



City of Fall River Massachusetts

Office of the City Clerk

ALISON M. BOUCHARD
CITY CLERK

DECEMBER 13, 2013

INÊS LEITE
ASSISTANT CITY CLERK

MEETINGS SCHEDULED FOR NEXT WEEK

TUESDAY, DECEMBER 17, 2013

6:00 P.M. COMMITTEE ON FINANCE

1. *Resolution – Director of Community Maintenance provide update on the status of the pilot yard waste collection program (adopted 11-12-13)
2. Discussion with representatives from the Administration re: order to allocate \$175,000 for land acquisition at Maplewood Park (see #3 below)

AGENDA

7:00 P.M. REGULAR MEETING OF THE CITY COUNCIL

PRIORITY MATTERS – None

PRIORITY COMMUNICATIONS

1. *Mayor and resolution – Housing Development Zone and Plan
2. *Mayor and loan order for \$527,000 – North Park Improvements
3. *Mayor and order to allocate \$175,000 – Land acquisition for Maplewood Park
4. Traffic Commission recommending amendments to the traffic ordinances

COMMITTEE REPORTS

Committee on Public Safety recommending:

Grant leave to withdraw:

5. Resolution – Public safety in the Rodman Street area

ORDINANCES – None

RESOLUTIONS

6. *Committee on Ordinances and Legislation discuss implementation of a Residents Job Policy to help reduce high unemployment rate
7. *Committee on Economic Development and Tourism discuss future of King Philip Mill Complex and former Abbey Grill
8. *Budget analysis be conducted of the water and sewer divisions and presented to the Committee on Finance for review and discussion
9. *Administration provide Committee on Finance with an update on the spending of \$560,000 city building improvement loan order and details on construction projects taken place on the sixth floor of Government Center
10. *Administrator of Public Utilities provide Committee on Finance with an update on the status of the performance reviews for the sewer and water divisions
11. *Administration provide Committee on Finance with an update on the funding received from Dominion Energy for projects to promote clean energy
12. *Committee on Ordinances and Legislation review city ordinances as they relate to the approval of contracts for department heads
13. *Administration provide Committee on Finance with an update on the status of the former Police Department Building on Bedford Street and the \$400,000 grant received for the clean-up of contaminants at the site

CITATIONS

14. Alfred Lima – Receiving a Keuhn Community Preservation Award

ORDERS – HEARINGS FOR TONIGHT

Pole location:

15. MA Electric – One (1) pole location – Riverview Street

Joint pole location:

16. MA Electric and Verizon – One (1) joint pole location – Ashley Street

Curb removals:

17. Bristol Community College – 16 feet on Langley Street
18. Joseph Pacheco, Broadway Properties, LLC – 60 feet at 155 Hope Street
19. Ana Cabral – 15 feet at 67 Narragansett Street
20. Robert St. Pierre – 12.5 feet at 12 Orchard Street
21. Domingos Veiga – 16 feet at 57 Smith Street

Auto repair shop license:

22. Joseph Bilan, 72 Huard Street d/b/a BP Auto Service Repair, Inc. located at 150 Plymouth Avenue

ORDERS – HEARINGS TO BE SCHEDULED – None

ORDERS – NO HEARING REQUIRED

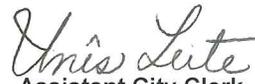
23. Police Chief's report on licenses
24. Revoke auto repair shop license #39 at the request of the owner – Joseph Laham, Premier South Coast 7, Inc. d/b/a Premier Toyota South Coast located at 1480 South Main Street

ORDERS – MISCELLANEOUS – None

COMMUNICATIONS – INVITATIONS – PETITIONS

25. *Claims
26. *PERAC re: Appropriations for Fiscal Year 2015
27. *Communication from Jeffrey Soares re: second hand license for Our Place located at 156 Tripp Street
28. Planning Board Minutes – October 21, 2013

BULLETINS – NEWSLETTERS – NOTICES – None


Assistant City Clerk

City of Fall River, In City Council

Finance 1

(Councilor Eric Poulin)
(Councilor Michael L. Miozza)

WHEREAS, the Department of Community Maintenance implemented a pilot yard waste collection program in parts of the city by distributing brown rolling carts, and

WHEREAS, it would be prudent to receive an update on this pilot program, now therefore

BE IT RESOLVED, that the Director of Community Maintenance be invited to a future meeting of the Committee on Finance to provide an update on the status of this program before the end of calendar year 2013.

In City Council, November 12, 2013
Adopted

A true copy. Attest:

Alison M. Bouchard

City Clerk



City of Fall River
Massachusetts
Office of the Mayor

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CITY CLERK _____
FALL RIVER, MA _____

WILLIAM A. FLANAGAN
Mayor

December 12, 2013

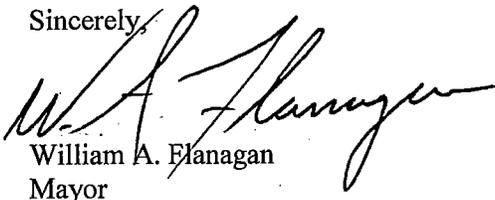
Honorable Linda M Pereira
President
Fall River City Council
One Government Center
Fall River, MA 02722

Dear Council President Pereira:

Attached for your information, review and City Council action, please find a proposed Housing Development (HD) Zone and Plan. Approval of the HD Zone and Plan would provide developers with tax incentives to rehabilitate multi-unit properties for sale or lease primarily as market rate units. As you may recall the HD Zone was ordained by the City Council on July 9, 2013 and approved by the Mayor on July, 11 2013 as part of the Revised Ordinances. The corresponding HD Plan must be submitted to the Massachusetts Department of Housing and Community Development for approval by the same.

I respectfully request that the City Council look favorably upon this application and approve it as presented and subject to the Massachusetts Department of Housing and Community Development approval. Thank you for your time and attention to this matter. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



William A. Flanagan
Mayor

Attachments

cc: City Council Members

City of Fall River, In City Council

RESOLUTION OF LOCAL GOVERNING BODY APPROVING THE ESTABLISHMENT OF A HOUSING DEVELOPMENT ZONE AND THE FILING OF AN APPLICATION WITH THE MASSACHUSETTS DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT REQUESTING APPROVAL ON A HOUSING DEVELOPMENT ZONE AND PLAN

WHEREAS, the attached Housing Development Zone for Fall River was ordained by the City Council on July 9, 2013 and approved by the Mayor on July 11, 2013; and

WHEREAS, the Housing Development Zone is established as illustrated on the attached Map, which is hereby made a part of this Resolution; and

WHEREAS, the Mayor is hereby authorized to submit the Housing Development Zone Plan and Map to the Massachusetts Department of Housing and Community Development; and

WHEREAS, the Mayor is authorized to act in connection with the submittal of the Plan and to provide such additional information as may be required by the Massachusetts Department of Housing and Community Development; and

WHEREAS, the Mayor and the Tax Increment Financing Board, subject to City Council approval, are hereby authorized to negotiate tax increment exemptions from property taxes for a period not to exceed twenty (20) years for projects that meet the guidelines set forth under M.G.L. Chapter 40V and the regulations set forth at 760 CMR 66.00; and

NOW THEREFORE, BE IT RESOLVED BY THE FALL RIVER CITY COUNCIL THAT: the local governing body does hereby authorize the Mayor to submit an application to the Massachusetts Department of Housing and Community Development requesting approval of the Housing Development Zone and Plan and also authorizes the Mayor to do all the things necessary to comply with the statutory and regulatory guidelines governing the Housing Development Zone and Plan.

**CITY OF
FALL RIVER**

**HOUSING DEVELOPMENT
INCENTIVE PROGRAM**

**HDIP ZONE AND PLAN
APPLICATION**

PREPARED BY:
FALL RIVER OFFICE OF ECONOMIC DEVELOPMENT
DECEMBER 2013

COVER SHEET

§ Applicant Municipality: City of Fall River

§ Contact Person for Application and HD Zone Plan:

Kenneth Fiola, Jr., Esq.
Executive Vice President
Fall River Office of Economic Development
One Government Center
Fall River, MA 02722-7700
(508) 324-2620 - tel., (508) 677-2840 - fax
kenfiolajr@aol.com

§ Authorized Officers Designated to Execute HD Tax Increment Exemption Agreements:

The Honorable William A. Flanagan
Mayor, City of Fall River OR
One Government Center
Fall River, MA 02722-7700
(508) 324-2600 - tel., (508) 324-2626 – fax
mayor@fallriverma.org

Tax Increment Financing Board
Mayor William Flanagan, Chairman
One Government Center
Fall River, MA 02722
Tel: 508-324-2600

AND

Fall River City Council
Linda M. Pereira, President
One Government Center
Fall River, MA 02722
Tel: 508-324-2233

By the signature below, I certify that an area that the proposed Application for Housing Development Zone Designation meets the requirements of 760 CMR 66.00 and was approved by the Fall River City Council on July 9, 2013.

William A. Flanagan
Mayor, City of Fall River

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- M. Timeline and Duration - Section 66.04(2)(g)
- N. Compliance with Fair Housing Obligations - Section 66.04(2)(h)
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EVIDENCE OF PUBLIC HEARING - SECTION 66.03(2)

The proposed Housing Development Zone (HD Zone) and Housing Development Zone Plan (HD Zone Plan) was put forth before the Fall River City Council, consistent with the regulations of the Housing Development Incentive Program (HDIP), at its March 12, 2013 meeting. Prior to this meeting the HD Zone was brought before the City Council Committee on Ordinances and Legislation. A public hearing on the matter was held by the City Council on May 14, 2013 at 6:00pm and a subsequent hearing was held by the Planning Department on December 10, 2013 at 5:00pm. Attachment A includes copies of the required newspaper notices which were published in the Herald News in each of two successive weeks, the last publication being held at least three days prior to the public hearing. The Council Committee referred the proposed HD Zone and the proposed HD Zone Plan back to the full City Council with a recommendation to approve all orders. Attachment B includes a copy of the minutes of the public hearing and the joint committee meeting.

