

In City Council November 10th, 2025

Notice is hereby given that the regularly scheduled meeting of the City Council will be held on Monday evening November 10th, 2025 at 7:00PM in the Council Chambers, City Hall, 45 School St., Brockton, MA.

APPOINTMENTS:

1. Appointment of: F. Peter Gaskins Jr of 101 Country Club Lane, Brockton MA 02301 to the Cemetery Board of Trustees for a 5-year term ending in November 2029.

HEARINGS:

2. Petition of Teen Challenge New England, Inc. of 1311 Main Street, Brockton, MA 02301 for a Garage License Transfer located at 12 Clifton Avenue, Brockton, MA 02301. (POSTPONED FROM CITY COUNCIL MEETING OCTOBER 27TH, 2025)
3. Petition of Teen Challenge New England, Inc. of 1311 Main Street, Brockton, MA 02301 for a Motor Vehicle Mechanical Repair License Transfer located at 12 Clifton Avenue, Brockton, MA 02301. (POSTPONED FROM CITY COUNCIL MEETING OCTOBER 27TH, 2025)

REPORTS:

4. Of the Real Estate Committee for its meeting of October 29th, 2025

COMMUNICATIONS:

5. From the Mayor advising that, effective October 19th, 2025, Dr. Victor Sebastian has been reappointed as Acting Commissioner of Health and Human Services for the City of Brockton pursuant to Massachusetts General Laws, Chapter 41, Section 61A.
6. From the Mayor advising that, effective November 7th, at 4:30 p.m., William Forte has been appointed as Interim Commissioner of Buildings for the city of Brockton, pursuant to Massachusetts General Laws Chapter 41, Section 61A.
7. From the Mayor appointing F. Peter Gaskins Jr of 101 Country Club Lane, Brockton MA 02301 to the Cemetery Board of Trustees for a 5-year term ending in November 2029.
8. From the Fire Chief requesting firefighter Derek Scully to have his current residency requirement waived. Firefighter Scully has served for the Brockton Fire Department for the close to three years and served as a Brockton Police officer for seven years prior to that. For residency purpose, this has placed him in the city for ten years. Firefighter Scully is a lifelong resident of the city of Brockton. He has a young family and wishes to raise his family outside of the city.
9. From the Mayor requesting a waiver of the City of Brockton's residency for Firefighter Derek Scully. Firefighter Scully has served for the Brockton Fire Department for the close to three years and served as a Brockton Police officer for seven years prior to that. For residency purpose, this has placed him in the city for ten years. Firefighter Scully is a lifelong resident of the city of Brockton. He has a young family and wishes to raise his family outside of the city.
10. From the Mayor in accordance with the General Laws of Massachusetts, Chapter 44, recommending that the City Council support the approval of the recommendation of the Brockton Retirement Board of an annual increase of \$1,000 in the maximum base amount upon which the COLA is calculated for pension payments for 2026 through 2031. The Brockton Retirement Board has taken a generous approach to the City's yearly obligation, opting for a schedule that has softened the impact on our annual payment. This was achieved through adjustments in the schedule and a commitment to a more

aggressive investment return rate, saving the city significant funds in the overall payback amounts. This adjustment in the COLA is part of the overall funding plan.

11. From the CFO in accordance with Section 5 of Chapter 324 of the Acts of 1990, certifying that the financial resources and revenues of the City of Brockton are and will continue to be adequate to support the approval of the recommendation of the Brockton Retirement Board of an annual increase of \$1,000 in the maximum base amount upon which the COLA is calculated for pension payments for 2026 through 2031 without a detrimental impact on the continuous provision of the existing level of municipal services. The Brockton Retirement Board has taken a generous approach to the City's yearly obligation, opting for a schedule that has softened the impact on our annual payment. This was achieved through adjustments in the schedule and a commitment to a more aggressive investment return rate, saving the city significant funds in the overall payback amounts. This adjustment in the COLA is part of the overall funding plan.
12. From the Mayor in accordance with the General Laws of Massachusetts, Chapter 44, recommending that the City Council authorize the proposed land taking located at 25 Crescent Street Brockton, MA.
13. From the CFO in accordance with Section 5 of Chapter 324 of the Acts of 1990, certifying that the financial resources and revenues of the City of Brockton are and will continue to be adequate to support the proposed land taking located at 25 Crescent Street Brockton, MA.
14. From the Superintendent of Parks requesting the acceptance and expenditure of the Massachusetts Parkland Acquisitions and Renovations for Communities (PARC) Grant offered through the Executive Office of Energy and Environmental Affairs in the amount of \$425,000. These funds will be used for the Tower Hill Parking Area Improvements. This is a two-year grant, year one is for design and year two for construction. The required match for this grant in the amount of \$127,500 will be expended from DW Field Trust.
15. From the Mayor in accordance with the General Laws of Massachusetts, Chapter 44, recommending that the City Council authorize the acceptance and expenditure of the grant award in the amount of \$425,000 from The Executive Office of Energy and Environmental Affairs to Parks and Recreation. These funds will be used for the Tower Hill Parking Area Improvements. This is a two-year grant, year one is for design and year two for construction. The \$127,500 required match for this grant will be expended from the DW Field Trust.
16. From the CFO in accordance with Section 5 of Chapter 324 of the Acts of 1990, certifying that the financial resources and revenues of the City of Brockton are and will continue to be adequate to support the acceptance and expenditure of the grant award in the amount of \$425,000.00 from The Executive Office of Energy and Environmental Affairs to Parks and Recreation, without detrimental impact on the continuous provision of the existing level of municipal services. These funds will be used for the Tower Hill Parking Area Improvements. This is a two-year grant, year one is for design and year two for construction. The \$127,500 required match for this grant will be expended from the DW Field Trust.
17. From the Mayor in accordance with the General Laws of Massachusetts, Chapter 44 recommending that the City Council authorize the acceptance and expenditure of the grant award in the amount of \$194,150.00 from the Mass Development Finance Agency to Planning and Economic Development. These funds will be used to assess and improve environmental contamination at 307 Montello Street.
18. From the CFO in accordance with Section 5 of Chapter 324 of the Acts of 1990, certifying that the financial resources and revenues of the City of Brockton are and will continue to be adequate to support the acceptance and expenditure of the grant award in

