.00	(189,682.62)	\$ 288,185.38
Facilities, Salaries (D.1.)	\$ 1,162,488.00	(39,468.42)	\$ 1,123,019.58
City Clerk, Salaries (A.5.)	\$ 373,343.00	2,797.57	\$ 376,140.57
Elections, Salaries (A.7.)	\$ 358,106.00	4,551.68	\$ 362,657.68
Veterans Benefits, Salaries (A.9.)	\$ 262,128.00	296.80	\$ 262,424.80
Community Maintenance, Salaries (E.1.)	\$ 5,430,732.00	88,292.26	\$ 5,519,024.26
Community Services, Salaries (F.1.)	\$ 2,795,546.00	33,216.84	\$ 2,828,762.84
Police, Salaries (H.1.)	\$ 24,585,635.00	96,171.62	\$ 24,681,806.62
Fire, Salaries (H.6.)	\$ 17,994,956.00	3,824.27	\$ 17,998,780.27

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

11/20/2025



**BOARD OF ELECTION
COMMISSIONERS**

CITY OF FALL RIVER

9

RECEIVED

2025 NOV 19 P 2:42

18 November 2025

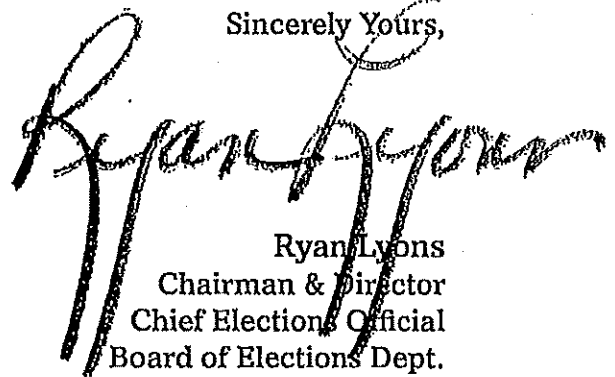
Ines da Silva Paulino Leite, City Clerk
One Government Center, Office#227
Fall River, MA. 02722

CITY CLERK _____
FALL RIVER, MA

Dear Mrs. Leite,

For your records, please see the attached copy of the certified election results
from the 2025 Biennial Municipal Election.

Sincerely Yours,



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

Certified Election Results

**Ryan Lyons
Chief Elections Official**

**The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Elections Division**

9

Return of Votes - LOCAL ELECTION November 04, 2025

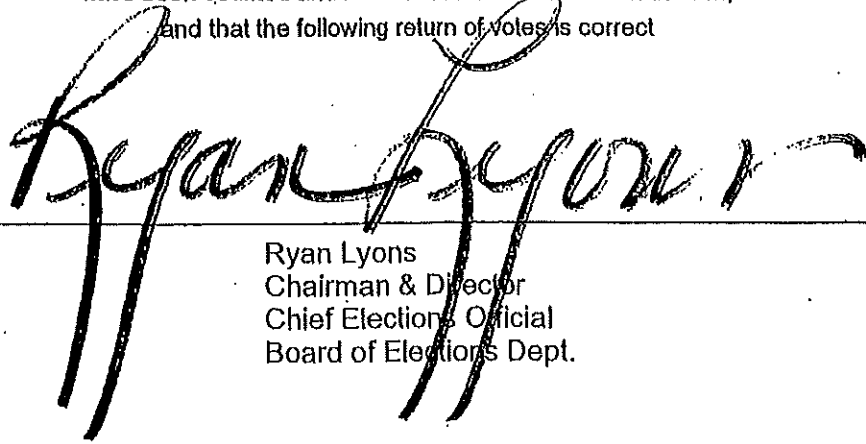
FALL RIVER

**Total Number of Persons Who Voted in the
LOCAL ELECTION 11765**

******* ATTENTION CLERK: SIGN AND RETURN AT ONCE *****

**I certify that all ballots cast for candidates
in the LOCAL ELECTION held on November 04, 2025
have been counted and recorded in accordance with the law,
and that the following return of votes is correct**

Clerk:



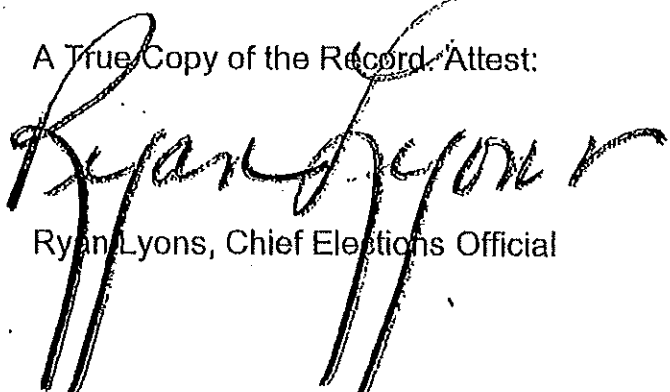
**Ryan Lyons
Chairman & Director
Chief Elections Official
Board of Elections Dept.**

City/Town: FALL RIVERCertification Status: Certified Locally***Certified Election Results*****Ryan Lyons**
Chief Elections Official**9**

Wards	Ballot	Description	Ballot Number
1	A	LOCAL ELECTION	737
	B		417
	C		476
2	A	LOCAL ELECTION	274
	B		241
	C		334
3	A	LOCAL ELECTION	428
	B		428
	C		528
4	A	LOCAL ELECTION	265
	B		198
	C		247
5	A	LOCAL ELECTION	189
	B		201
	C		265
6	A	LOCAL ELECTION	569
	B		412
	C		458
7	A	LOCAL ELECTION	487
	B		283
	C		332
8	A	LOCAL ELECTION	354
	B		709
	C		759
9	A	LOCAL ELECTION	1044
	B		631
	C		499

2025 Biennial Municipal Election
TOTAL BALLOTS CAST

A True Copy of the Record. Attest:


Ryan Lyons, Chief Elections Official

9

Office Name: SCHOOL COMMITTEE
 District Name: 0595 FALL RIVER
 Town Name: 095 FALL RIVER

Certified Election Results
Ryan Lyons
Chief Elections Official

	Candidates	Votes	Party:
1	KEVIN MICHAEL AGUIAR	6359	DEMOCRAT
2	MARC NATHANIEL MOLLICONE	3019	REPUBLICAN
3	SHANELL JOY STEWART	4388	UNENROLLED
4	THOMAS KHOURY	5750	UNENROLLED
5	RANDY SCOTT DUDEK	2096	UNENROLLED
6	EMANUEL MONIZ	3659	UNENROLLED
7	ANA CRISTINA RILEY	5297	DEMOCRAT
8	JOHN SYLVIA	3430	REPUBLICAN
9	SHIV THAKUR	1393	UNENROLLED
10	COLLIN R. DIAS	4922	UNENROLLED
	All Others	103	
	Blanks	30175	
	Total Votes Cast	70590	

Office Name: MAYOR
 District Name: 0595 FALL RIVER
 Town Name: 095 FALL RIVER

	Candidates	Votes	Party:
1	PAUL E. COOGAN	5848	DEMOCRAT
2	GABRIEL BOOMER AMARAL	5629	REPUBLICAN
*	CHRISTOPHER SILVIA	8	UNENROLLED
*	WILLIAM A. FLANAGAN	9	REPUBLICAN
	All Others	59	
	Blanks	212	
	Total Votes Cast	11765	

9

Office Name: CITY COUNCIL
 District Name: 0595 FALL RIVER
 Town Name: 095 FALL RIVER

Certified Election Results
Ryan Lyons
Chief Elections Official

Candidates	Votes	Party:
1 MICHAEL G. CANUEL	5748	UNENROLLED
2 JONATHAN D. LIMA	3693	UNENROLLED
3 SHAWN E. CADIME	5413	UNENROLLED
4 CLIFF A. PONTE	5881	DEMOCRAT
5 ANDREW J. RAPOSO	5315	UNENROLLED
6 PAUL B. HART	4579	DEMOCRAT
7 NATHAN SILVIA	3798	UNENROLLED
8 MICHELLE M. DIONNE	4401	UNENROLLED
9 RICKY T. TITH	3956	DEMOCRAT
10 CHRISTOPHER MICHAEL PECKI	4668	REPUBLICAN
11 LOUIS ALVES MELIM	3120	REPUBLICAN
12 BRADFORD (BRAD) L. KILBY	4337	DEMOCRAT
13 LINDA M. PEREIRA	4975	DEMOCRAT
14 JOSEPH (JOE) D. CAMARA	4503	DEMOCRAT