City of Fall River

Minutes

City Council Resolution

Approving the Tax Increment Exemption Agreement

Executive Summary

The name of the City's proposed HD Zone is the Waterfront/Downtown Market Rate Housing Incentive Zone. The proposed zone is located along Fall River's waterfront and overlaps the City's existing Waterfront District, which includes vacant mill buildings that have received interest from developers. The objectives of the Housing Development Zone Plan is to increase residential growth, expand the diversity of housing stock, support economic development, and promote neighborhood stabilization.

There is a clear need for multi-unit market rate housing in the proposed Waterfront/Downtown Market Rate Housing Incentive Zone and there are several development activities, public and private, proposed for the Waterfront Market Rate Housing Incentive Zone.

The City of Fall River has placed an emphasis on development of the City's waterfront. Investments on the state, city and private levels have proven fruitful in waterfront revitalization efforts. MassDot has recently contracted for \$300,000,000 to remove elevated ramps and other structures that prevent public access from the downtown to the waterfront and also intend to level Rte. 79 to create additional continuity between the City and its waterfront. Rte. 79 will be replaced by a boulevard thus making the waterfront more accessible from inland areas of the City.

On the local level the City has planned to extend the boardwalk that runs along the Taunton River from Heritage State Park to BiCentennial Park. Further the City has been working to remediate contamination on the Fall River City Pier which will result in the creation of a new marina. The City has also worked with private business owners to fix streets and public access ways to promote access to waterfront destinations.

In the private sector local investors purchased an abandoned mill located on the waterfront for commercial and residential purposes. Since its purchase in 2010 the mill has been completely renovated and is now at full capacity for commercial uses. Tenants include Bristol Community College, Jerry Remy's restaurant and a number of local businesses who relocated to the new facility. The City also worked with the owner of an abandoned restaurant on the waterfront to find a new owner to purchase and rehabilitate the property. Lastly, the USS Massachusetts is under new management and opened a new attraction to generate new business. While the commercial side of development along the waterfront has been strong there is a lack of market rate housing in the area. Investors have expressed interest in exploring market rate housing along the waterfront, but as of yet none have moved forward. Tax incentives would surely increase the likelihood of investors seizing the opportunity to invest in the waterfront for market rate housing opportunities.

HOUSING DEVELOPMENT ZONE - SECTION 66.04(1)

The Waterfront/Downtown Housing Development Zone includes the majority of the City's waterfront as well as the City's downtown. As outlined in the Executive Summary above the Waterfront Housing Development Zone has become a development priority of the Mayor William A. Flanagan and has been developed through private and public investments. This Waterfront Housing Development Zone also contains a number of underutilized mills, which have great potential for housing and commercial or mixed-use development. This zone also overlaps with regions of the City's Waterfront Development Zone as well as the Arts Overlay District, both of which have greatly affected the development and investment within those areas.

The proposed Waterfront/Downtown Housing Development Zone is appropriately located to support the objectives of the Housing Development Zone Plan. Using the pre-existing Waterfront Zoning District, Downtown Arts Overlay District and additional areas of underutilized potential in the City allows the City to demonstrate that it intends to support new housing units, new businesses that will cater to these new residents and provide employment opportunities, and the stabilization of the neighborhoods where this investment is most needed. The purpose of this Downtown Overlay District, adopted by the City in 2008, is to enhance vitality in downtown by fostering a mix of uses through increasing downtown housing opportunities and fostering arts-related development and activities. This district created a core of arts, cultural, and residential activities; encouraged greater pedestrian activity as part of entertainment and residential uses, mixed with traditional retail and business activities; encouraged economic revitalization; and nurtured artistic contributions to the city and region. Similarly, the Waterfront Zoning District was created to streamline development and promote investment along the City's waterfront. As an underutilized resource of the City, the waterfront has undergone significant development since the Zone's creation in 2011. Lastly, with the bounty of underutilized mills within the zone there is a strong focus on repurposing these historic structures.

There is sufficient likelihood that market rate housing units will be developed in the HDIP Zone as outlined. In the Waterfront Housing Zone we have seen the development of the Commonwealth Landing, which currently houses commercial uses including shops, restaurants, offices and educational institutions, but seeks to expand to include market rate housing on three of the existing floors. Similarly, north of this landmark are a number of underutilized mills. Some of these mills have been converted to commercial uses and/or medical facilities. While commercial use for these mill buildings is somewhat saturated, opportunities to create market rate housing is the next logical step. Lack of incentives as they relate to such a conversion has been an obstacle to selling and converting the property. Based on the development needs within the City it is without doubt that the HDIP Zones will be utilized by investors throughout the City and help create much needed market rate housing.

HOUSING DEVELOPMENT ZONE PLAN - SECTION 66.04(2)

Objectives of the HD Zone Plan - Section 66.04(2)(a)

The objectives of the Housing Development Zone Plan are to increase residential growth, expand the diversity of housing stock, support economic development, and promote neighborhood stabilization. Fall River has seen its downtown transform from a dominant retail center to a center for services- governmental, legal, professional, and social. It is still in a state of transformation and is now becoming a center of culture and entertainment that is anchored by a number of restaurants and retail venues. Similarly, the City utilizes the downtown as a venue for many events which focus on arts and culture. Part of the impetus for the change was the creation of a Downtown Arts Overlay District in the City's zoning ordinance, which allows mixed uses with housing throughout the downtown.

Further, the creation of the Waterfront Zoning District was created to help develop the waterfront area. While investors have strongly utilized this zone for commercial uses it is now clear the next step is to accommodate market rate housing for individuals looking to reside in this desirable area of the City. Similarly, with the large inventory of mill space available, market rate housing within these structures is a viable option to bring these structures to use once again. The mill buildings provide the framework for market rate housing with features desirable to developers and users alike. Both the abandoned schools as well as the mill buildings offer high ceilings, large windows for natural light, open areas for easy development and plentiful parking. The objective is to take these underutilized, historic structures and capitalize on their natural features while fulfilling a market need.

The City will use the HD Zone to encourage developers to incorporate a residential sales and/or rental structure that will be affordable to a wide range of City residents, from its workforce to retirees and second homeowners who come to the City to experience its cultural destinations.

Fall River has experienced a resurgence of downtown business and waterfront attractions which will accommodate these new and existing residents, people employed in the City and visitors. The creation of market rate units in the HD Zone will contribute considerably to the economic growth of downtown business, waterfront attractions and business development throughout the City. The City will use the HD Zone to encourage a mix of uses within specific developments and on specific properties. The HD Zones will also be used to foster diverse opportunities and uses that will help create a vital and vibrant environment 24 hours a day and 7 days per week. An objective of the HDIP Zone is that new residents will create a vital and vibrant addition to the City's downtown, waterfront and other neighborhoods, outside of normal business hours, in the evenings and on weekends, and promote the stability of the City's key regions.

It is anticipated that specific objectives for each of the goals described above will include the promotion of upper story housing development in downtown buildings; the rehabilitation of historic buildings, primarily mills and abandoned schools; and the generation of new tax revenue.

Public and Private Construction and Related Activities -

For a number of years Fall River's downtown was identified as a major obstacle to economic development. Downtown Fall River became critical to changing the community and regional image of the City and a key to building the City's role in the regional cultural economy. Some crucial commitments and partnerships have helped the City in developing the downtown.

More recently, the City's waterfront has been identified as a priority region for development and the City created the Waterfront District Zone which streamlines permitting for development within the region.

Lastly, the City has worked closely with investors in an effort to repurpose retired mill buildings and abandoned schools, many of which are located in the City's waterfront district. Key investments within the two HD Zones are as follows:

- § Commonwealth Landing is a former mill building located on the City's waterfront. The mill was purchased by local investors in 2010 and has undergone a complete renovation to make it a destination for dining and entertainment purposes. The mill currently houses two restaurants, one of which is Jerry Remy's Bar and Grill, shops, salons, offices and educational institutions. There is additional space within the mill that was originally designated for market rate housing development but has not yet moved forward. The creation of an HD Zone on the waterfront will spur not only housing activity in this facility but also surrounding mill buildings.

- § Restaurant Row is an area within the City's downtown which includes the Arts Overlay District, which was created to specifically foster growth of business and culture in the downtown. The zone was also created to facilitate the development of housing initiatives. In recent the City has seen a great deal of investment downtown to include a myriad of restaurants, boutiques, salons, offices and educational facilities. Similarly, within this region the Commonwealth recently built a state of the art courthouse, which has greatly spurred economic activity in this region.

City officials expect that improvements similar to those described above will continue with the adoption of the HD Zones and HD Zone Plan as developers take advantage of the tax incentives offered by the Commonwealth's Housing Development Incentive Program. As described previously, Commonwealth Landing has successfully repurposed a former mill building to create commercial and professional uses and proposed to make further investments to create a total of 30 market rate housing units. Additional developers have also approached the City to explore development opportunities for the City's underutilized mills and abandoned schools in the Waterfront/Downtown.

Information about Developer - Section 66.04(2)(b)

The developer of the Commonwealth Landing, located at 1080 Davol Street, is a group of three local investors all of whom own separate businesses within the City. They have already developed a commercial component to their mill property on the City's waterfront and look to further develop the property to include market rate housing.

HD Projects - Section 66.04(2)(e)

The proposed housing development projects, The Commonwealth Landing, the underutilized mill buildings and abandoned schools, will likely be eligible to receive a Preliminary Certification pursuant to 760 CMR 66.05(2).

