

**CITY COUNCIL CALENDAR
THURSDAY, AUGUST 20, 2026 AT 7:00 P.M.**

OPENING OF SESSION BY: CITY COUNCIL PRESIDENT RYAN J. PEREIRA

PRAYER LED BY: REVEREND LEONA FISHER, IN THE NAME OF JESUS CHURCH

PLEDGE OF ALLEGIANCE

**NOTE: THIS MEETING IS BEING LIVE STREAMED AND RECORDED.
CITY COUNCIL AND COMMITTEE MEETINGS CAN BE VIEWED ON THE
CITY OF NEW BEDFORD'S HOMEPAGE UNDER QUICK LINKS, THEN MEETINGS.**

1. RESOLUTION, Council President Pereira, commemorating the 250TH ANNIVERSARY (SEMIQUINCENTENNIAL) OF THE FOUNDING OF THE UNITED STATES OF AMERICA.

MAYOR'S PAPERS

M1. COMMUNICATION, Mayor Mitchell, to City Council, submitting a VETO of the Ordinance, amending Chapter 19 of the City Code, Relative to PAID FAMILY LEAVE. (Veto received in the City Council Office – July 10, 2026.) (Veto Received and Ordered Spread on the Record – July 16, 2026.)

M1a. AN ORDINANCE, (Passed to be Ordained – June 25, 2026.) (Veto Received and Ordered Spread on the Record – July 16, 2026.)

M2. COMMUNICATION, Mayor Mitchell, to City Council, submitting AN ORDER for the Appropriation of \$39,303.75 from the HousingWorks grant, through the Massachusetts Executive Office of Housing and Livable Communities and within the custody of the Department of Public Infrastructure, to Public Way Layout and Taking Damages for a Future Signalized Intersection at the Intersection of Hillman and Purchase Streets for the Purchase and Pleasant Street Improvements Project.

M2a. AN ORDER,

M3. COMMUNICATION, Mayor Mitchell, to City Council, submitting AN ORDER for the proposed lease assignment between Friend Street Realty LLC and Comcast LLC.

M3a. AN ORDER,

M4. COMMUNICATION, Mayor Mitchell, to City Council, submitting a SEWER ABATEMENT REQUEST for TARKILN HILL REALTY CORP, 627 Tarkiln Hill Road, New Bedford, MA, in the amount of \$26,574.44.

M5. COMMUNICATION, Mayor Mitchell, to City Council, submitting a SEWER ABATEMENT REQUEST for TAMARA RAMSAY, 161 Campbell Street, New Bedford, MA, in the amount of \$1,607.07.

M6. COMMUNICATION, Mayor Mitchell, to City Council, submitting a SEWER ABATEMENT REQUEST for SHAVORYIA MCELROY, 234 Austin Street, New Bedford, MA, in the amount of \$235.00.

M7. COMMUNICATION, Mayor Mitchell, to City Council, submitting the REAPPOINTMENT of SCOTT GRANT, New Bedford, MA to the CONSERVATION COMMISSION; this term will expire June 2029.

M8. COMMUNICATION, Mayor Mitchell, to City Council, submitting the REAPPOINTMENT of REBECA LINHART, New Bedford, MA to the CONSERVATION COMMISSION; this term will expire June 2029.

M9. COMMUNICATION, Mayor Mitchell, to City Council, submitting the APPOINTMENT of BRIAN J. SOUSA, New Bedford, MA to the ELECTION COMMISSION; this term will expire April 2029.

M10. COMMUNICATION, Mayor Mitchell, to City Council, submitting the REAPPOINTMENT of JOSEPH LATIMER, New Bedford, MA as a CONSTABLE.

M10a. AN APPLICATION,

NEW BUSINESS

2. AN ORDINANCE, Amending Chapter 9 COMPREHENSIVE ZONING – FORM-BASED CODE DISTRICTS. (Passed to a Second Reading – July 16, 2026.)