All Others 101
 Blanks 41397
 Total Votes Cast 105885

Office Name: PETITION FOR LOCAL TOWN MEETING
 District Name: 0595 FALL RIVER
 Town Name: 095 FALL RIVER

Candidates	Votes	Party:
No Nomination	0	

All Others 0
 Blanks 11765
 Total Votes Cast 11765



CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division

Paul E. Coogan
Mayor

Stephanie MacArthur
Director of Traffic and Parking

November 20, 2025

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

RECEIVED
2025 NOV 20 P 2:44
CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At the meeting of the Traffic Board Commission held on Wednesday November 19, 2025, the following recommendations were discussed and approved. I am requesting the following three recommendations be considered for an emergency preamble. I understand that an emergency preamble is not typically associated with this type of request; however, it is necessary in this case due to the reconstruction of Route 79. The project is progressing on schedule, and its completion is approaching rapidly, which in turn requires prompt action.

Very truly yours,


Stephanie MacArthur
Director of Traffic and Parking



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Paul E. Coogan
Mayor

Stephanie MacArthur
*Director of Traffic &
Parking*

November 20, 2025

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

RECEIVED
 2025 NOV 20 A 10:56
 CITY CLERK
 FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday November 19, 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:

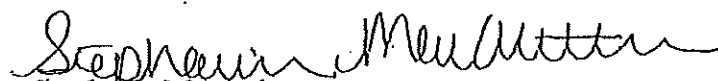
Article:	70	<u>Parking Prohibited at All Times</u>
Section:	371	

By inserting in proper alphabetical order the following.

INSERT

Name of Street	Side	Location
Brightman Street	North	for a distance of 100 feet east of Lindsey Street

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 and
Parking*

November 20, 2025

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

RECEIVED
 2025 NOV 20 A 10:56
 CITY CLERK
 FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday November 19, 2025 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

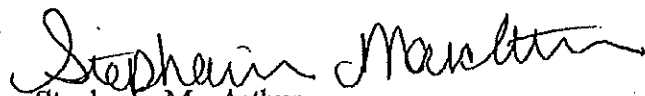
That Chapter 70 of Revised Ordinances be amended in the following Section:

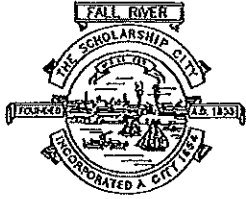
Article: 70
Section: 241 Stop Sign

By inserting in proper alphabetical order the following.

<u>Name of Street</u>	<u>Direction of Travel</u>	<u>At Intersection of</u>
Brightman Street	West	Lindsey Street

Very truly yours,


Stephanie MacArthur
Director of Traffic and Parking



CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division

Paul E. Coogan
Mayor

Stephanie MacArthur
Parking Clerk

November 20, 2025

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

RECEIVED
2025 NOV 20 A 10:56
CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, November 19, 2025 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:

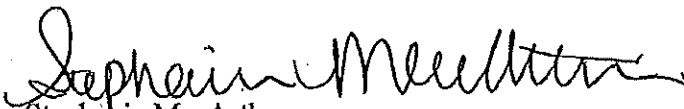
Article: 70
Section: 281 One Way Street

By striking out in proper alphabetical order the following:

STRIKE OUT

Name of Street	Direction of Travel	Location
Brightman Street	Easterly	From Lindsey Street to McDonald Street

Very truly yours,


Stephanie MacArthur
Parking Clerk

jm

City of Fall River, In City Council

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

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

Section 1

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

Name of Street	Direction of Travel	Location
Maple Street	Westerly	From June Street to North Main Street

CITY OF FALL RIVER
IN CITY COUNCIL
OCT 28 2025

*Referred to the Committee
on ordinances & legislation*

CITY OF FALL RIVER
IN CITY COUNCIL
NOV 12 2025

*passed through first
reading*

City of Fall River, In City Council

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

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

Section 1

By striking out in Section 70-371, which section relates to Parking prohibited at all times, the following:

Name of Street	Side	Location
Dwelly Street	North	Starting at a point 58 feet west of Scott Street, for a distance of 222 feet westerly of Lewis Street

Section 2

By inserting in Section 70-372, which section relates to Parking prohibited during certain hours, the following:

Name of Street	Side	Location	Hours/Days
Dwelly Street	North	Starting at a point 58 feet west of Scott Street for a distance of 222 feet westerly of Lewis Street	7:30 A.M. to 9:00 A.M. 3:00 P.M. to 4:00 P.M. Monday through Friday

Section 3

By inserting in Section 70-385, C, which sub-section relates to Passenger zones, the following:

Name of Street	Side	Location	Hours/Days
Bank Street	South	Starting at a point 34 feet east of North Main Street for a distance of 20 feet easterly	6:00 A.M. to 9:00 A.M. 4:00 P.M. to 6:00 P.M. Monday through Friday

Section 4

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

Name of Street	Side	Location
Crawford Street	East	Starting at a point 20 feet south of Larouche Street, for a distance of 20 feet southerly

CITY OF FALL RIVER
IN CITY COUNCIL

NOV 12 2025

Passed through
first reading, as amended

City of Fall River, *In City Council*

(Councilors Andrew J. Raposo and Cliff Ponte)

WHEREAS, the intersection of William Street and Broadway has been statistically shown to be one of the most dangerous intersections in Southeastern Massachusetts according to the Southeastern Regional Planning and Economic Development District, and

WHEREAS, a pedestrian was recently struck by a motor vehicle at this intersection, now therefore

BE IT RESOLVED, that the Committee on Public Works and Transportation convene with the Director of Traffic to discuss the need for a traffic study at this intersection, which, if conducted, would determine any necessary changes to improve safety for pedestrians and motorists, such as flashing LED crosswalks, and

BE IT FURTHER RESOLVED, that a letter be sent to the Director of Traffic, Director of Engineering and Planning and the Traffic Commission after the adoption of this resolution to encourage the review of this intersection.

(filed 11-10-25)

City of Fall River, *In City Council*

14

(Councilors Michelle M. Dionne and Shawn E. Cadime)

WHEREAS, there have been two election cycles following the changes in polling locations in Fall River, and

WHEREAS, the percentage of registered voters who participate in the voting process has been, and continues to be declining, and

WHEREAS, many voters have reacted negatively to some of the changes in polling locations, now therefore

BE IT RESOLVED, that the Committee on Finance convene with the Chair of the Board of Elections, a member of the Administration, and a member of the Fall River Commission on Disability to discuss, and evaluate, these changes and trends.

(Filed 11-17-2025)

City of Fall River, *In City Council*

(Councilors Shawn E. Cadime and Michelle M. Dionne)

WHEREAS, the City Council recognizes the importance of ensuring that all municipal departments operate efficiently, effectively, and in the best interests of the taxpayers, and

WHEREAS, performance audits serve as a valuable tool to evaluate departmental operations, staffing models, service delivery, and cost-saving opportunities, thereby promoting transparency, accountability, and continuous improvement within city government, and

WHEREAS, the City Council believes that a systematic approach to conducting performance audits, focusing on one to two departments per year, would provide meaningful insights and allow for measured implementation of recommendations over time, and

WHEREAS, collaboration between the Administration and the Committee on Finance will be essential to determine the appropriate scope, methodology, and funding strategy for conducting such audits on an annual basis, now therefore

BE IT RESOLVED, that the Committee on Finance convene with the Administration to develop a comprehensive plan and cost estimate to perform performance audits of all City departments.