Market Rate Residential Units - Section 66.04(2)(f)

According to the Citywide ACS Bureau of the Census, the median household income for the Waterfront Housing Zone and two surrounding suburbs, which for the purposes of this plan, represents the Housing Development Pricing Area (HDIP) Pricing Area is \$44,000 per year. For the purposes of this plan, \$44,000 is also the HDIP Area Household Median Income (HDIP AMI). 110% of the \$44,000 is \$48,400, which is the Target Median Household Income. The HUD Fall River area 60% income limit for two persons is \$43,140. This income satisfies the M.G.L. Chapter 40V HDIP Implementation Guidelines that states that 110% of the median household income for the HDIP pricing Area must be greater than 60% of the median household, as determined by HUD.

Within the Waterfront Zone, four Census Tracts will benefit from the HD Zone because they have median household incomes below \$48,400, the Target Median Household Income. Therefore, it can be concluded that the Target Median Household Income of \$48,400 is at a level that will allow the HD Plan Zone to increase residential growth, expand diversity in housing stock, support economic development and promote neighborhood stabilization by attracting wealthier households from the surrounding Census Tracts and towns to Fall River's waterfront.

The Commonwealth Landing project will consist of the creation of 30 total market rate units inclusive of 2 one bedroom units, 17 two bedroom units and 11 four bedroom units. It is estimated that the overall cost for the creation of these units will be \$18,250,000 and the start date will be June 2014.

Timeline and Duration - Section 66.04(2)(g)

The City of Fall River anticipates that its HD Zone and HD Zone Plan will be approved by the Commonwealth's Department of Housing and Community Development (DHCD) sometime during October/November 2013. The proposed Housing Development Zone Plan shall last for

twenty years from the date of DHCD's approval of Fall River's Housing Development Zone Plan. There is one project, within the HDIP Zone Plan, that is shovel ready and will immediately apply for Tax Increment Exemptions. It is estimated that this project by Commonwealth Landing will be started in June of 2014.

As mentioned previously, a number of underutilized mill buildings and abandoned schools are located in the HDIP Zones. Interest in the mill buildings is constant, but the HDIP program would surely bring much of this interest into tangible development projects. Similarly, the City recently put its inventory of abandoned school buildings on the market. Based on proposals received from interested parties, market rate housing units are a strong possibility for repurposing these facilities. Several developers are looking at the properties currently and the HDIP program would be a valuable tool for the city as it tries to repurpose its mill and school inventory.

Compliance with Fair Housing Obligations - Section 66.04 (2)(h)

The City of Fall River will advance its affirmative fair housing obligations by the creation of the Housing Development Zone. The City's 2010 Analysis of Impediments to Fair Housing (AI) was prepared for the Fall River Community Development Agency. The analysis of impediments is an exploration of housing related policies and practices in use in Fall River that inadvertently or deliberately prevent people from living where they choose.

The 2010 Analysis of Impediments found that one of the impediments to fair housing in Fall River was that there is a lack of developable land for housing purposes. With the saturation of the low-income housing market in Fall River and lack of developable land the conversion of underutilized or abandoned buildings in the City would best accommodate market rate housing. The Housing Development Incentive Program would help to address the land availability issue. Creating both affordable and market rate housing throughout the City helps to create opportunities for all residents and to prevent pockets of the City from being segregated by income mix. A diverse mixed income community is a healthy vibrant community that has no trouble attracting new residents and maintaining the residents it already has in place.

One of the recommendations of the 2010 Analysis of Impediments was for the City to pursue strategies to address abandoned properties through demolition and/or redevelopment. The HDIP would further assist the City in achieving this goal by allowing the City to offer incentives to property owners who wish to renovate their property in compliance with the principals of smart growth. In the past, the City has had no incentives to offer to developers who wish to create market rate housing and has had to allow the market to dictate the feasibility of market rate units. In the past there has been a strong demand for such units. With the lending market tightening and less funding through public programs, a local and state tax incentives will make a critical difference in creating market rate units within the City of Fall River. The Housing Development Program and Zone will be a helpful tool in advancing the fair housing goals of the City of Fall River.

Compliance with Local Plans - Section 66.04(2)(1)

A creation of a Housing Development Zone and participation in the Commonwealth's Housing Development Incentive Program conforms to recent City planning efforts. The City has been working to create a master plan of which the main areas of interested are outlined below. As you can see the Housing Development Zones are in line with the master plan and the vision of moving the City forward.

City of Fall River Master Plan:

Purpose: The purpose of a master plan is to help a community articulate a desired future, take stock of its existing resources, and then outline steps to achieve the desired vision of the future. It is useful in helping to guide growth and development and to make decisions regarding the type of growth and the desired location of development. Public input is solicited in order to understand what residents, city officials, business owners and others envision for the future of their City. An inventory of the City's resources is documented and then an implementation plan is developed that recommends a series of action steps necessary to implement the goals and vision. This document summarizes the vision and goals developed for the future of Fall River and then presents a detailed Implementation Plan that outlines action steps, responsible parties, and recommended timing.

Vision and Goals: The vision and goals summarizes the input of residents and the Steering Committee regarding the future of the City—what should be preserved, what should be changed what are major concerns, and what opportunities there are for improvements. The vision articulates a desired future. The goals identify more specific components of the vision and can be organized by the following themes:

Four Underlying Themes to Guide Fall River's Future:

1. Neighborhood Stabilization

- Improve existing housing and streetscapes
- Provide services that support families, elderly, and at-risk youth
- Preserve historic buildings and landscapes
- Provide recreational opportunities
- Promote resident participation in developing and implementing neighborhood plans

2. Sustainability

- Encourage and invest in renewable energy and green building technologies
- Prepare students for participation in an active economy
- Provide viable transportation options that include convenient routes for walking and biking and affordable public transport
- Adapt existing buildings (including mill buildings) to promote efficient use of existing resources

3. Economic Development

- Develop and market existing assets to attract tourism
- Emphasize and connect education and job training
- Develop waterfront areas and downtown to diversify the economy
- Market Fall River's advantages for targeted economic activities

4. City Character and Identity

- Preserve and enhance natural and historic resources
- Promote appreciation of cultural and historic heritage
- Inspire and promote pride in Fall River

Fall River's Master Plan Goals: The following goals were developed as a result of incorporating the input of Fall River residents, guidance from the Master Plan Steering Committee, and expertise from the consultant team. The goals are organized by Master Plan Elements. Some are necessarily overlapping and thus are referred to in more than one element.

1. Historic and Cultural Resources

- Develop and enhance Fall River as a tourist destination with an emphasis on the arts, culture, and history.
- Preserve the City's historic architecture.
- Continue to improve the physical appearance of Fall River, particularly visitors' first impressions including its entrances, historic downtown and Government Center area.
- Preserve, restore, reconstruct, and protect Fall River's cultural landscapes, including parks, cemeteries and boulevards.
- Broaden the inclusion of arts, cultural and historic resources in Fall River's public, charter, and parochial schools at all levels, K-12.
- Strengthen and improve the capacity of historical, arts and cultural institutions and organizations in the city.

2. Natural Resources, Open Space, and Recreation:

- Enhance the Southeastern Massachusetts Bioreserve as a Watershed Protection District, as a recreational resource, and as a critical ecosystem.
- Protect and restore the natural resources, riverways, and greenways in urban Fall and enhance the ecological, scenic, and passive recreation opportunities they provide.
- Revitalize the waterfront areas of Mount Hope Bay and the Taunton River.
- Restore Fall River's Park System.
- Enhance the quality and appeal of Fall River's streetscapes and neighborhoods.
- Expand recreational opportunities for Fall River residents. Revitalizing Fall River's extensive waterfront has emerged as a focus of the Master Plan. For example, the waterfront boardwalk from the Heritage State Park northward has become very popular and presents an opportunity to extend it and connect it with other walkways. Waterfront revitalization goals include:
 - Develop waterfront areas for additional public access and trails.
 - Develop additional opportunities for public access to/from the water including exploration of a marina at the City Pier, private marinas, docks, and public moorings.
 - Integrate natural resource considerations into waterfront renewal efforts to revitalize Fall River.
 - Develop and implement a plan to restore the Quequechan River and its falls as a key element of the City's revitalization.
 - Recognize the importance of vistas, especially to the water, in development planning and site design.

3. Housing and Neighborhoods

- Increase neighborhood stability and commitment.
- Continue to improve, remodel and renew Fall River's older housing units, including market and nonmarket-rate housing.
- Reduce non-market-rate housing rates to meet city needs.
- Attract more middle and upper income households to the City to get a better balance with low-income households.

4. Economic Development

- Continue to diversify the economic base of the City by emphasizing economic clusters for which it has relative advantages.
- Continue to market the City as a location for new and expanded industries.

- Identify leaders and themes that will be the ambassadors of Fall River.
- Protect, preserve, and further develop the “Working Waterfront” for economic activities.
- Reestablish the Downtown as an important commercial and activity center.
- Further develop the tourism industry in Fall River.
- Continue to upgrade the school based education and training programs.
- Expand the staff resources of the Office of Economic Development.

5. Circulation and Transportation

- Provide commuter rail service to the City of Fall River.
- Provide an efficient, equitable, and safe system for vehicular transportation.
- Improve signage and way-finding for all modes and interests.
- Improve pedestrian and bicycle access, circulation, and safety.
- Improve transit opportunities for residents and employees.
- Improve parking in Downtown and other central business districts.
- Use roadway upgrades as an opportunity to coordinate the aesthetics and appearance of the City.

6. Public Facilities and Services

- Expand Community Learning Centers (CLCs) throughout the City to meet the goals of providing education, social services, and other support to all residents.
- Continue to support efforts to integrate education, job training and language instruction for all ages, to provide additional support to youth before, during and after-school, and economic development plan.
- Expand programs aimed at reducing poverty and related issues including poor health, homelessness and substance abuse.
- Increase opportunities for obtaining grants.
- Address safety problems by providing intervention programs aimed at preventing gangs and crime and providing support and alternatives to youth.
- Address the need for accessible and inexpensive transportation especially for school children and youth.
- Continue to meet the needs of a growing senior population.
- Support families with children.