3. REPORT, Special Committee on Special Permits & Licensing, recommending to the City Council APPROVAL of the APPLICATION for a **NEW PRIVATE LIVERY LICENSE**, on behalf of George Almeida, d/b/a **ALL NEEDS TRANSPORTATION**, 32 Liberia Lane, New Bedford, MA.

3a. COMMUNICATION, City Clerk/Clerk of the City Council, submitting an Application for a **NEW PRIVATE LIVERY LICENSE**, on behalf of George Almeida, d/b/a **ALL NEEDS TRANSPORTATION**, 32 Liberia Lane, New Bedford, MA. **(Term of License July 01, 2026 – June 30, 2027.)** (Referred to the Special Committee on Special Permits & Licensing – May 28, 2026.)

4. REPORT, Special Committee on Special Permits & Licensing, recommending to the City Council APPROVAL of the PETITION, for the WAIVER OF RESIDENCY, on behalf of **Anna Thomas, Fall River, MA d/b/a ALL THINGS WITH ANNA, 127 W. Rodney French Boulevard, New Bedford, MA**, requesting a Waiver of Residency in accordance with Section 15-38 of the City Code, to obtain a **LICENSE TO DEAL IN JUNK, OLD METALS OR ANY OTHER SECONDHAND ARTICLES**.

4a. COMMUNICATION, City Clerk/Clerk of the City Council, to City Council, submitting a PETITION, **Anna Thomas, Fall River, MA d/b/a ALL THINGS WITH ANNA, 127 W. Rodney French Boulevard, New Bedford, MA**, requesting a Waiver of Residency in accordance with Section 15-38 of the City Code, to obtain a **LICENSE TO DEAL IN JUNK, OLD METALS OR ANY OTHER SECONDHAND ARTICLES**. (Referred to the Special Committee on Special Permits & Licensing – June 11, 2026.)

5. REPORT, Committee on Appointments & Briefings, recommending that the City Council GRANT the DEMOLITION of the building located at 535 BROCK AVENUE, known as the Coffin Howland House, (MAP 011, LOT 0056).

5a. COMMUNICATION/DEMOLITION, New Bedford Historical Commission, to City Council, re: BUILDING DEMOLITION REVIEW: 535 BROCK AVENUE, (MAP 011, LOT 0056) a circa 1840 - 1854, carriage barn, later converted to a two-story residence, "the Coffin-Howland is a contributing resource to the Hazelwood Park National Register Site; the building is significant in its association with the Joseph Howland Estate which later became Hazelwood Park; the building experienced a significant fire decades ago and was boarded up and fenced off to deter ongoing vandalism and long-term deferred maintenance, in addition to the fire damage and collapsed roof, does not make the building a good candidate for restoration; the demolition of the Coffin-Howland House removes a dangerous safety hazard from a public park; and the planning for the reconstruction of a similarly scaled and architecturally sensitive building on the footprint of the House has been ongoing, **"in light of these findings, the NBHC has determined that the building at 535 Brock Avenue, known as the Coffin Howland House, is Historically Significant but not a Preferably Preserved Building."** (Referred to the Committee on Appointments & Briefings – June 11, 2026.)

6. REPORT, Committee on Appointments & Briefings, recommending to the City Council APPROVAL of the APPOINTMENT of JUSTIN OHLSON, New Bedford, MA to the WATER BOARD.

6a. COMMUNICATION, Mayor Mitchell, to City Council, submitting the APPOINTMENT of JUSTIN OHLSON, New Bedford, MA to the WATER BOARD, Mr. Ohlson will be replacing the late Patrick E. Rogers, who resigned in January 2025; this term will expire in April 2027. (Referred to the Committee on Appointments & Briefings – May 28, 2026.)

7. REPORT, Committee on Finance, recommending to the City Council APPROVAL of the HOUSING DEVELOPMENT INCENTIVE PROGRAM (HDIP) and RESOLUTION for a Tax Increment Exemption (TIE) for Vanko Studio Architects, LLC.