(Filed 11-17-2025)

City of Fall River, *In City Council*

(Councilors Michelle M. Dionne and Shawn E. Cadime)

WHEREAS, the Committee on Real Estate has traditionally met for the purpose of disposing of City-owned real estate, and

WHEREAS, all tangible property, including vacant land and structures owned and maintained by the City, is considered real estate, and

WHEREAS, "housing" is defined as houses and apartments, collectively, and new growth, new developments, and the surge in market rate development all fall under the definition of "housing," and

WHEREAS, redefining the Committee on Real Estate, and its role, would open conversations involving development, maintenance, upgrades, capital improvements (both active and inactive), resulting in true transparency and accountability, and

WHEREAS, housing is defined as houses and apartments, collectively, in relation to real estate and that is not the role of the Committee on Human Services, Housing, Youth, Elder and Veterans' Affairs, now therefore

BE IT RESOLVED, that the Committee on Ordinances and Legislation convene to discuss, and consider, changing the "Committee on Real Estate" to the "Committee on Real Estate, Facilities and Housing", and the "Committee on Human Services, Housing, Youth, Elder and Veterans' Affairs" to the "Committee on Veterans, Youth, Elder Affairs, and Human Services."

(Filed 11-17-2025)



City of Fall River
Notice of Claim

RECEIVED

2025 NOV 13 A 8:57

1. Claimant's name: Casey Costa CITY CLERK #25-78
2. Claimant's complete address: 24 Loring St Apt 323 N Bedford, MA 02740 FALL RIVER, MA
3. Telephone number: Home: 508 916 0009 Work: NA
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
metal in tire on road construction / tire replaced
5. Date and time of accident: 11/12/25 08K Amount of damages claimed: \$1,000.00
6. Exact location of the incident: (include as much detail as possible):
Bedford Street across from Wendy's Fall River, MA
7. Circumstances of the Incident: (attach additional pages if necessary):
picked up a piece of metal in tire (rear passenger)
morning, clear dry weather.
tire went flat in less than an hour. went to Sullivan tire
in FR. See attached photos / receipt from Sullivan's tire.
8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☐ Yes ☒ No

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

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

Date: 11/13/25 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 from to: City Clerk, 2nd Fl., One Government Center, Fall River, MA 02722

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

For official use only:	
Copies forwarded to:	City Clerk ☒ Law ☒ City Council ☒ City Administrator ☒ Engineering ☒ Date: <u>11/13/25</u>



City of Fall River
Notice of Claim

RECEIVED

2025 NOV 18 P 12:46

CITY CLERK #25-79
FALL RIVER, MA

1. Claimant's name: Laurie Pelletier
2. Claimant's complete address: 208 Garden Street
3. Telephone number: Home: 508.667.0962 Work: _____
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
city tree roots surrounded and crushed my waste water drain pipe.
5. Date and time of accident: 10/21/25 10am Amount of damages claimed: \$ 4500.00
6. Exact location of the incident: (Include as much detail as possible):
42 feet from my house going towards the street just before the sidewalk in my front yard
7. Circumstances of the incident: (attach additional pages if necessary):
3 times since owning the house in 2018 I have had a drain company come to clear tree roots from my drain pipe
this time the water backed into my basement from my washing machine. I called 5 star drain/Jamie Feno who came
to my house and found that he could not get the camera past 42 ft so they had to dig up my front yard, there
was a city official there as well who also took pictures and clearly said its from the roots. I am attaching my bill and a couple of pictures.
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: 11/4/25

Claimant's signature: Laurie Pelletier

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

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

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

For official use only:

Copies forwarded to: ☒ City Clerk ☒ Law ☒ City Council ☐ City Administrator ☐ Trees Date: 11/18/25

OVER ->



Claims Processing - Amica Scan Center
PO Box 9690
Providence, RI 02940-9690

Toll Free: 1-800-59-AMICA
(1-800-592-6422)
Fax: 1---

21

November 13, 2025

Town Clerk
One Government Center
Fall River, MA 02722

File Number: 60010612294
Date of Loss: July 14, 2025
Owner/Insured: Michael Paiva
Street: 540 Cherry St Apt 7
Town: Fall River
Type of Loss: Homeowners

RECEIVED
2025 NOV 18 P 12:46
CITY CLERK #25-80
FALL RIVER, MA

To Whom It May Concern:

Please be advised that we insure the above named individual(s). A claim has been made for Damage to Real Property and as the insurer, we are presently in the process of adjusting the loss.

We are mandated to comply with Massachusetts General Laws, Chapter 139 and as such, if there are any present liens on the above property, please notify us within 10 days of receipt of this letter. If we do not hear from you, we will be under no obligation to pay you any portion of this claim.

Sincerely,

Dawo S. Menter

Dawo S. Menter
Claims Department
800-592-6422 x21797
DMENTER@AMICA.COM



City Clerk ☒ City Council ☒ Law ☒

Date: 11/18/25



City of Fall River
Notice of Claim

RECEIVED

2025 NOV 19 A 11: 58

21

1. Claimant's name: John (and Nancy) Marshall #25-81
2. Claimant's complete address: 1855 Pine Hill Rd. No. 1 CITY CLERK, FALL RIVER, MA 02764
3. Telephone number: Home: 508-669-5005 Work: Retired
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
"raised manhole cover scraped undercarriage of auto, severing the oil pan & assembly."
5. Date and time of accident: 10/1/25 2:00 pm Amount of damages claimed: \$ 2,046.93
6. Exact location of the incident: (include as much detail as possible): President Ave, in front of Globe Liquors, Fall River, MA (pictures available via email)
7. Circumstances of the incident: (attach additional pages if necessary): I was driving on President Ave headed to Heritage Park when I felt something "hit" or "scrape" the underside of my car. Upon arriving at the park and exiting vehicle, an examination of the car revealed oil seeping from the front end. I borrowed a cell phone to call my wife; have her pick me up. We arranged for AAA. yes - see blue attachment
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: 11/7/2025

Claimant's signature: Nancy Marshall

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

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

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

For official use only:

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

Date: 11/19/25

TO TAKE CARE TO HONDA DEALERSHIP FOR COMPLETE INSPECTION & REPAIR the following day.

CITY COUNCIL PUBLIC HEARINGS

MEETING: November 12, 2025 at 5:55 p.m.
Council Chamber, One Government Center

PRESENT: Vice President Linda M. Pereira, presiding;
Councilors Michelle M. Dionne, Paul B. Hart, Cliff Ponte,
Andrew J. Raposo and Ricky T. Tith

ABSENT: President Joseph D. Camara, Councilors Shawn E. Cadime
and Bradford L. Kilby

IN ATTENDANCE: Daniel Lane, Administrative Assistant to the Board of Assessors
Richard Gonsalves, Chair, Board of Assessors
John Moore, Field Technician, Verizon New England, Inc.
6 Bowdoin Square, Boston, MA 02114

The Vice President called the meeting to order at 5:57 p.m. and announced that the meeting may be recorded with audio or video and transmitted through any medium and that the purpose of the hearing was to hear all persons interested and wishing to be heard on the following:

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

Underground Conduit

1. Verizon New England Inc. for an underground conduit location as follows:

Innovation Way

The petitioner requests to place one (1) four (4) inch conduit, beginning at existing manhole #8, located on the west side of Innovation Way near the driveway at 1100 Innovation Way, running a total distance of one hundred and forty (140) feet to proposed handhole #1, located on the west side of Innovation Way, near 1151 Innovation Way. The installation is requested to provide service to 1151 Innovation Way, as well as to provide for the distribution of intelligence and telecommunications and the transmission of high and low voltage electric current. In accordance with Plan No. 1696523 – 1A7VQ0V.

Restriction:

Curb to curb pavement restoration perpendicular to curb line required.

The Vice President asked if any proponents were present and John Moore, Field Technician, Verizon New England, Inc., 6 Bowdoin Square, Boston, MA, 02114, came forward. Mr. Moore explained that this petition would allow Verizon New England, Inc., to install four-inch underground conduits to provide services to the business located at 1151 Innovation Way. The Vice President then asked if any opponents were present, and no one came forward.