- Address energy saving and other concerns regarding a sustainable future.
- Use local resources for renewable energy to decrease dependence on fossil fuels and to generate jobs.

7. Utilities and Infrastructure

- Continue to maintain high standards for the water system in order to ensure access and quality of water supply.
- Continue to upgrade and expand sewer capacity and services to existing users and to support additional development.
- Upgrade utilities and infrastructure in a cost-efficient and functional way.
- Provide state-of-the-art communication systems.

8. Land Use

- Develop more mixed-use housing (with commercial activities) to increase the vitality of key areas and provide a larger market for adaptive reuse of buildings, especially mills, and other mixed use areas.
- Amend zoning regulations and administration to facilitate master plan goals.

Based on the outline above it is clear the goals of the City are aligned with the objectives of the Housing Zone Plan with focuses on improving quality of life for Fall River citizens and broadening the City's population to include more financially viable families.

2



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

RECEIVED

2013 DEC 12 A 9:59

WILLIAM A. FLANAGAN
Mayor

CITY CLERK _____
FALL RIVER, MA

December 11, 2013

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

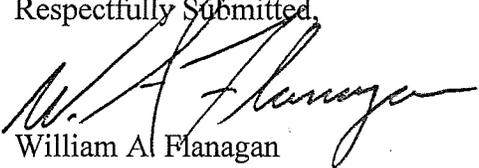
Dear Members of the City Council:

It is respectfully requested that the City Council approve the North Park Project loan order.

The City has been awarded a Land and Water Conservation Fund grant in the amount of \$169,752 to make improvements to North Park, which will include installation of a handicapped accessible playground. Additional project components will include improvements to pedestrian pathways, installation of benches, creation and installation of signage with historical information about the park, and installation of fencing around the playground.

The state funding source, Massachusetts Executive Office of Energy and Environmental Affairs Division of Conservation Services, requests a certified copy of the Council's vote to appropriate, expend from available funds, or borrow an amount equal to the total project cost of \$527,000, by the end of the calendar year. Your expeditious approval is appreciated.

Respectfully Submitted,


William A. Flanagan
Mayor

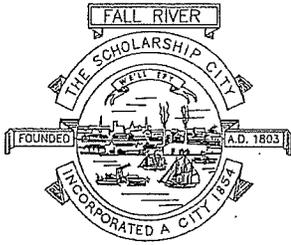
City of Fall River, *In City Council*

LOAN ORDER (North Park Improvements)

ORDERED: That the City hereby appropriates Five Hundred Twenty-Seven Thousand Dollars (\$527,000) to pay costs of making renovations and improvements to North Park, including, but not limited to the installation of a handicapped accessible playground, improvements to pedestrian pathways, installation of benches, creation and installation of signage with historical information about the park, and the installation of fencing around the park, including the payment of all costs incidental and related thereto, and that to meet said appropriation the City Treasurer, with the approval of the Mayor, is authorized to borrow said sum under M.G.L. Chapter 44, Section 7(25) or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor. The Board of Park Commissioners is authorized to file on behalf of the City any and all applications deemed necessary for grants and/or reimbursements from The Commonwealth of Massachusetts deemed necessary under the Land and Water Conservation Fund Act and/or any others in any way connected with the scope of this Order, and the Mayor and any other appropriate officers of the City are authorized to enter into all agreements and execute any and all instruments as may be necessary to carry out the purposes of this Order.

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.

3



City of Fall River
Massachusetts
Office of the Mayor

WILLIAM A. FLANAGAN
Mayor

RECEIVED
2013 DEC 13 P 12: 37
CITY CLERK
FALL RIVER, MA

December 13, 2013

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

Dear Members of the City Council:

It is respectfully requested that the City Council approve the Maplewood Park acquisition.

The City has been awarded a Parkland Acquisitions and Renovations for Communities grant in the amount of \$122,500 to acquire three parcels of land and add them to the current land that comprises Maplewood Park, which will expand Maplewood Park's dimensions and protect open space for the future enjoyment of residents and visitors.

The state funding source, Massachusetts Executive Office of Energy and Environmental Affairs Division of Conservation Services, requests a certified copy of the Council's vote to appropriate an amount equal to the total project cost of \$175,000, by the end of the calendar year. Your expeditious approval is appreciated.

Respectfully Submitted,

William A. Flanagan
Mayor



WILLIAM A. FLANAGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

RECEIVED

2013 DEC 12 A 9:58

CITY CLERK _____
FALL RIVER, MA

December 11, 2013

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

Dear Members of the City Council:

It is respectfully requested that the City Council approve the Maplewood Park acquisition project loan order.

The City has been awarded a Parkland Acquisitions and Renovations for Communities grant in the amount of \$122,500 to acquire two parcels of land and add them to the current land that comprises Maplewood Park, which will expand Maplewood Park's dimensions and protect open space for the future enjoyment of residents and visitors. The negotiated purchase price for these parcels was \$175,000.00.

The state funding source, Massachusetts Executive Office of Energy and Environmental Affairs Division of Conservation Services, requests a certified copy of the Council's vote to raise, borrow, or appropriate an amount equal to the total project cost of \$175,000, by the end of the calendar year. Your expeditious approval is appreciated.

Respectfully Submitted,

William A. Flanagan
Mayor

* replaced with previous letter *

City of Fall River, *In City Council*

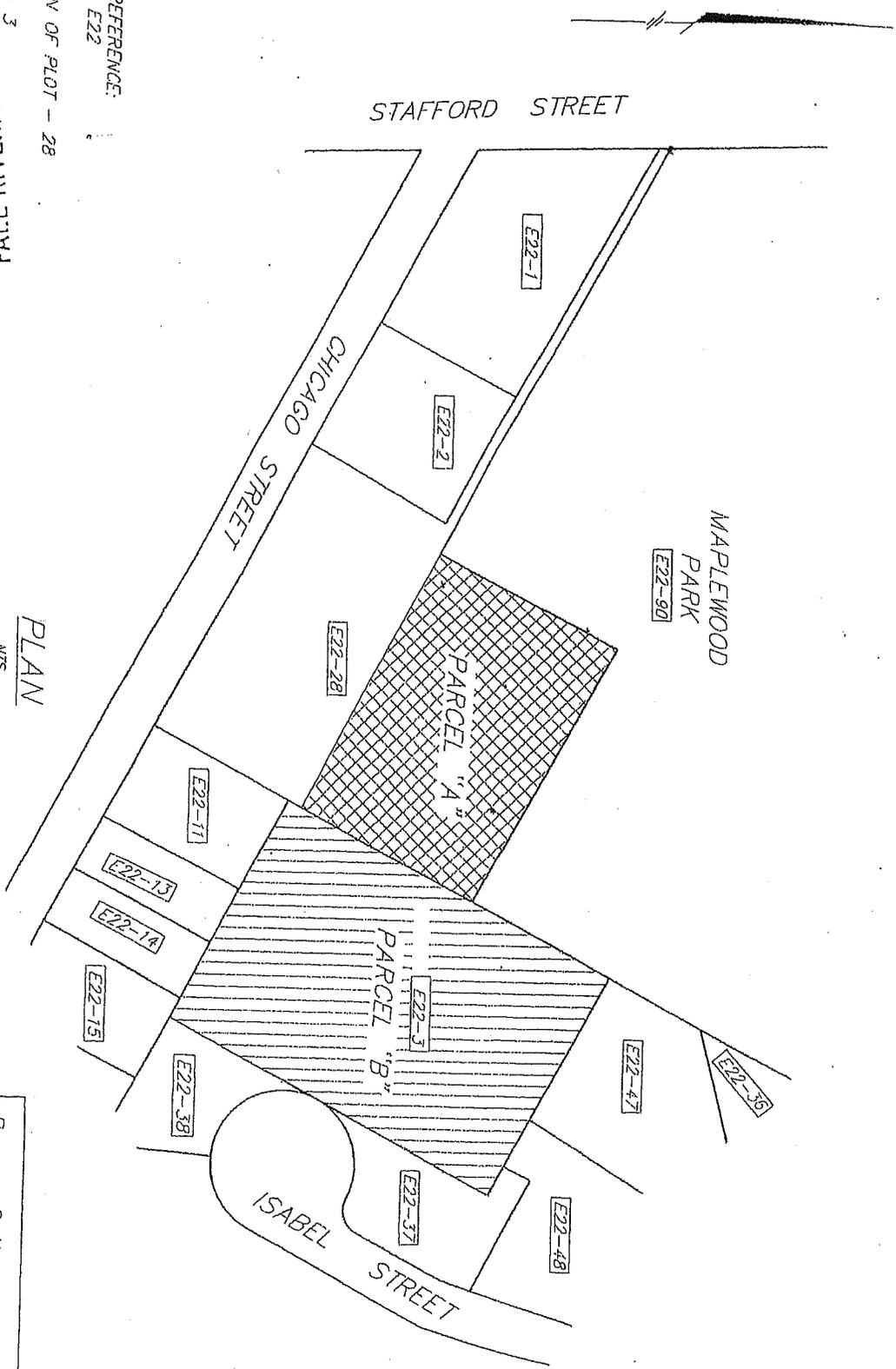
ORDERED, that the City Council of the City of Fall River hereby votes to appropriate, and authorize the Treasurer to allocate funds in the amount of \$175,000.00 to acquire two parcels of land known as Parcels A and B, as shown on Plan of Land attached and incorporated hereto as Exhibit A; that said land be conveyed to the City of Fall River under the provision of Mass.Gen.Laws, ch. 45, §3, to be managed and controlled by the Board of Park Commissioners of the City of Fall River, and the Board of Park Commissioners be authorized to file on behalf of the City of Fall River any and all applications deemed necessary for grants and/or reimbursements from the Commonwealth of Massachusetts deemed necessary under the Urban Self-Help Act (301 CMR 5.00) and/or any others in any way connected with the scope of this Article, and the City of Fall River be authorized to enter into a Purchase & Sales Agreement in a form determined acceptable by the Corporation Counsel and execute a Quitclaim Deed in a form also acceptable to the Corporation Counsel.