7a. HOUSING DEVELOPMENT INCENTIVE PROGRAM, (Referred to the Committee on Finance – June 11, 2026.)

7b. RESOLUTION (Referred to the Committee on Finance – June 11, 2026.)

8. REPORT, Committee on Finance, recommending to the City Council ADOPTION of the ORDERS for the LAYOUT and TAKING of Hillman Street at the terminus of Pleasant Street, for the purpose of realigning Hillman Street to the west so a new signalized intersection can be built.

8a. REGISTERED LAND, (Referred to the Committee on Finance – July 16, 2026.)

8b. RECORDED LAND, (Referred to the Committee on Finance – July 16, 2026.)

9. REPORT, Committee on City Property, recommending to the City Council APPROVAL of the PROPOSAL submitted by South Coast Investments, Inc. for the development of Fire Station #3, located at 834 Kempton Street, and APPROVAL of the PROPOSAL submitted by Gwozdz Development for the development of Fire Station #11, located at 754 Brock Avenue.

9a. AN ORDER, that the City Property Committee recommend approval of the sale of 834 Kempton Street, former Fire Station #3, and 754 Brock Avenue, former Fire Station #11, pursuant to the proposals selected by the Committee and hereto attached; and further, that the City Council authorize the Mayor and City Solicitor to execute the sale pursuant to the attached proposals. (Referred to the Committee on City Property – July 16, 2026.)

9b. PROPOSAL, submitted by South Coast Investments, Inc., for the development of Fire Station #3, located at 834 Kempton Street. (Referred to the Committee on City Property – July 16, 2026.)

9c. PROPOSAL, submitted by Gwozdz Development, for the development of Fire Station #11, located at 754 Brock Avenue. (Referred to the Committee on City Property – July 16, 2026.)

10. REPORT, Special Committee on Special Permits & Licensing, recommending that the City Council take **“NO FURTHER ACTION”** on the WRITTEN MOTION, Councillors Abreu and Oliver, requesting that the City Council engage the appropriate City department heads to explore the feasibility of permitting Host Community Agreements (HCAs) for onsite cannabis consumption establishments, commonly referred to as cannabis consumption lounges or social consumption establishments, in accordance with Massachusetts General Laws and Cannabis Control Commission regulations adopted in 2025; and further, requesting that said departments report back to the City Council with findings, recommendations, and any necessary local actions required to lawfully implement such establishments within the City of New Bedford.

10a. WRITTEN MOTION, Councillors Abreu and Oliver, requesting that the City Council engage the appropriate City department heads to explore the feasibility of permitting Host Community Agreements (HCAs) for onsite cannabis consumption establishments, commonly referred to as cannabis consumption lounges or social consumption establishments, in accordance with Massachusetts General Laws and Cannabis Control Commission regulations adopted in 2025; and further, requesting that said departments report back to the City Council with findings, recommendations, and any necessary local actions required to lawfully implement such establishments within the City of New Bedford. (Referred to the Special Committee on Special Permits & Licensing – February 12, 2026.)

11. REPORT, Committee on City Property, recommending that the City Council take **“NO FURTHER ACTION”** on the COMMUNICATION, Council President Morad and Councillor Gomes, submitting a copy of letter from Bradford Bourque, New Bedford, MA regarding the Clark Cove Beach Nourishment Project.

11a. COMMUNICATION, Council President Morad and Councillor Gomes, submitting a copy of letter from Bradford Bourque, New Bedford, MA regarding the Clark Cove Beach Nourishment Project. (Referred to the Committee on City Property – December 12, 2019.)

12. REPORT, Committee on City Property, recommending that the City Council take **“NO FURTHER ACTION”** on the WRITTEN MOTION, Councillors Gomes and Pereira, requesting, that the Committee on City Property meet with Director of Parks, Recreation and Beaches, Mary Rapoza, and a representative from the Administration to discuss the opening of the Ashley Park Warming House community room for a senior citizen day program; and further, to discuss other possible City services that can be located in said building and location.