Tax Classification

2. Adoption of the percentage of the local tax levy to be borne by each class of property for Fiscal Year 2026

The Vice President asked if any proponents were present, and Daniel Lane, Administrative Assistant to the Board of Assessors, and Richard Gonsalves, Chair, Board of Assessors, came forward. Mr. Lane provided a detailed overview of the property tax revenue increases over the year, which totaled 6% for residential properties, 3% for both commercial and industrial properties, and 4% for personal properties. The Administrative Assistant to the Board of Assessors also explained that personal properties include structures owned by companies such as National Grid and Verizon, such as light poles and transformer stations, and the number of properties within this category is increasing with new housing and business development in the City. Mr. Lane provided information regarding increased revenue from various commercial and industrial properties, including the development of King Phillip Lofts, TACO, Inc.'s industrial plant expansion and the newly opened Ice Cube Cold Storage & Logistics facility on Innovation Way. Mr. Lane stated that the Board of Assessors is recommending the City Council approve a shift of 1.75% for Fiscal Year 2026 (FY26), which would result in an increase in residential property tax rates by \$0.03 per \$1,000 of assessed value and a decrease of commercial property tax rates by \$0.24 per \$1,000 of assessed value.

Councilor Dionne, Mr. Lane and Mr. Gonsalves discussed the increased revenue generated by new infrastructure over the past few years, including installation of gas lines and electrical substations for the new property development in the Route 79/Davol Street Corridor Project neighborhood. Councilor Dionne stated that the local tax levy is not a tax increase – it is a required shift of tax percentages assigned to various types of property. The Administrative Assistant to the Board of Assessors explained that the values of these properties will decrease this year, matching the revenue rates achieved in 2021. The Chair of the Board of Assessors also provided information regarding past adjustments of the tax levy percentage at the state level, including a historical override between 2003 and 2007, which exceeded the maximum rates that are being applied for FY26. Mr. Lane and Mr. Gonsalves agreed that the personal property tax revenue will decrease over the next year as utility companies have completed many of their planned installation projects.

Councilor Ponte asked for updates regarding businesses operating with Tax Increment Financing (TIF) Agreements, such as Amazon and SouthCoast Marketplace, and if they will begin paying a larger amount of property taxes during FY26. Mr. Lane and Mr. Gonsalves explained that those businesses' payment percentages have shifted this year to a five-year 50% payment increment, which is an increase in payments from last year. A brief discussion was held regarding the classification of properties, such as the Amazon warehouse, as it is categorized as commercial property, and Mr. Gonsalves explained that they do not manufacture items in the warehouse and do not meet the requirements of industrial property. Mr. Gonsalves clarified that the rates for industrial and commercial properties are the same. The Chair of the Board of Assessors also provided information regarding TIF Agreement adjustments for Southcoast Marketplace, as the value of the property changed due to the opening of a Chick-fil-A restaurant on the parcel. Councilor Ponte stated that the City has issued many TIF and Tax Increment Exemption (TIE) Agreements, and expressed concern that these agreements, and

their tax adjustments, may negatively impact Fall River over the next few years. Mr. Lane stated that these adjustments are very small shifts that are spread out and individual to each agreement, and that he does not anticipate there will be a significant impact on the City's tax capital. The Administrative Assistant of the Board of Assessors also emphasized that these agreements should not be issued to all new developments within the Route 79/Davol Street Corridor Project land, as that will delay necessary revenue from taxable properties. Councilor Ponte also provided information regarding this legislative decision and said that percentage adjustment is a required action by the City Council. Councilor Ponte requested more information regarding the commercial property percentage decrease that occurred in the past year. Mr. Lane explained that the loss of revenue from portions of Saint Anne's Hospital, which was recently purchased by Brown University Health, formerly Lifespan, and Charlton Memorial Hospital, which received a tax increment agreement for new parking lot parcels, affected the total percentage rate of income from commercial properties, but while the decrease appears large for this category, the actual total, when these property exemptions are factored in, is much lower. Mr. Gonsalves explained that residential properties make up the largest class of taxable properties, which assist in balancing the shift of rates and City revenue. Councilor Ponte and the Chair of the Board of Assessors discussed that, to override the limits of the percentage rates for commercial properties, Fall River would need to petition the Commonwealth of Massachusetts for permission to override the limits, which is an uncommon, challenging process. A detailed discussion was held between Councilor Ponte and Mr. Gonsalves regarding how vacant properties, gross leases and net totals of revenue affect the process of recommending a percentage rate, in addition to income data categorized by the Assessors' office.

Vice President Pereira asked the Chair of the Board of Assessors and the Administrative Assistant to the Board of Assessors to provide a summary regarding various tax exemptions for veterans and seniors. Mr. Lane provided information regarding the Assessors' webpage on the City's website with all tax exemptions listed, including those for veterans and seniors, along with related requirements. Mr. Lane stated that residents have until April 1, 2026, to file for these exemptions. The Administrative Assistant to the Board of Assessors also provided information regarding the benefits of the new HERO Act, and that residents may call the Assessors' office with any questions. Mr. Gonsalves commended the teamwork of the Administration, the City Council and the Assessors' office to increase these tax exemption allowances, as some of them had not been adjusted in over forty years. Councilor Raposo requested data regarding the financial effects of these new tax exemption rates, compared to previous years, and Mr. Lane stated that he would provide that information as soon as possible.

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

On a motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to close the hearings at 6:29 p.m., with President Camara and Councilors Cadime and Kilby absent and not voting.

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

A true copy. Attest:

Onís da Silva Paulino Leite

City Clerk

COMMITTEE ON FINANCE

MEETING: November 12, 2025 at 6:00 p.m.
Council Chamber, One Government Center

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

ABSENT: Councilor Shawn E. Cadime

IN ATTENDANCE: Emily Arpke, Financial Analysis and Compliance Manager

Vice President Pereira called the meeting to order at 6:30 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.

On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to waive the rules to allow a non-Fall River resident to speak, with President Camara and Councilors Cadime and Kilby absent and not voting. On a further motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to waive the rules and allow Ms. Silva Barbosa to speak for an additional three minutes, with President Camara and Councilors Cadime and Kilby absent and not voting.

1. Citizen Input

Tracy Silva Barbosa, 120 Sycamore Street, New Bedford, MA 02740 – Fall River Arts and Culture Coalition

David and Sandy Dennis, 132 Highland Avenue – Fall River Waterfront Cultural District

On a motion made by Councilor Ponte and seconded by Councilor Raposo, it was unanimously voted to waive the rules and allow Mr. and Mrs. Dennis to speak for an additional three minutes, with President Camara and Councilors Cadime and Kilby absent and not voting.

Councilor Kilby arrived at 6:32 p.m.

President Camara arrived at 6:46 p.m. and presided over the remaining portion of the meeting.

2. Fiscal Year 2026 Quarter 1 Budget Report

Councilor Dionne requested clarification for various line items, including: "Solid Waste other," "investment income," and "miscellaneous." Emily Arpke, Financial Analysis and Compliance Manager, explained that "Solid Waste other" revenue included fines for trash violations, bulky item disposal fees and School Department payments. Ms. Arpke also explained that investments of City funds that are listed only reflect the past two months, and the projected total for this quarter is much higher than what is listed in the report booklet. The Financial Analysis and Compliance Manager clarified that the "miscellaneous" line item of the booklet shows a larger percentage of revenue than anticipated as it includes non-reoccurring payments that do not qualify for any other category, such as unclaimed property revenue from the Commonwealth of Massachusetts and insurance payments received for the former Silvia School fire. Councilor Dionne also asked about budget percentages that exceeded 25% of anticipated expenses during the first quarter of Fiscal Year 2026 (FY26) in various municipal departments. Ms. Arpke explained that there was a large membership fee that was paid by the Mayor's office at the beginning of the fiscal year, the City Clerk's office had a retirement buyout for the retired City Clerk, the Management Information Systems office had large software invoices that were due within the past few months, and the Law Department had a data input error due to purchase order being entered in FY26 expenditures that should have been applied to Fiscal Year 2025, and that it will be remedied as soon as possible. Councilor Dionne and Ms. Arpke also discussed expenditures related to School Crossing Guards, the Department of Inspectional Services, Emergency Medical Services (EMS) expenses and the Cathy Assad Tot Lot capital project. Councilor Dionne expressed concern as the Cathy Assad Tot Lot had received additional funding from Community Development Agency, in addition to a financial bond, and the report shows that there is a remaining \$137,000 that has not yet been used. Ms. Arpke clarified that the amount listed within the report is the total revenue received, which is not all bonded capital and may include outside funding and that the anticipated project expenses may have changed.