ASSESSOR REFERENCE:
 MAP - E22
 PARCEL "A"
 PORTION OF PLOT - 28
 PARCEL "B"
 PLOT - 3

NOTES:
 1. BOUNDARY LINES SHOWN WERE TAKEN FROM THE CITY OF FALL RIVER ASSESSOR MAP E22-90 AND ARE NOT THE RESULT OF A RECORDED SURVEY.
 2. NOT A RECORDED PLAN.

CITY CLERK
 FALL RIVER, MA

PLAN
 NTS



Date: MARCH 31, 2011

RECEIVED

Roman Catholic Bishop of Fall River
 450 Highland Avenue
 Fall River, Massachusetts
 EXHIBIT "A"
 CHICAGO STREET
 Fall River, Massachusetts

City of Fall River, In City Council

6

(Councilor Daniel M. Rego)

WHEREAS, there is a high rate of unemployment in the City of Fall River, and

WHEREAS, the City of Boston has implemented a Boston Residents Job Policy that has greatly reduced their unemployment rate, now therefore

BE IT RESOLVED, that consideration be given to implementing such a policy in Fall River, and

BE IT FURTHER RESOLVED, that the Committee on Ordinances and Legislation convene to discuss this very important matter.

City of Fall River, In City Council

7

(Councilor Michael L. Miozza)
(Councilor Eric Poulin)

WHEREAS, the King Philip Mill Complex and former Abbey Grill are currently resolving safety issues, and

WHEREAS, both properties are moving towards revitalization, and

WHEREAS, it is evident that both properties are important to the city's future economic development, now therefore

BE IT RESOLVED, that the Committee on Economic Development and Tourism convene with interested parties to discuss future opportunities for both entities.

City of Fall River, In City Council

8

(Councilor Raymond A. Mitchell)

WHEREAS, water and sewer rates need to be reviewed every year, and

WHEREAS, these rates need to be adjusted when necessary, now therefore

BE IT RESOLVED, that a complete budget analysis be conducted of the water and sewer divisions, and

BE IT FURTHER RESOLVED, that when complete, this analysis be presented to the City Council Committee on Finance for review and discussion.

City of Fall River, In City Council

9

(Councilor Eric Poulin)

WHEREAS, the Fall River City Council was presented with a \$560,000 City Building Improvement Loan Order on October 30, 2012, and

WHEREAS, said loan order was adopted on November 13, 2012, and

WHEREAS, documentation was provided to the Council that the \$560,000 in funding would go toward a complete renovation of the City Collector's/Treasurer's Office to address major security upgrades that were needed in the collection area, and

WHEREAS, the Auditor's Office was to receive two new offices for additional staff and a new carpet, and

WHEREAS, two new restrooms on the main level of Government Center were to be created for the public, and

WHEREAS, there was to be a complete renovation to the Fall River Police Department Major Crimes Division and Vice Division, and

WHEREAS, there was to be maintenance and repairs completed on various fire stations, and

WHEREAS, security cameras were to be installed at the Fall River Public Library for stairwells and book stacks, now therefore

BE IT RESOLVED, that the City Council Committee on Finance be updated by the administration in January of 2014 as to the status of these projects including how many have been completed, the total cost and if any funding remains from the \$560,000, and

BE IT FURTHER RESOLVED, that the administration provide details on construction projects that have taken place on the Sixth Floor of Government Center including flooring replacement and renovations to the Mayor's Office and Law Department and how much said renovations cost and how they were funded.

(Councilor Eric Poulin)

WHEREAS, the budget that was adopted in June of 2013 by the City Council included funding for a performance review of the Sewer Division and the Water Division, now therefore

BE IT RESOLVED, that the Administrator of Public Utilities be invited to a City Council Committee on Finance meeting to provide an update on the status of the performance reviews.

City of Fall River, *In City Council*

11

(Councilor Eric Poulin)

WHEREAS, it was announced in late March or early April of 2013 that Somerset and Fall River were to split \$1.6 million dollars from Dominion Energy, and

WHEREAS, it was stated that this money was to pay for projects to promote clean energy as part of the settlement between Dominion and the federal Environmental Protection Agency, and

WHEREAS, there have not been any updates from the administration since that time as to what project or projects the \$800,000 will be spent on and if there are or were deadlines for submitting said project(s), now therefore

BE IT RESOLVED, that representatives from the administration attend a City Council Committee on Finance meeting in January of 2014 to provide an update on this matter.

City of Fall River, In City Council

12

(Council President Linda M. Pereira)
(Councilor Eric Poulin)
(Councilor Raymond A. Mitchell)
(Attorney David J. Dennis)
(Councilor Daniel M. Rego)

WHEREAS, city ordinance provides the City Council with an opportunity to vote on some department head contracts and not others, and

WHEREAS, there doesn't necessarily seem to be a reason as to why some contracts require Council approval while others do not, now therefore

BE IT RESOLVED, that the City Council Committee on Ordinances and Legislation convene a meeting to review the city's ordinances as they relate to the approval of contracts.

(Councilor Eric Poulin)

WHEREAS, the City Council Committee on Public Safety just received an update on the former Abbey Grille, and

WHEREAS, the former Fall River Police Department building on Bedford Street remains in deplorable condition and possible safety issues related to this building should also be discussed, and

WHEREAS, the redevelopment of that property due to its proximity to the center of the city is also a major economic development issue, and

WHEREAS, it had been stated that a \$400,000 grant could be applied to clean-up contaminants at the site, and

WHEREAS, it was later stated that this \$400,000 grant may not be used to clean-up contaminants at the site leaving a question as to how the administration plans on spending the grant money, and

WHEREAS, there are sometimes grants that must be used before a certain date or turned back and it would be important to discuss if that situation applies to this grant, now therefore

BE IT RESOLVED, that representatives from the administration provide an update to the City Council Committee on Finance in January of 2014 as to the status of the former Police Station and also the \$400,000 grant that was received and how it will be utilized.

CC

25



ARBELLA
MUTUAL INSURANCE GROUP
RECEIVED

2013 DEC -4 A 10:35

Jacqueline Kierstead, Claim Manager

11/25/13

CITY CLERK 13-6D
FALL RIVER, MA

City of Fall River
Office City Clerk
Fall River, MA 02720

Claim Number: 033299102
Company Name: Arbella Mutual Insurance Company
Date of Loss: 12/10/2012
Location: 6th St. & Pleasant St.
Our Insured: MIGUEL ALBERGARIA
Pedestrian: Marcienilde Beaudry, Sherri Saunders

Dear Sirs:

To date we have received no response to our letters of 1/8/13, 1/31/13, 5/13/13 and 7/3/13. Once again, our position is that the City of Fall River is also liable for the pedestrian's damages due to a poorly designed intersection for pedestrian crossing.

As demands for settlement from Mrs. Beaudry's and Ms. Saunder's attorney were received, negotiations ensued and settlements were reached. Copies of the Releases of All Claims (including a release of the City) were forwarded to you on 9/10/13 and 10/14/13. Reimbursement in the amount of \$68,000.00 (\$62,000.00 Beaudry, \$6,000.00 Saunders) was requested.

May we please have the courtesy of a response and your position in this matter.

Thank you.

Very truly yours,

Louise Burner
Claim Service Specialist
Bridgewater Claim Office
508-217-0127 ext. 7343
Fax 617-773-4760

orig & 2 copies Law
1 DPW
1 CC
1 Show
1 city clerk

CERTIFIED MAIL

12-4-13 Emailed Melissa in Law Dept.

1100 Crown Colony Drive	P.O. Box 699195	Quincy, MA 02269-9195	telephone (800) ARBELLA	www.arbella.com
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CC

RECEIVED

CLAIM FORM

City of Fall River, Massachusetts 2013 NOV 22, A 9:27

Name: Linda Pimental

CITY CLERK 13-143
FALL RIVER, MA

Address: 30 Sarah Lynn Ct
Fall River, MA, 02720

Phone #: 508-677-7939

Type of Claim: M.G.L. Chapter 84 M.G.L. Chapter 258 Other

Date of Incident: 10/28/13

Time of Incident: 4am

Location of Incident: Brownell St, Fall River, MA

Provide a detailed description of your claim (attach additional sheets if necessary):

On 10/28/13, my 2013 civic lx was parked on Brownell
st in Fall River, MA. At around 3:30am, a nearby water pipe
broke and flood the portion of Brownell st. my car
was parked on. The water damage totaled my car.

orig & 2 copies Law

1 water

1 shawn

1 CC

1 city clerk

*You should consult with your own attorney in preparing this Claim Form to understand your legal rights

CC

RECEIVED

CLAIM FORM

City of Fall River, Massachusetts 2013 NOV 22 A 9:34

Name: Yolanda Gomez CITY CLERK 13-144

Address: 911 Pine St #1 FALL RIVER, MA
Fall River, MA 02720

Phone #: (508) 558-0157

Type of Claim: ___ M.G.L. Chapter 84 ___ M.G.L. Chapter 258 ___ Other

Date of Incident: 11/13/13

Time of Incident: 17:51

Location of Incident: Ground 1, 30 (Ducque) Main St

Provide a detailed description of your claim (attach additional sheets if necessary):

As I was driving towards Whitcomb I hit a large pot hole located under the underpass. Two deep or so. After that I heard the back axle making noise (banging) as I drove through bumpy road.