12a. WRITTEN MOTION, Councillors Gomes and Pereira, requesting, that the Committee on City Property meet with Director of Parks, Recreation and Beaches, Mary Rapoza, and a representative from the Administration to discuss the opening of the Ashley Park Warming House community room for a senior citizen day program; and further, to discuss other possible City services that can be located in said building and location. (Referred to the Committee on City Property – November 26, 2024.)

13. WRITTEN MOTION Councillor Lopes, requesting that the Committee on Ordinances and the Planning Board rezone Plot 39, Lot 22 (30 Brigham Street) from split zoning of Residential B [RB] and Mixed- Use Business [MUB] to MIXED-USE BUSINESS [MUB] for the entire parcel. (To be Referred to the Committee on Ordinances and the Planning Board.)

14. WRITTEN MOTION, Councillor Gomes, requesting that the Committee on Public Safety & Neighborhoods immediately meet with Police Chief Jason Thody, a representative from the Mayor's Office, and a representative from Flock Safety; this meeting is to bring all parties together for the purpose of enhancing policies and procedures and strengthening community trust around the use of these cameras; the policy is transparent, with every search being logged and additional safeguards in place, not only to protect the civil rights of the citizens but for the Police Department as well. (To be Referred to the Committee on Public Safety & Neighborhoods.)

15. WRITTEN MOTION, Councillors Burgo, Lopes and Abreu, requesting that the Committee on Public Safety & Neighborhoods meet with representatives of the New Bedford Police Department, the City Solicitor, the Information Technology Department, and any other appropriate officials to discuss the City's use of law enforcement surveillance technologies, including but not limited to automated license plate reader (ALPR) systems, Flock Safety cameras, public safety camera networks, and any other technologies capable of collecting or retaining data on the movement of vehicles or individuals; and further, that the Committee review the City's policies governing the collection, retention, sharing, security, and deletion of data generated by such technologies; the circumstances under which such data may be accessed or shared with outside law enforcement agencies; the safeguards in place to protect residents' constitutional rights and privacy; and whether additional local policies or ordinances are warranted to promote transparency, accountability, and public confidence while preserving the legitimate public safety benefits these technologies provide. (To be Referred to the Committee on Public Safety & Neighborhoods.)

16. WRITTEN MOTION, Councillors Burgo, Abreu and Lopes, requesting that the Committee on Ordinances consider whether the appropriate policy outcome is either the complete removal and abolition of automated license plate reader systems and other similarly invasive surveillance technologies within the City of New Bedford, or, in the alternative, establishing “Municipal Automated License Plate Reader Privacy and Transparency Standards”. (To be Referred to the Committee on Ordinances.)

17. WRITTEN MOTION, Councillor Choquette, requesting that the City of New Bedford immediately cease the use of Flock cameras citywide until which time permanent legislation can be enacted as to their use.

18. WRITTEN MOTION, Councillor Gomes, requesting that the City Council go on record, for the third time, against Massachusetts House Bill H.2196 and Senate Bill S.1393 that would authorize safe injection sites in cities and towns across the Commonwealth, considering that under U.S. Department of Justice federal law 21 U.S.C. § 856, injection sites are deemed illegal; and further, requesting that letters be sent to Governor Maura Healey, our State Delegation, and the Senate and House Speakers, expressing opposition to any site being located in the City of New Bedford; and further, requesting that the New Bedford Board of Health decline to vote on implementation of any site proposed within the City. (Rule 40 to be Waived.)