Councilor Ponte and the Financial Analysis and Compliance Manager held a lengthy, detailed discussion regarding the financial shortfalls of the Employee Health Trust Fund, including the recent discussion of this matter held by the School Committee during their November 10, 2025, meeting, regarding this deficit, and the negative effect this fiscal shortage has on the City's Net School Spending (NSS). Ms. Arpke explained that she is currently discussing this concern with the Superintendent and the Chief Financial Officer (CFO) of Fall River Public Schools and would like to finalize the details of that conversation prior to a formal discussion of the deficit. Ms. Arpke confirmed that the matter was discussed during the City Council's FY26 budget deliberations and emphasized that the total deficit presented during those meetings includes the shortfall discussed by the School Committee. Councilor Ponte stated that he may have voted differently in the past if he knew the lack of funding would negatively affect the NSS total for the public schools and emphasized the need for briefing the City Council on this matter in the future. The Financial Analysis and Compliance Manager explained that the total balance for this fund changes daily, and therefore the FY26 Quarter 1 Budget Report does not provide an up-to-date amount of capital within the fund. Ms. Arpke confirmed that the account is currently running under anticipated expenses.

Councillor Ponte and Ms. Arpke discussed adjustments for data sets within future quarterly reports, the need to include documents provided by Gallagher Insurance, Risk Management & Consulting, documents regarding revenue and expenses for health insurance services within the School Department, and information regarding the recommended NSS ration provided by the Financial Services Departments and the CFO of the Fall River Public Schools. Ms. Arpke stated that she would present official documentation to the City Council at the next meeting, following her discussions with School Department officials.

Councillor Ponte requested clarification regarding the overtime listed for the Harbormaster position, the pension report deficit, the Sewer Enterprise Fund deficit and the line item related to EMS expenses. Ms. Arpke explained that there has been a lack of budgeting for Harbormaster overtime pay in previous budgets and that this matter could be remedied by an internal financial transfer. The Financial Analysis and Compliance Manager also explained that the deficit listed for the pension report is surplus funding, but the credit shows a deficit within the software that is utilized. Ms. Arpke provided clarification regarding the Sewer Enterprise Fund deficit, which represents the debt service of the Enterprise Fund and a brief discussion was held regarding the percentage rates related to this account. The Financial Analysis and Compliance Manager explained that the EMS expenses were reflecting the multiple lease payments that occurred for their new headquarters facility and stated that these payments covered almost the entire fiscal year's rental costs. Councillor Ponte and Ms. Arpke discussed anticipated income from the Massachusetts School Building Authority that should be received in either January or February, and Ms. Arpke clarified that this will be their last payment. Councillor Ponte requested that the report formatting be adjusted for the next FY26 Quarterly Budget Report by providing dates for specific capital projects and providing actual deficits versus those that are generated from surplus income within the software.

Councillor Raposo and Ms. Arpke discussed overtime costs for the Fall River Fire Department, including projected costs for the next quarter of FY26, grant funding that is currently being utilized, and the delay of the Staffing for Adequate Fire and Emergency Response (SAFER) grant funding, which has not yet been issued to the federal government shutdown. The Financial Analysis and Compliance Manager stated that they are working to shift the overtime payments to new hires, who will then be paid with salary rates instead, but that she is unable to provide a timeline for this adjustment and stated that the current grant funding will run out in either January or February of 2026. Councillor Raposo and Ms. Arpke also held a brief discussion regarding the school transportation costs line item. The Financial Analysis and Compliance Manager explained that the timing of these payments, along with applied credits, affected the line-item total within the report.

Vice President Pereira and the Financial Analysis and Compliance Manager held a detailed discussion regarding capital projects that are ongoing, such as the Third Street and Pearl Street Parking Garage renovations and the repairs of Central Fire Station. Ms. Arpke explained that the project assessment occurred last year, and that the design of the projects is still ongoing. Ms. Arpke also provided information regarding the ongoing Central Fire Station renovations within the EMS Capital Projects section of the report and stated that she would work to clarify these project categories for the next FY26 Quarterly Budget Report. Vice President Pereira asked how the Financial Services Departments are preparing for an anticipated decrease of interest rates over the next year and how that will affect the City's investment funds. Ms. Arpke commended the work being done by the Treasurer/Collector and stated that his investment strategies will lead to positive results for the City's funds, even if the interest rates decrease over time. Vice President Pereira commended the work done by the Treasurer/Collector.

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to adjourn at 7:44 p.m., with Councilor Cadime absent and not voting.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

Fall River Arts and Culture Coalition (FRACC) video presentation made by Tracy Silva Barbosa,
Executive Director



Clerk of Committees

REGULAR MEETING OF THE CITY COUNCIL

MEETING: November 12, 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,
Linda M. Pereira, Cliff Ponte, Andrew J. Raposo and Ricky T. Tith

ABSENT: Councilor Shawn E. Cadime

IN ATTENDANCE: None

President Camara called the meeting to order at 7:46 p.m. with a moment of silence followed by a salute to the flag and announced that the meeting may be recorded with audio or video and transmitted through any medium.

PRIORITY MATTERS

1. Mayor and request for confirmation of the appointment of Emily Arpke to the position of Director of Financial Services
Councilor Dionne stated that this position is vital to the City's financial success and that the matter should be voted upon when all City Councilors are present. A motion was made by Councilor Ponte and seconded by Councilor Raposo to confirm the appointment. President Camara asked for a roll call vote. Councilor Dionne objected and the matter was laid on the table in accordance with the Charter.
2. Mayor and order for Deed in Lieu of Foreclosure at 43 Lowell Street
(Parcel ID 119-0003)
On a motion made by Councilor Raposo and seconded by Vice President Pereira, it was voted 7 yeas to adopt the order, with President Camara abstaining and Councilor Cadime absent and not voting.
Approved, November 13, 2025
Paul E. Coogan, Mayor

PRIORITY COMMUNICATIONS

3. Board of Assessors re: establishment of Fiscal Year 2026 tax factor and tax levy
On a motion made by Councilor Ponte and seconded by Vice President Pereira, it was unanimously voted to set the Fiscal Year 2026 tax factor and levy at the rate of 1.75, and to adopt the order establishing the levy, with Councilor Cadime absent and not voting. On a further motion made by Councilor Ponte and seconded by Councilor Raposo, it was unanimously voted to adopt the order determining the percentages to be borne by each class of real property and personal property, with Councilor Cadime absent and not voting.
Approved, November 13, 2025
Paul E. Coogan, Mayor

COMMITTEE REPORTS – NoneORDINANCESSecond reading and enrollment:

4. Proposed Ordinance – Salary amendments for the Director of Fall River
Emergency Management Agency, Veterans' Grave Officer and Senior Aide

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 Cadime absent and not voting. On a further motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted that the proposed ordinance be passed to be ordained, with Councilor Cadime absent and not voting.

Approved, November 13, 2025

Paul E. Coogan, Mayor

Second reading and enrollment, as amended:

5. Proposed Ordinance – Traffic, Miscellaneous

Section 1One-hour parking (insert)

- Pleasant Street, North, 20 feet west of Thomas Street
9:30 A.M. to 5:30 P.M., Monday through Friday

Section 2Handicapped parking removals

- Baylies Street, North, 85 feet west of North Main Street
- Downing Street, North, 106 feet east of Haffards Street
- Downing Street, North, 125 feet east of Haffards Street
- Durfee Street, West, 23 feet south of Locust Street
- Dwelly Street, South, 49 feet west of South Main Street
- Fulton Street, West, 575 feet south of Cove Street
- Maple Street, North, 26 feet west of Shawmut Street
- Merchant Street, West, 20 feet north of Seventeenth Street
- Pine Street, North, 66 feet west of Davis Street
- Rock Street, East, 187 feet south of Prospect Street

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, as amended, with Councilor Cadime absent and not voting. On a further motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted that the proposed ordinance be passed to be ordained, as amended, with Councilor Cadime absent and not voting.