I did a police report online (attached)
Took vehicle in so it could be inspected. Need to get shocks in back replaced and engine/trans mount > Front

ary & scaps Law
IDPW
1 Shawn
ICC
1 City clerk

*You should consult with your own attorney in preparing this Claim Form to understand your legal rights.

FALL RIVER POLICE DEPARTMENT SUMMARY INCIDENT REPORT

RECEIVED



REPORT NUMBER: 13-C80584-OF

2013 NOV 22 A 9:34

INCIDENT INFORMATION							
CITY CLERK FALL RIVER, MA							
INCIDENT CODE DS	INCIDENT TYPE Defective Street	INITIAL SUPP	<input checked="" type="checkbox"/>	DATE/TIME STARTED 11/16/2013 06:35 PM	DATE/TIME ENDED 11/16/2013 06:35 PM	DATE/TIME REPORTED 11/16/2013 06:44 PM	
REPORT FILED FROM ***	TRACKING NUMBER T13000643	LOCATION OF OCCURRENCE 630 QUEQUECHAN Street, FALL RIVER, MA				APPROVED BY: A417/Paul Gauvin	
LOCATION TYPE	THEFT TYPE	METHOD OF ENTRY	METHOD OF EXIT	PT OF ENTRY	PT OF EXIT	ENTRY LOC	

PERSON LISTINGS										
1	TYPE	LAST NAME	FIRST NAME	MIDDLE NAME	DOB	RACE	SEX	DRIVER LIC NO	LIC ST	
	R	Gomez	Yolanda		***		*			
	SSN	ETHNICITY	RESIDENT	EYE COLOR	HAIR COLOR	AGE	HEIGHT	WEIGHT	CELL PHONE	

	EMAIL			RESIDENCE ADDRESS				HOME PHONE		
	yolanda75@comcast.net			***						
	EMPLOYER NAME			BUSINESS ADDRESS				WORK PHONE		
				***				***		

NARRATIVE
<p>I was driving to Walmart on November 13, 2013 and at around 17:51 when I was driving underneath the underpass my vehicle struck a huge pot hole. Soon after that the back Axel has been making a noise that was not there and this is concerning to me. I would like to know what steps I need to take to have the vehicle taken care off.</p> <p>Thank you,</p> <p>Yolanda Gomez</p>

WORK ORDER #

108820

11/20/13 05:52PM

GOMEZ, YOLANDA
911 PINE ST
FALL RIVER, MA 02720-5137
508.558.0157

FIRESTONE COMPLETE AUTO CARE

782 GRAND ARMY HWY

SWANSEA, MA. 02777-4590

2006 HONDA ODYSSEY EX BLUE
V6-3471 3.5L SOHC
LIC # 822TXS MA
IN 11/20/13 4:40PM

SERVICE ADVISOR

10 D.

HURTADO GUSANO
508.678.6380

RECEIVED
VIN # 5FNRL3844GB060175
EST. MILEAGE 4,646

Store # 020893

Customer Contact Worksheet

2013 NOV 22 A 9:34

Status	R	Description	Parts	Labor	Total	Total
		STEERING/SUSPENSION/DRIVETRAIN =====>			681.82	681.82
Auth	SF	SHOCKS (Rear-Both)	205.80	77.18	282.98	
Recmd	SF	ENGINE/TRANS MOUNT BUSHINGS	83.84	315.00	398.84	

CITY CLERK
FALL RIVER, MA

CSDS Reasons	Cat. Total	Total
System Failure - Required =====>	681.82	681.82
CFNA payment minimum for Authorized work =====>		\$19.00
CFNA payment minimum for Total recommendations =====>		\$29.00

Recommended Parts: 289.64
 Labor: 392.18
 Shop Supplies: 23.53
 Tax (6.25%): 19.57
 Gift Card
 Total: 724.92

WORK ORDER #

108820
11/20/13 05:52PM

FIRESTONE COMPLETE AUTO CARE
782 GRAND ARMY HWY
SWANSEA, MA. 02777-4590

SERVICE ADVISOR
10 D.
HURTADO GUSANO
508.678.6380

GOMEZ, YOLANDA
911 PINE ST
FALL RIVER, MA 02720-5137
508.558.0157

2006 HONDA ODYSSEY EX BLUE
V6-3471 3.5L SOHC
LIC # 822TXS MA
IN 11/20/13 4:40PM
VIN # 5FNRL38416B060175
EST. MILEAGE 4,646

RECEIVED

NOV 22 9:34 P
FALL RIVER, MA

Store # 020893

Customer Contact Worksheet

Status	R	Description	Parts	Unit Price	Labor	Job Total	Extended Price	Total
STEERING/SUSPENSION/DRIVETRAIN							681.82	681.82
Auth	SF	SHOCKS (Rear-Both)					282.98	
		K349105 R GAS SHOCK ABSORBER	2	111.99	0.00			
		REMOVE & REPLACE SHOCK ABSORBER-BOTH	1	0.00	84.00			
		PRT-DISC DISCOUNT SHOCKS (REAR-BOTH)	-1	18.18	0.00			
		LBR-DISC DISCOUNT SHOCKS (REAR-BOTH)	-1	0.00	6.82			
Recmd	SF	ENGINE/TRANS MOUNT BUSHINGS					398.84	
		6022507 ENG MNT FRT	1	83.84	0.00			
		REMOVE & REPLACE ENGINE OR TRANSAXLE MOUNT- FRONT	1	0.00	241.50			
		REMOVE & REPLACE ENGINE OR TRANSAXLE MOUNT- SIDE	1	0.00	73.50			

CSDS Reasons	Cat. Total	Total
System Failure - Required	681.82	681.82
CFNA payment minimum for Authorized work		\$19.00
CFNA payment minimum for Total recommendations		\$29.00

Recommended Parts:	289.64
Labor:	392.18
Shop Supplies:	23.53
Tax (6.25%):	19.57
Gift Card	
Total:	724.92

Authorized: 282.98 Shop Sup: 4.63 Tax (6.25%): 13.15 Total 300.76

Jobs Revised Up & < Down >: _____
Revised Authorization: _____

Authorized By: _____ Time: _____ Assoc: _____

THIS ESTIMATE IS VALID FOR 30 DAYS
Labor changes are based on 'Menu Items' of a predetermined amount or the flat rate charged per the Mitchell Labor Manual @ \$105.00/hr.
ALL PARTS ARE NEW UNLESS NOTED OTHERWISE

CC

RECEIVED

CLAIM FORM
City of Fall River, Massachusetts

2013 NOV 26 P 2:24

Name: DUARTE CARREIRO

Address: 22 SUNVIEW TERRACE CITY CLERK 13-145
SOUTH DARTMOUTH MA 02748 FALL RIVER MA

Phone #: 508 677 1350

Type of Claim: M.G.L. Chapter 84 M.G.L. Chapter 258 Other

Date of Incident: NOV. 24, 2013

Time of Incident: BETWEEN 1:00 PM TO 4:00 PM

Location of Incident: SPRING ST.

Provide a detailed description of your claim (attach additional sheets if necessary):

PLEASE SEE ATTACHED

orig & 2 copies to Law

1 Traffic

1 Show

1 city clerk

1 city council

*You should consult with your own attorney in preparing this Claim Form to understand your legal rights

RECEIVED

2013 NOV 26 P 2:24

CITY CLERK
FALL RIVER, MA

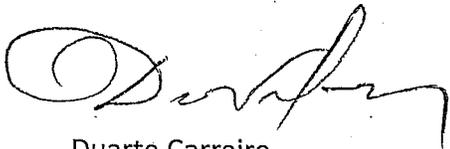
Dear Sirs,

Last Sunday, the 24th, I had my car parked at Spring Street and a traffic sign "Do Not Enter" flew to it, and made a hole.

Due to the unexpected situation, I would appreciate very much if the City of Fall River can help me to fix the car.

Attached, please find some pictures of the hole.