19. WRITTEN MOTION, Councillor Gomes, requesting that the Committee on Public Safety & Neighborhoods meet with the Mitchell Administration to discuss and provide the Committee with a comprehensive strategic plan of action to address the homelessness, drug, mental health, and alcohol-related issues affecting downtown and communities throughout the City; and to also provide the Committee with a report identifying all City agencies currently involved in addressing these issues, including their respective roles, programs, and measurable success rates; and further requesting, that the Administration consider using a portion of the \$1.5 million received by the City through the opioid lawsuit settlement toward addressing this ongoing crisis, which is increasingly impacting public spaces, parks, storefronts, properties, and other locations throughout the City. (To be Referred to the Committee on Public Safety & Neighborhoods.)

20. WRITTEN MOTION, Councillor Gomes, requesting that the Mitchell Administration provide the Committee on City Property with a comprehensive plan of action for the South Terminal, formerly utilized as the Vineyard Wind staging area; and further, if no current plan exists, that the Administration provide a timeline for when a focused effort and strategic plan will be developed to utilize this area for job creation, economic development, and increased revenue for the City. (To be Referred to the Committee on City Property.)

21. COMMUNICATION, City Clerk/Clerk of the City Council, to City Council, submitting a PETITION, **Marc DeCambra, Somerset, MA d/b/a Side Quest Complete, 127 West Rodney French Boulevard, New Bedford, MA**, requesting a Waiver of Residency in accordance with Section 15-38 of the City Code, to obtain a **LICENSE TO DEAL IN JUNK, OLD METALS OR ANY OTHER SECONDHAND ARTICLES**.

22. COMMUNICATION, City Clerk/Clerk of the City Council Dennis Farias, submitting a request to increase fees for Dog License Violations, Second-Hand Dealers and various City Council licenses. (To be Referred to the Committee on Ordinances.)

23. COMMUNICATION, Department of Parks, Recreation and Beaches, submitting a Memorial Park Bench & Tree Dedication Program Application for a bench and plaque to be located at Fort Taber, replacing an existing bench, in memory of ARTHUR C. BURTON, JR.

24. COMMUNICATION, Department of Parks, Recreation and Beaches, submitting a Memorial Park Bench & Tree Dedication Program Application for a bench and plaque to be located at the corner of Buttonwood Street and Lake Street, to the right of the Italian-American Memorial, in memory of CARL NATHO.

25. COMMUNICATION, Councillor Burgo submitting signed petitions from residents opposing the closure of Fire Station #9 in New Bedford.

26. COMMUNICATION, Councillor Gomes, submitting a response from Representative Cabral, regarding efforts to secure additional funding to address the budget gap facing the City of New Bedford.

27. COMMUNICATION, Mason T. Mathieu, Esq., Tax Title Attorney, to City Council, re: Acquisition of new Deed-In-Lieu, advising that the City has acquired through voluntary Deed-In-Lieu of Tax Foreclosures on the following properties: NS Weld Street (Plot 84/Lot 178); End of Holbrook Street (a/k/a RWS Acushnet Avenue - Plot 134/Lot 388) and S.S. Nye Street (Plot 98/Lot 224).

28. COMMUNICATION, Mason T. Mathieu, Esq., Tax Title Attorney, to City Council, re: Notice of Decree of Final Judgement of the Right of Redemption in Tax Lien Foreclosure Cases, the following properties have been acquired/held by the City of New Bedford as a Tax Possession: ES Church Street (Plot 127A/Lot 66 – incorporating Lot 67); NS Lowell Street (Plot 127C/Lot 14); SS Pembroke Street (Plot 134/Lots 272, 273, 274, and 275); and SS Whitman Street (Pot 105/Lot 35).

TABLED ITEMS

03/12/2026 COMMUNICATION, Mayor Mitchell, to City Council, submitting the APPOINTMENT of KENDRA PARKER, as ACTING ADMINISTRATIVE ASSISTANT TO THE BOARD OF ASSESSORS.

03/12/2026 COMMUNICATION, Mayor Mitchell, to City Council, submitting a request for a waiver for the education and experience requirements for the position of Administrative Assistant to the Board of Assessors.

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact the City Council Office at 508-979-1455. Requests should be made as soon as possible but at least 48 hours prior to the scheduled meeting.