Approved, November 13, 2025

Paul E. Coogan, Mayor

6. Proposed Ordinance – Traffic, One-way streets
- June Street, Southerly, from Prospect Street to Maple Street

On a motion made by Councilor Raposo and seconded by Vice President Pereira, it was voted 7 yeas, 1 nay that the proposed ordinance be passed through second reading and enrollment, as amended, with Councilor Ponte voting in the negative and Councilor Cadime absent and not voting. On a further motion made by Councilor Raposo and seconded by Councilor Hart, it was voted that the proposed ordinance be passed to be ordained, as amended, with Councilor Ponte opposed and Councilor Cadime absent and not voting.

Approved, November 13, 2025

Paul E. Coogan, Mayor

RESOLUTIONS – None**CITATIONS – None****ORDERS – HEARINGS****Underground Conduit**

7. Verizon New England, Inc. – 140 feet of underground conduit on Innovation Way
On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to adopt the order, with Councilor Cadime absent and not voting.
 Approved, November 13, 2025
 Paul E. Coogan, Mayor

ORDERS – MISCELLANEOUS**8. Auto Body Shop License Renewal**

- Paulo A. Carvalho d/b/a Carvalho's Tire & Auto Center, Inc., 400 Second Street
On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to adopt the order, with Councilor Cadime absent and not voting.
 Approved, November 13, 2025
 Paul E. Coogan, Mayor

9. Police Chief's Report on Licenses**Taxicab Driver**

Derek Dagwan

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

COMMUNICATIONS – INVITATIONS – PETITIONS**10. Claims**

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

11. Application for Structures on or over a public way for the Greater Fall River
 Re-Creation's Annual Children's Holiday Parade to hang two banners (24" x 30') on
 Bedford Street at the Central Fire Station and South Main Street at Center Place
On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to approve the application, with Councilor Cadime absent and not voting.

City Council Minutes**12. Committee on Finance – October 28, 2025**

- On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to approve the minutes, with Councilor Cadime absent and not voting.*

13. Regular Meeting of the City Council – October 28, 2025

- On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to approve the minutes, with Councilor Cadime absent and not voting.*

BULLETINS – NEWSLETTERS – NOTICES – None

A brief recess was held from 7:54 p.m. to 7:56 p.m. for the signing of ordinances.

ITEMS FILED AFTER THE AGENDA DEADLINE
CITY COUNCIL MEETING DATE: NOVEMBER 12, 2025

PRIORITY MATTERS

- 2a. Mayor and grant order from the United Way of Greater Fall River in the amount of \$100,000 to enhance firefighter safety and improve emergency preparedness through equipment acquisition

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

Approved, November 13, 2025

Paul E. Coogan, Mayor

COMMITTEE REPORTS

Committee on Ordinances and Legislation recommending:

All readings with emergency preamble:

- 3a. Proposed Ordinance – Traffic, Handicapped parking
 • Lindsey Street, West, 123 feet north of President Avenue

Stipulation:

MassDOT perform necessary modifications at the Brightman Street and Lindsey Street Intersection prior to the proposed ordinance going into effect

On a motion made by Councilor Ponte and seconded by Councilor Kilby, it was voted 8 yeas to adopt the emergency preamble, with Councilor Cadime absent and not voting.

The City Clerk stated that the recommendations that were received from the Committee on Ordinances and Legislation relating to Traffic amendments on Lindsey Street require further review prior to being presented. The City Clerk requested that, as this proposed ordinance is related to Lindsey Street, the matter be tabled to allow for additional research regarding stipulations being included in this type of legislation.

On a motion made by Councilor Ponte and seconded by Councilor Dionne, it was voted 7 yeas, 1 nay to table the proposed ordinance, with Vice President Pereira voting in the negative and Councilor Cadime absent and not voting.

All readings with emergency preamble, as amended:

- 3b. Proposed Ordinance – Traffic, Handicapped parking
 - Grant Street, West, 20 feet north of Hope Street
 - Grinnell Street, South, 75 feet east of Stafford Road
 - Wilcox Street, East, 165 feet north of Slade Street

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

Approved, November 13, 2025

Paul E. Coogan, Mayor

- 3c. First reading, as amended:
Proposed Ordinance – Traffic, Miscellaneous

Section 1

Parking prohibited at all times (strike out)
- Dwelly Street, North, 58 feet west of Scott Street

Section 2

Parking prohibited during certain hours:
- Dwelly Street, North, 58 feet west of Scott Street,
7:30 A.M. – 9:00 A.M. and 3:00 P.M. – 4:00 P.M., Monday through Friday

Section 3

Passenger zones
- Bank Street, South, 34 feet east of North Main Street,
6:00 A.M. – 9:00 A.M. and 4:00 P.M. – 6:00 P.M., Monday through Friday

Section 4

Handicapped parking removals
- Crawford Street, East, 20 feet south of Larouche Street

On a motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted that the proposed ordinance be passed through first reading, as amended, with Councilor Cadime absent and not voting.

- 3d. First Reading
Proposed Ordinance – Traffic, Miscellaneous

Section 1

Loading zones
- Lindsey Street, West, 38 feet north of President Avenue,
8:00 A.M. – 5:00 P.M., Monday through Friday

Section 2

Handicapped parking removals
- Lindsey Street, West, 20 feet north of President Avenue

Stipulation:

MassDOT perform necessary modifications at the Brightman Street and Lindsey Street Intersection prior to the proposed ordinance going into effect

The City Clerk stated that this proposed ordinance was also related to traffic amendments on Lindsey Street and requested that the proposed ordinance be tabled to allow for additional review. On a motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to table the proposed ordinance, with Councilor Cadime absent and not voting.

- 3e. Proposed Ordinance – Traffic, One-way streets
- Maple Street, Westerly, from June Street to North Main Street

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

- First reading, as amended
 3f. Proposed Ordinance – Traffic, One-way streets
 - Lindsey Street, Northerly, from President Avenue to Brownell Street

Stipulations:

1. MassDOT perform necessary modifications at the Brightman Street and Lindsey Street Intersection prior to the proposed ordinance going into effect
2. "No parking" zones be implemented on Brightman Street and Lindsey Street following a recommendation from the Traffic Commission
3. Traffic be allowed to enter Lindsey Street heading northerly from President Avenue from both easterly and westerly directions

On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was voted that the proposed ordinance be tabled, with Vice President Pereira opposed and Councilor Cadime absent and not voting.

Committee on Public Works and Transportation recommending:

- Adoption, as amended
 3g. Order – Curb removal, Ryan Wordell, 312 Mohawk Drive, Westport, MA, 02720

Restriction

Subject to site plan approval (approval of City Engineer/Planner) to ensure all Engineering and Planning requirements are followed.

On a motion made by Councilor Ponte and seconded by Councilor Raposo, it was unanimously voted that the order be adopted, as amended, with Councilor Cadime absent and not voting.

Approved, November 13, 2025

Paul E. Coogan, Mayor

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to adjourn at 8:05 p.m., with Councilor Cadime absent and not voting.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

A true copy. Attest:

Elmã da Silva Paulino Leite

City Clerk

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CITY CLERK
FALL RIVER, MA



The Commonwealth of Massachusetts

DEPARTMENT OF PUBLIC UTILITIES

NOTICE OF FILING, PUBLIC HEARING, AND REQUEST FOR COMMENTS

D.P.U. 25-128

November 14, 2025

Petition of Massachusetts Electric Company and Nantucket Electric Company, each d/b/a National Grid, for approval of its 2022-2024 Three-Year Energy Efficiency Plan Term Report.

On August 1, 2025, Massachusetts Electric Company and Nantucket Electric Company, each d/b/a National Grid (together, "Company"), filed with the Department of Public Utilities ("Department") its 2022-2024 Three-Year Energy Efficiency Plan Term Report ("Term Report"). The Term Report documents actual energy savings, benefits, and expenditures resulting from the implementation of the Company's 2022-2024 three-year energy efficiency plan approved by the Department in Massachusetts Electric Company/Nantucket Electric Company, D.P.U. 21-128 (2022). The Department has docketed this matter as D.P.U. 25-128.