Sincerely,

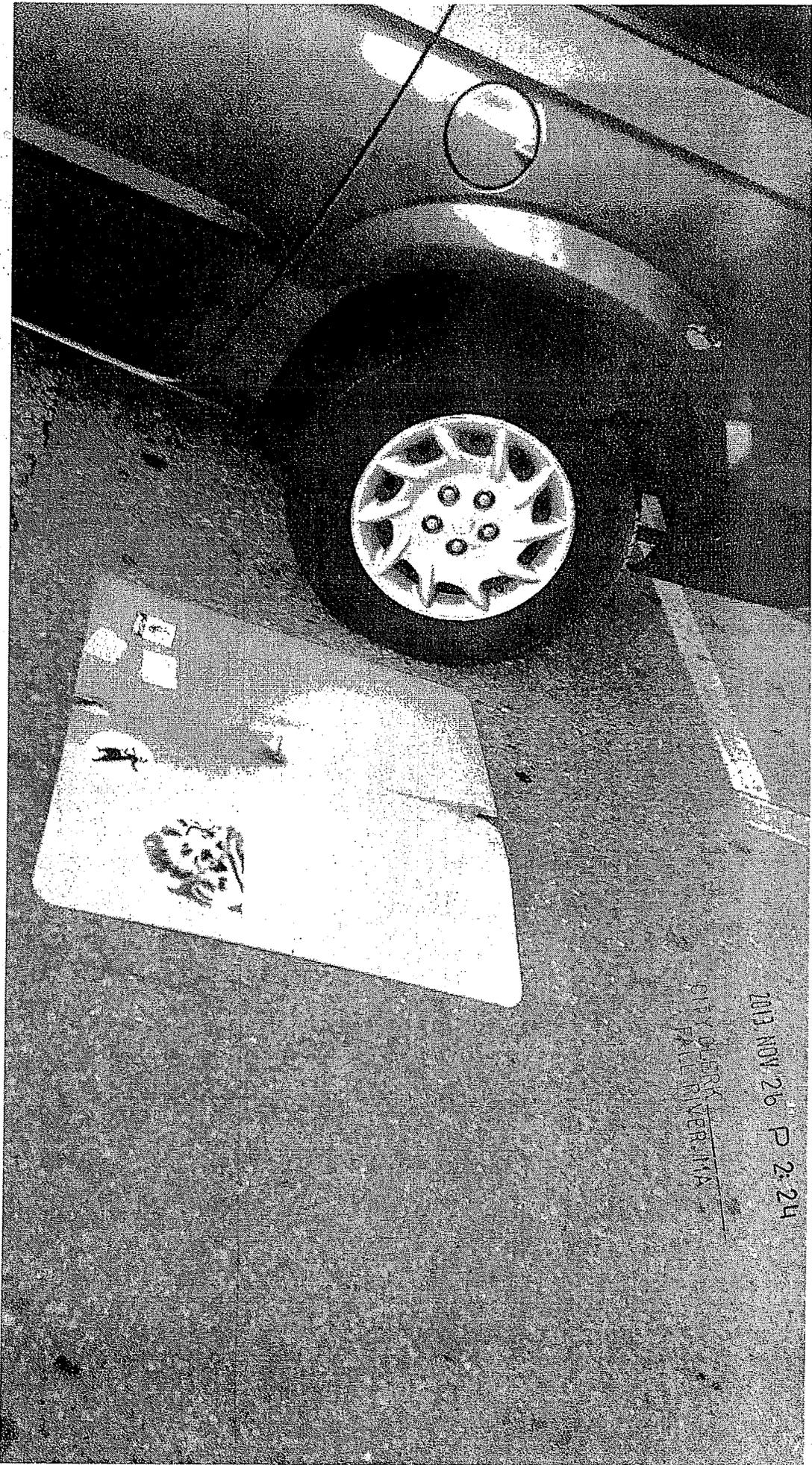


Duarte Carreiro

22 Sunview Terrace

South Dartmouth MA 02748

Phone: 508 677 1350



RECEIVED

2013 NOV 26 P 2:24

CITY OF RIVERSIDE
FALLS RIVER

RECEIVED

2013 NOV 26 P 2: 24

CITY CLERK _____
FALL RIVER, MA



CC

CLAIM FORM
City of Fall River, Massachusetts

RECEIVED

Name: Cecile Thibault

Address: 188 Davis Rd.
Westport, MA 02790

Phone #: 508-678-2074

2013 DEC -3 A 11:48

CITY CLERK 13-146
FALL RIVER, MA

Type of Claim: M.G.L. Chapter 84 M.G.L. Chapter 258 Other (not sure)

Date of Incident: 11-15-13

Time of Incident: 2:00 P.M.

Location of Incident: Queclan Street

Provide a detailed description of your claim (attach additional sheets if necessary):

driving on Queclan Street (near underpass)
drove over a large hole in street -
it was not marked with a sign or barrel

- tire was damaged - went to Main Street
Garage (\$10.00) they put the spare
tire on *no receipt*

- Westport Tire for new tire (old tire
was no good - at all) * see attached bill

orig + 2 copies - can
1 DPW
1 CC
1 city clerk
1 Shawn

* You should consult with your own attorney in preparing this Claim Form to understand your legal rights.

WESTPORT TIRE CENTER

718 STATE ROAD • (ROUTE 6) • WESTPORT, MA 02790
(508) 675-3660

COOPER - MICHELIN - GOODYEAR

DATE 11-15-13 TELEPHONE _____
 NAME _____
 ADDRESS Chever
 CITY _____ STATE _____ ZIP _____

SOLD	CASH	C.O.D.	CHARGE	ON ACC'T.	MDSE. RET'D.	PAID OUT	OTHER
QUANTITY	DESCRIPTION				PRICE	AMOUNT	
1	175/65R14					670	
	STAR.						
1	Tire Fee					30	
<div style="border: 1px solid black; border-radius: 50%; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold; font-size: 0.8em;">CITY CLERK FALL RIVER, MA</div> <div style="margin-left: 20px;"> <p style="font-weight: bold; font-size: 1.2em;">RECEIVED</p> <p style="font-size: 0.8em;">2013 DEC - 3 A 11: 48</p> </div> </div>							
SUB TOTAL							
TAX						4.19	
TOTAL						731.9	

THANK YOU

ALL CLAIMS AND RETURNED GOODS MUST BE ACCOMPANIED BY THIS BILL

RECEIVED BY _____

CC

RECEIVED

CLAIM FORM
City of Fall River, Massachusetts

2013 DEC -3 A 11: 52

Name: Michelle Browns
Address: 218 Adams St
Fall River, MA 02720
Phone #: 508-674-4703

CITY CLERK 13-147
FALL RIVER, MA

Type of Claim: M.G.L. Chapter 84 M.G.L. Chapter 258 Other

Date of Incident: 11/14/13
Time of Incident: between 12-1
Location of Incident: Quequechan St.

Provide a detailed description of your claim (attach additional sheets if necessary):

I was going down Quequechan St
towards Walmart I hit a
pot hole under the overpass &
blew my tire. There is a police
report. The officer stated that
the DPW was notified about
this problem a few days before
& nothing was done.

I hope to be reimbursed
for the tire. Receipt attached.

TY
orig & 2 Cop Law
1 DPW
1 CC
1 city clerk
1 shawn

*You should consult with your own attorney in preparing this Claim Form to understand your legal rights

Dave's Tire and Auto Service Inc.

325 Bedford St., Fall River, MA 02720-3031
 Phone: 508-679-6482 Fax: 508-679-6484
 davestireandauto.com Email: davestire1@aol.com



Think of Service Think of Dave's

Customer Information	Invoice	Additional Information
MICHELLE BROUNS 218 ADAMS FALL RIVER, MA 02720 Acct Number: P: 508 674 4703 Contact:	Date: 11/19/2013 Reference: 98927 Salesperson: YURI EZEQUIEL Route: ROBERT CONTE Delivery Date: 11/20/2013	PO Number: Work Order#: W-429142 User Define: Entered By: KEITH MELLO
Vehicle: 2008 Ford Focus SE Desc: RED (L) TPMS Equipped	Lic No: 840FEL Unit: VIN: 1FAHP35N36W256376	Mileage IN: 15772 Mileage OUT: 15772

Qty	Description	FET	Unit Price	Ext. Price
1.00	P205/50R16 87H PIRELLI		129.95	129.95
1.00	SPIN BALANCE		12.00	12.00
1.00	FREE FLAT REPAIRS		0.00	0.00
1.00	DISPOSAL FEE		2.00	2.00
1.00	DOT REGISTERED ONLINE		0.00	0.00
1.00	DOT - XLCR E199 0312		0.00	0.00

Taxable

Subtotal: 143.95

SALES TAX: 8.12

Terms: N/A

Total: \$152.07

11/19/2013 Payment# P-429155 Amount: \$152.07

Cash: 152.07

Balance \$0.00

Terms:

Due Date	Due Amount	Amt Remain
11/19/2013	\$152.07	\$0.00

"Thank you for your business."

I hereby authorize the stated repair work to be done along with the necessary material, and hereby grant Dave's Tire and Auto permission to operate the vehicle herein described on streets, highways or elsewhere for the purpose of testing and/or inspection. An express mechanic's lien is hereby acknowledged on above vehicle to secure the amount of repairs thereto.

DAVE'S TIRE AND AUTO IS NOT RESPONSIBLE FOR LOSS OR DAMAGES TO VEHICLES OR ARTICLES LEFT IN VEHICLES IN CASE OF FIRE, THEFT OR ANY OTHER CAUSE BEYOND DAVE'S TIRE AND AUTO'S CONTROL.

A 1.5% (18% APR) SERVICE CHARGE WILL BE ASSESSED ON ANY AMOUNT WHICH BECOMES DELINQUENT BEYOND 30 DAYS. A STORAGE FEE OF \$50.00 PER DAY FOR INSIDE STORAGE WILL BE APPLIED FOR ANY VEHICLE NOT PICKED UP WITHIN TWO BUSINESS DAYS OF BEING COMPLETED, UNLESS PRIOR ARRANGEMENTS ARE MADE

Signature _____

cc

RECEIVED

CLAIM FORM
City of Fall River, Massachusetts

2013 DEC -4 A 11:42

Name: Heather Martel
Address: 276 Hope St APT 3w
Fall River Ma 02720
Phone #: 401-924-4710

CITY CLERK 13-148
FALL RIVER, MA

Type of Claim: M.G.L. Chapter 84 M.G.L. Chapter 258 Other

Date of Incident: 11-30-2013
Time of Incident: 5:00 PM
Location of Incident: South main & Park St

Provide a detailed description of your claim (attach additional sheets if necessary):

I was driving home at 5 PM and it was dark
by the time I noticed the pothole it was either
hit the pothole or swerve into oncoming traffic.
I chose to hit the pot hole rather than cause
a car accident. When I got home I checked
my passenger front tire and it had a bubble
in it. I just replaced 2 tires a few months
ago for bubbles. I went back the next
day and took pictures of the pothole &
as I'm taking pictures I seen 4 to 6 cars
hit the same pothole. It looks like it was previously
asphalted but clearly did not hold up.