The Department will review the Term Report to determine, among other things, whether the Company: (1) reported its program savings, benefits, and costs accurately and reliably; and (2) implemented its energy efficiency programs in a manner that was consistent with statutory requirements and the Department-approved Three-Year Plan. See G.L. c. 25, § 19(d)(2); G.L. c. 25, § 21(b)(3); G.L. c. 25, §§ 19(a) and (c). Based on the results of the investigation, the Department will approve final recovery of costs incurred during the three-year term, including performance incentive payments. G.L. c. 25, § 19.

The Department will conduct a public hearing to receive comments on the petition using Zoom videoconferencing on **December 18, 2025, at 2:00 p.m.** Attendees can join by entering the link, <https://us06web.zoom.us/j/87598803443>, from a computer, smartphone, or tablet. No prior software download is required. For audio-only access to the hearings, attendees can dial in at +1 305 224 1968, (not toll free) and then enter the Meeting ID# 875 988 03443. If you anticipate providing comments via Zoom during the public hearing, please send an email by **December 16, 2025**, to krista.hawley@mass.gov with your name, email address, and mailing address. If you anticipate commenting by telephone, please leave a voicemail message by **December 16, 2025**, at 617-305-3620 with your name, telephone number, and mailing address.

Alternately, any person interested commenting on this matter may also submit written comments no later than the close of business (5:00 p.m.) on **December 19, 2025**. The Department strongly encourages public comments to be submitted by email. If, however, a member of the public is unable to send written comments by email, a paper copy may be sent to

Peter A. Ray, Secretary, Department of Public Utilities, One South Station, 5th Floor, Boston, Massachusetts, 02110.

Any person who desires to participate otherwise in the evidentiary phase of this proceeding shall file a petition for leave to intervene no later than the close of business (5:00 p.m.) on **December 11, 2025**. A petition for leave to intervene must satisfy the timing and substantive requirements of 220 CMR 1.03. Receipt by the Department constitutes filing and determines whether a petition has been timely filed. A petition filed late may be disallowed as untimely, unless good cause is shown for waiver under 220 CMR 1.01(4). To be allowed, a petition under 220 CMR 1.03(1) must satisfy the standing requirements of G.L. c. 30A, § 10. All responses to petitions to intervene must be filed by the close of business (5:00 p.m.) on the second business day after the petition to intervene was filed.

All documents must be submitted to the Department in pdf format by e-mail attachment to dpu.efiling@mass.gov and krista.hawley@mass.gov. In addition, all documents should be emailed to the Company's attorney, Christopher Tuomala, Esq. at Christopher.Tuomala@nationalgrid.com. The text of the e-mail must specify: (1) the docket number of the proceeding (D.P.U. 25-128); (2) the name of the person or company submitting the filing; and (3) a brief descriptive title of the document.

All documents submitted in electronic format will be posted on the Department's website through our online File Room as soon as practicable (enter "25-128") at: <https://eeaonline.eea.state.ma.us/DPU/FileRoom/dockets/bynumber>. Please note that in the interest of transparency any comments will be posted to our website as received and without redacting personal information such as addresses, telephone numbers, or email addresses. As such, consider the extent of information you wish to share when submitting comments.

To request materials in accessible formats for people with disabilities (Braille, large print, electronic files, audio format), contact the Department's ADA coordinator at eeadiversity@mass.gov or (617) 626-1282. For further information regarding the Company's filing, please contact the Company's attorney, Christopher Tuomala, Esq. at Christopher.Tuomala@nationalgrid.com. For further information regarding this Notice, please contact Krista Hawley, Senior Counsel, Department of Public Utilities, at krista.hawley@mass.gov.

Translation and Interpretation Services

English

ATTENTION: Translation and/or interpretation services are available upon request. Please email Kaylee Burgess at dpu.ej@mass.gov to request language services, specifying your preferred language and contact information.

Português (Portuguese)

ATENÇÃO: Disponibilizamos nossos serviços de tradução e/ou interpretação de acordo com a sua demanda. Para solicitar um serviço linguístico, envie um e-mail para Kaylee Burgess através do endereço dpu.ej@mass.gov, informando o idioma desejado e seus dados para contato.

(Traditional Chinese)

提醒您：您可依照需求申請筆譯和/或口譯服務。請以電郵聯絡Kaylee Burgess (dpu.ej@mass.gov) 來申請語言服務請求，請在電郵內註明需要的語言和聯絡資訊。

Tiếng Việt (Vietnamese)

LƯU Ý: Các dịch vụ biên dịch và/hoặc phiên dịch có sẵn theo yêu cầu. Vui lòng gửi email đến Kaylee Burgess theo địa chỉ dpu.ej@mass.gov để yêu cầu dịch vụ ngôn ngữ, nêu rõ ngôn ngữ ưa thích của quý vị và thông tin liên lạc.

(Arabic) العربية

يرجى الانتباه: تتوفر خدمات الترجمة و/أو الترجمة الفورية عند الطلب. لطلب خدمات لغوية يرجى التواصل مع Kaylee Burgess بإرسال رسالة إلكترونية إلى العنوان dpu.ej@mass.gov تحدد فيها اللغة المفضلة لديك وتذكر معلومات الاتصال.

ខ្មែរ (Khmer)

ជូនចំពោះ: សេវាកម្មប្រែកម្ម និង/ឬបកប្រែបន្ទាប់ គឺមានការរៀបចំស្របតាមតម្រូវការ។ សូមផ្ញើសំណើដល់ Kaylee Burgess តាម dpu.ej@mass.gov ដើម្បីស្នើសុំសេវាកម្មប្រែកម្ម ដោយបញ្ជាក់ភាសាដែលអ្នកចង់បាន និងព័ត៌មានទំនាក់ទំនង។

Español (Spanish)

ATENCIÓN: Los servicios de traducción y/o interpretación están disponibles bajo solicitud. Por favor envíe un correo electrónico a Kaylee Burgess en dpu.ej@mass.gov para solicitar los servicios de idiomas, especificando su idioma preferido e información de contacto.

中文 (Simplified Chinese)

提醒您：您可依照需求申請提供筆譯和/或口譯服務。請發送電子郵件給 Kaylee Burgess (dpu.ej@mass.gov) 來申請語言服務要求，並注明您的首選語言和聯系信息。

Kreyòl Ayisyen (Haitian Creole)

ATANSYON: Gen sèvis tradiksyon ak/oswa entèpretasyon ki disponib sou demann. Tanpri voye imèl bay Kaylee Burgess nan dpu.ej@mass.gov pou mande sèvis lang, ki enfòmasyon lang ou pi pito a ak enfòmasyon kontak ou.

Français (French)

ATTENTION : Des services de traduction et/ou d'interprétation sont disponibles sur demande. Veuillez envoyer un e-mail à Kaylee Burgess à l'adresse dpu.ej@mass.gov pour demander des services linguistiques, en précisant votre langue préférée et vos coordonnées.

Русский (Russian)

ВНИМАНИЕ! Услуги письменного и/или устного перевода предоставляются по запросу. Для запроса услуг перевода обращайтесь к Kaylee Burgess по адресу dpu.ej@mass.gov. В запросе укажите язык перевода и контактную информацию.

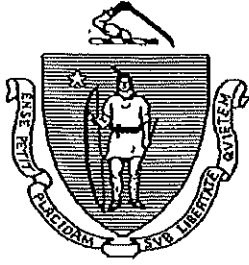
한국 (Korean)

주의: 요청 시 번역 및/또는 통역 서비스가 제공됩니다. Kaylee Burgess에게 dpu.ej@mass.gov로 이메일을 보내 선호하는 언어와 연락처 정보를 명시하여 언어 서비스를 요청하십시오.

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CITY CLERK
FALL RIVER, MA



The Commonwealth of Massachusetts

DEPARTMENT OF PUBLIC UTILITIES

NOTICE OF FILING, PUBLIC HEARING, AND REQUEST FOR COMMENTS

D.P.U. 25-123

November 14, 2025

Petition of Liberty Utilities (New England Natural Gas Company) Corp. d/b/a Liberty, for approval of its 2022-2024 Three-Year Energy Efficiency Plan Term Report.

On August 1, 2025, Liberty Utilities (New England Natural Gas Company) Corp. d/b/a Liberty ("Company"), filed with the Department of Public Utilities ("Department") its 2022-2024 Three-Year Energy Efficiency Plan Term Report ("Term Report"). The Term Report documents actual energy savings, benefits, and expenditures resulting from the implementation of the Company's 2022-2024 three-year energy efficiency plan approved by the Department in Liberty Utilities (New England Natural Gas Company) Corp., D.P.U. 21-123 (2022). The Department has docketed this matter as D.P.U. 25-123.

The Department will review the Term Report to determine, among other things, whether the Company: (1) reported its program savings, benefits, and costs accurately and reliably; and (2) implemented its energy efficiency programs in a manner that was consistent with statutory requirements and the Department-approved Three-Year Plan. See G.L. c. 25, § 19(d)(2); G.L. c. 25, § 21(b)(3); G.L. c. 25, §§ 19(a) and (c). Based on the results of the investigation, the Department will approve final recovery of costs incurred during the three-year term, including performance incentive payments. G.L. c. 25, § 19.

The Department will conduct a public hearing to receive comments on the petition using Zoom videoconferencing on December 18, 2025, at 2:00 p.m. Attendees can join by entering the link, <https://us06web.zoom.us/j/87598803443>, from a computer, smartphone, or tablet. No prior software download is required. For audio-only access to the hearings, attendees can dial in at +1 305 224 1968, (not toll free) and then enter the Meeting ID# 875 988 03443. If you anticipate providing comments via Zoom during the public hearing, please send an email by December 16, 2025, to krista.hawley@mass.gov with your name, email address, and mailing address. If you anticipate commenting by telephone, please leave a voicemail message by December 16, 2025, at 617-305-3620 with your name, telephone number, and mailing address.

Alternately, any person interested commenting on this matter may also submit written comments no later than the close of business (5:00 p.m.) on December 19, 2025. The Department strongly encourages public comments to be submitted by email. If, however, a member of the public is unable to send written comments by email, a paper copy may be sent to

Peter A. Ray, Secretary, Department of Public Utilities, One South Station, 5th Floor, Boston, Massachusetts, 02110.

Any person who desires to participate otherwise in the evidentiary phase of this proceeding shall file a petition for leave to intervene no later than the close of business (5:00 p.m.) on December 11, 2025. A petition for leave to intervene must satisfy the timing and substantive requirements of 220 CMR 1.03. Receipt by the Department constitutes filing and determines whether a petition has been timely filed. A petition filed late may be disallowed as untimely, unless good cause is shown for waiver under 220 CMR 1.01(4). To be allowed, a petition under 220 CMR 1.03(1) must satisfy the standing requirements of G.L. c. 30A, § 10. All responses to petitions to intervene must be filed by the close of business (5:00 p.m.) on the second business day after the petition to intervene was filed.

All documents must be submitted to the Department in pdf format by e-mail attachment to dpu.efiling@mass.gov and krista.hawley@mass.gov. In addition, all documents should be emailed to the Company's attorneys, Kevin Penders, Esq. at kpenders@keeganwerlin.com, and Molly Agostinelli, Esq. at magostinelli@keeganwerlin.com. The text of the e-mail must specify: (1) the docket number of the proceeding (D.P.U. 25-123); (2) the name of the person or company submitting the filing; and (3) a brief descriptive title of the document.

All documents submitted in electronic format will be posted on the Department's website through our online File Room as soon as practicable (enter "25-123") at: <https://eeaaonline.eea.state.ma.us/DPU/Fileroom/dockets/bynumber>. Please note that in the interest of transparency any comments will be posted to our website as received and without redacting personal information such as addresses, telephone numbers, or email addresses. As such, consider the extent of information you wish to share when submitting comments.

To request materials in accessible formats for people with disabilities (Braille, large print, electronic files, audio format), contact the Department's ADA coordinator at ceadiversity@mass.gov or (617) 626-1282. For further information regarding the Company's filing, please contact the Company's attorneys, Kevin Penders, Esq. at kpenders@keeganwerlin.com, and Molly Agostinelli, Esq. at magostinelli@keeganwerlin.com. For further information regarding this Notice, please contact Krista Hawley, Senior Counsel, Department of Public Utilities, at krista.hawley@mass.gov.

Translation and Interpretation Services

English

ATTENTION: Translation and/or interpretation services are available upon request. Please email Kaylee Burgess at dpu.ej@mass.gov to request language services, specifying your preferred language and contact information.

Português (Portuguese)

ATENÇÃO: Disponibilizamos nossos serviços de tradução e/ou interpretação de acordo com a sua demanda. Para solicitar um serviço linguístico, envie um e-mail para Kaylee Burgess através do endereço dpu.ej@mass.gov, informando o idioma desejado e seus dados para contato.

(Traditional Chinese)

提醒您：您可依照需求申請筆譯和/或口譯服務。請以電郵聯絡Kaylee Burgess (dpu.ej@mass.gov) 來申請語言服務請求，請在電郵內註明需要的語言和聯絡資訊。

Tiếng Việt (Vietnamese)

LƯU Ý: Các dịch vụ biên dịch và/hoặc phiên dịch có sẵn theo yêu cầu. Vui lòng gửi email đến Kaylee Burgess theo địa chỉ dpu.ej@mass.gov để yêu cầu dịch vụ ngôn ngữ, nêu rõ ngôn ngữ ưa thích của quý vị và thông tin liên lạc

(Arabic) العربية

يرجى الانتباه: تتوفر خدمات الترجمة و/أو الترجمة الفورية عند الطلب. لطلب خدمات لغوية يرجى التواصل مع Kaylee Burgess بإرسال رسالة إلكترونية إلى العنوان dpu.ej@mass.gov، تحدد فيها اللغة المفضلة لديك وتذكر معلومات الاتصال.

ខ្មែរ (Khmer)

ជូនចំណេះ: សេវាកម្មបកប្រែភាសា និង/ឬបកប្រែបន្ទាប់ គឺមានតាមការស្នើសុំ។ សូមផ្ញើសំបុត្រទៅ Kaylee Burgess តាម dpu.ej@mass.gov ដើម្បីស្នើសុំសេវាកម្មបកប្រែភាសា ដោយបញ្ជាក់ភាសាដែលអ្នកចង់បាន និងព័ត៌មានទំនាក់ទំនង។

Español (Spanish)

ATENCIÓN: Los servicios de traducción y/o interpretación están disponibles bajo solicitud. Por favor envíe un correo electrónico a Kaylee Burgess en dpu.ej@mass.gov para solicitar los servicios de idiomas, especificando su idioma preferido e información de contacto.

中文 (Simplified Chinese)

提醒您：您可依需要申請提供筆譯和/或口譯服務。請發送電子郵件給 Kaylee Burgess (dpu.ej@mass.gov) 來申請語言服務要求，並注明您的首選語言和聯繫信息。

Kreyòl Ayisyen (Haitian Creole)

ATANSYON: Gen sèvis tradiksyon ak/oswa entèpretasyon ki disponib sou demann. Tanpri voye imèl bay Kaylee Burgess nan dpu.ej@mass.gov pou mande sèvis lang, ki enfòm lang ou pi pito a ak enfòmasyon kontak ou.

Français (French)

ATTENTION : Des services de traduction et/ou d'interprétation sont disponibles sur demande. Veuillez envoyer un e-mail à Kaylee Burgess à l'adresse dpu.ej@mass.gov pour demander des services linguistiques, en précisant votre langue préférée et vos coordonnées.

Русский (Russian)

ВНИМАНИЕ!

Услуги письменного и/или устного перевода предоставляются по запросу. Для запроса услуг перевода обращайтесь к Kaylee Burgess по адресу dpu.ej@mass.gov. В запросе укажите язык перевода и контактную информацию.

한국 (Korean)

주의: 요청 시 번역 및/또는 통역 서비스가 제공됩니다. Kaylee Burgess에게 dpu.ej@mass.gov로 이메일을 보내 선호하는 언어와 연락처 정보를 명시하여 언어 서비스를 요청하십시오.