H. Martel.

*You should consult with your own attorney in preparing this Claim Form to understand your legal rights

orig & 2 copies - Law
10 BW
1 cc
1 city clerk
1 shown

cc

RECEIVED

2013 DEC -5 P 1:12

CLAIM FORM
City of Fall River, Massachusetts

CITY CLERK 13-149
FALL RIVER, MA

Name: Joyce Taylor

Address: 216 Jefferson St.
Fall River Ma. 02721

Phone #: 508-673-2044

Type of Claim: M.G.L. Chapter 84 M.G.L. Chapter 258 Other

Date of Incident: 11-13-13

Time of Incident: 11:30 AM

Location of Incident: Quequechan St Over Pass

Provide a detailed description of your claim (attach additional sheets if necessary):

I Took A Right Onto Quequechan From
Quary St. Felt A Bump And Heard A Hiss
Told My Dad It Was My Tire Or A
Water Pipe Leaking! My Tire!
On the 11-14-13 I Seen The Huge
Hole As I Was Driving On The Other
Side Around 11:00 AM
At 3:15 PM There Was A Orange
Cone There. The Cone Was Gone Later
Maybe A Can Could Be Placed Until They
Get to It.

Joyce Taylor

Law
copy + 2 copies
Dow
cc
city clerk
Shant

P.S 12:30 AM/11-15-13

There was a Barrel Placed
On Both Sides. One In Street Over Hole And One On Opposite Side Walk.
*You should consult with your own attorney in preparing this Claim Form to understand your legal rights

I'm Sorry This Took So Long.
The Dealer Never Called With My Paperwork.
And I've Been Real Busy With My Dad. Sincerely

CC

RECEIVED

CLAIM FORM
City of Fall River, Massachusetts

DEC - 6 A 9 18

Name: Francis Hopkins CITY CLERK 13-150
FALL RIVER, MA

Address: 82 Circular St
N. Attleboro MA 02760

Phone #: 781-316-6269 Cell 508 643-2762 H

Type of Claim: M.G.L. Chapter 84 M.G.L. Chapter 258 Other

Date of Incident: 2-20-2013

Time of Incident: 4:30 PM

Location of Incident: Ridge St

Provide a detailed description of your claim (attach additional sheets if necessary):

driving my car up Ridge St
and I drove around a pot
hole and car dropped slightly
the bounce up off roadway
The road had broken off and
a large chunk of asphalt was
laying on road. The asphalt
caught my gas tank and tumbled
or rolled up to puncture tank.

arg & 2 cop Law

1 xpw

1 cc

1 city clerk

1 show

*You should consult with your own attorney in preparing this Claim Form to understand your legal rights

PERAC

COMMONWEALTH OF MASSACHUSETTS | PUBLIC EMPLOYEE RETIREMENT ADMINISTRATION COMMISSION

DOMENIC J. F. RUSSO, *Chairman*

JOSEPH E. CONNARTON, *Executive Director*

Auditor SUZANNE M. BUMP | PHILIP Y. BROWN, ESQ. | JOHN B. LANGAN | JAMES M. MACHADO | DONALD R. MARQUIS | ROBERT B. McCARTHY

RECEIVED
2013 DEC - 5 P 12:49
CITY CLERK
FALL RIVER, MA

MEMORANDUM

TO: Fall River Retirement Board
FROM: *Joseph E. Connarton*
Joseph E. Connarton, Executive Director
RE: Appropriation for Fiscal Year 2015
DATE: December 2, 2013

Required Fiscal Year 2015 Appropriation: **\$24,013,000**

This Commission is hereby furnishing you with the amount to be appropriated for your retirement system for Fiscal Year 2015 which commences July 1, 2014.

Attached please find summary information based on the present funding schedule for your system and the portion of the Fiscal Year 2015 appropriation to be paid by each of the governmental units within your system.

The current schedule is/was due to be updated by Fiscal Year 2017.

If you have any questions, please contact PERAC's Actuary, Jim Lamenzo, at (617) 666-4446 Extension 921.

JEC/jrl
Attachments

cc: Office of the Mayor
City Council
Town Manager

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Fall River Retirement Board

Projected Appropriations

Fiscal Year 2015 - July 1, 2014 to June 30, 2015

Aggregate amount of appropriation: **\$24,013,000**

Fiscal Year	Estimated Cost of Benefits	Funding Schedule (Excluding ERU)	ERI	Total Appropriation	Pension Fund Allocation	Pension Reserve Fund Allocation	Transfer From PRF to PF
FY 2015	\$31,034,376	\$23,216,632	\$796,368	\$24,013,000	\$24,013,000	\$0	\$7,021,376
FY 2016	\$32,235,575	\$24,657,632	\$796,368	\$25,454,000	\$25,454,000	\$0	\$6,781,575
FY 2017	\$33,483,841	\$26,184,632	\$796,368	\$26,981,000	\$26,981,000	\$0	\$6,502,841
FY 2018	\$34,781,021	\$27,803,632	\$796,368	\$28,600,000	\$28,600,000	\$0	\$6,181,021
FY 2019	\$36,129,030	\$29,519,632	\$796,368	\$30,316,000	\$30,316,000	\$0	\$5,813,030

The Total Appropriation column shown above is in accordance with your current funding schedule and the scheduled payment date(s) in that schedule. Whenever payments are made after the scheduled date(s), the total appropriation should be revised to reflect interest at the rate assumed in the most recent actuarial valuation. Payments should be made before the end of the fiscal year.

For illustration, we have shown the amount to be transferred from the Pension Reserve Fund to the Pension Fund to meet the estimated Cost of Benefits for each year. If there are sufficient assets in the Pension Fund to meet the Cost of Benefits, this transfer is optional.

Fall River Retirement Board
 Appropriation by Governmental Unit

Fiscal Year 2015 - July 1, 2014 to June 30, 2015

Aggregate amount of appropriation: **\$24,013,000**

UNIT	Percent of Aggregate Amount	Funding Schedule (excluding ERI)	ERI	Total Appropriation
City of Fall River	91.87%	\$21,329,120	\$635,456	\$21,964,576
Fall River Redevelopment	0.04%	\$9,287	\$0	\$9,287
Fall River Housing Authority	6.70%	\$1,555,514	\$160,912	\$1,716,426
Diman Voc.	1.39%	\$322,711	\$0	\$322,711
UNIT TOTAL	100%	\$23,216,632	\$796,368	\$24,013,000

The Total Appropriation column shown above is in accordance with your current funding schedule and the scheduled payment date(s) in that schedule. Whenever payments are made after the scheduled date(s), the total appropriation should be revised to reflect interest at the rate assumed in the most recent actuarial valuation. Payments should be made before the end of the fiscal year.

RECEIVED

Colleen Taylor

From: Jeffrey Soares [jeffrey.soares@yahoo.com]
Sent: Wednesday, December 11, 2013 1:03 PM
To: city_clerks@fallriverma.org; city_council@fallriverma.org; lindacitycouncil1@verizon.net; hopeforfallriver@yahoo.com; Mayor@fallriverma.org; jeffrey.soares@yahoo.com
Subject: Residents concern of license issued to business
Attachments: car.jpeg; car_2.jpeg; trash_before_tarps.jpeg; trash_after_tarps.jpeg; obscenity_on_door.jpeg

2013 DEC 11 P 5:05

FALL RIVER, MA

To Fall River City Council, Mayors office, City Clerk,

My name is Jeffrey Soares, and I reside on Tripp St. 02724. Directly in front of my home is 156 Tripp st (old cash & carry building). The Fall River Flea market had been operating there for the last 2 and a half years after myself with a couple of the neighbors sat with Ray Mitchell and other members of the planning committee to address concerns regarding their opening the doors on Tripp st. The street was a nuisance on Saturdays and Sundays, to the point that myself and neighbors had concerns with people and our own family/friends being hit by cars.

The planning board agreed with myself and the neighbors and we all agreed to allow the Flea Market to operate(mistake) but with the stipulation that the access doors can only be opened from the Kilburn street entrance. (meeting held on June of 2011 - videotaped) and that they would have to clean up all the trash in their alley due to rat infestation and just plain grossness.

The Flea market agreed and moved entrance to Kilburn and cleaned up the alley.

Late this summer of 2013 myself and the neighbors noticed the flea market emptying the middle building and moving it all to the corner of the building (corner of Tripp & Charles streets)

I called the city clerk and explained that now the Flea Market is operating solely out of the Tripp st entrance again but under a different name(Our place) same people, same flea market concept. We were told today that the council just issued a license to the same people under new owners name and now under the business name "Our Place". **PROBLEM! THEY CAN ONLY OPERATE FROM THE TRIPP St. ENTRANCE Because THATS THE ONLY DOOR AVAILABLE!!!!**

Since these people have been operating out of Tripp St. I have pictures of my driveway constantly being blocked by cars, a nuisance again on Saturdays and Sundays with tons of cars and foot traffic, and constant wheeling and dealing outside in front of our houses! We were here first, we pay taxes to the city and should not have to be subject to this... Would any one of you be ok with them moving in front of your home? trash, filth, obscenity, safety issues?

> I have approached the business manager after they have piled up trash in an alley between both buildings and we're constantly seeing rats running from all their trash..... their response: they placed a blue tarp on the fence so no one can see the trash back there (on our June 2011 meeting, Mr. Mitchell specifically addressed that alley, stating how dirty and filthy, it is worse now.)

> I approached the grounds manager about the obscenity written on the overhead doors(picture attached), finding out it was it was him who wrote it! their response: "tell these jerks who bring their dogs here to clean up after themselves, writing still on the garage doors..."

I called the Boston Division of Standards regarding this issue, they have informed me that this is a local issue. I am a taxpayer, I own this home but am forced to deal with a "business" of people who just don't care about their property or anyone in this neighborhood.

Please help, we're dealing with rats, trash, and inconsiderate people at this "garage sale business"

Finally:

How could the same planning board allow a license on the same street, to the same type of business(flea market) that 2 years ago was agreed upon that there was a visible safety issue!

I am writing on behalf of myself and my neighbors, We have agreed to speak to anyone willing to listen, Please help.









PLEASE DO NOT FINE

Please Pickup Your Dogs Crap — S — T

THANK U