the amount of \$194,150.00 from the Mass Development Finance Agency to Planning and Economic Development, without detrimental impact on the continuous provision of the existing level of municipal services. These funds will be used to assess and improve environmental contamination at 307 Montello Street.

19. From the Mayor in accordance with the General Laws of Massachusetts, Chapter 44 recommending that the City Council support the proposed easement of the land identified at 466 Forest Avenue in Brockton, MA.
20. From the CFO in accordance with Section 5 of Chapter 324 of the Acts of 1990, certifying, that the financial resources and revenues of the City of Brockton are and will continue to be adequate to support the proposed easement of the land identified at 466 Forest Avenue in Brockton, MA, without a detrimental impact on the continuous provision of the existing level of municipal services.
21. From the Mayor in accordance with the General Laws of Massachusetts, Chapter 44, recommending that the City Council support the confirmation of the City of Brockton Retirement System's unfunded accrued actuarial liability of \$66,500,000.
22. From the CFO in accordance with Section 5 of Chapter 324 of the Acts of 1990, certifying that the financial resources and revenues of the City of Brockton are and will continue to be adequate to support the confirmation of the City of Brockton Retirement System's unfunded accrued actuarial liability of \$66,500,000, without a detrimental impact on the continuous provision of the existing level of municipal services.

UNFINISHED BUSINESS:

23. Ordered: That the Mayor and/or Treasurer/Collector be authorized to execute any and all documents necessary to convey the property consisting of 2,570 square feet, located and known as Plot 4 Lebanon Street, Parcel ID: 107-054 to Florence Smith, 30 Lebanon Street, Brockton, MA 02301 for the purchase price of One Thousand Three Hundred Dollars (\$1,300.00). Said property to be sold under the Abutter Lot Program and to be sold with a permanent non-buildable restriction. Said property shall also merge with abutting lot of the purchaser within 6 months of purchase. The 6 months begins at the time the deed is executed. If the Grantee fails to merge the premises as stated the City of Brockton reserves the right to revert the premises back to the City ownership at no cost and for no consideration. At closing, the Grantee shall execute a reverter deed to the City of Brockton which shall be held in escrow by the City pending satisfaction of the condition stated above. If the reverter deed has not been recorded within nine (9) months from the date of recording this deed, the City of Brockton's right of reverter shall be deemed to have lapsed. (FAVORABLE)
24. Ordered: That the City Council hereby declare 7 Commercial Street – Brockton Police Headquarters as surplus and available for disposition and sale to the most advantageous proposer after soliciting requests for proposals. And further, that the Mayor be and hereby is authorized to execute any and all documents necessary to dispose of said property. Amendment: To a Tax paying entity. (FAVORABLE)

ORDERS:

25. Ordered: A waiver of the City of Brockton's residency requirements under section 2-110 of the city ordinances for Firefighter Derek Scully.

26. Ordered: That the City Council approves the acceptance of an annual \$1,000 COLA increase in the maximum base amount upon which the COLA is calculated for Brockton Retirement pension payments for 2026 through 2031 as described in the chart below.

Year	Threshold	Max Cola	Yearly Increase
2025	14,000.00	420.00	
2026	15,000.00	450.00	30.00
2027	16,000.00	480.00	30.00
2028	17,000.00	510.00	30.00
2029	18,000.00	540.00	30.00
2030	19,000.00	570.00	30.00
2031	20,000.00	600.00	30.00

27. Ordered: That the City of Brockton does hereby take in fee in accordance with G.L. ch. 79 and/or other applicable law, the following described parcels of land, to wit:

25 Crescent Street Brockton MA 02301

For further reference see Plymouth County Registry of Deeds certificate no. 93337; book 466, page 137; Doc. No. 427528

We have considered and estimated the damages sustained by all persons who have not waived damages in their several estates and hereby determine and award the same as follows, to be paid from community block development grant funds.

PROPERTYADDRESS/OWNER	AMOUNT
25 Crescent Street	\$600,000.00
25 Crescent Street Realty Trust	
Said taking shall include all trees, soil or fixtures thereon.	

28. Ordered: That the City Council authorizes the acceptance and expenditure of the total grant funds in the amount of \$425,000.00.

FROM: EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS
\$425,000

TO: PARKS AND RECREATION
\$425,000

29. Ordered: That the City Council authorizes the acceptance and expenditure of the total grant funds in the amount of \$194,150.00.

FROM: MASS DEVELOPMENT FINANCE AGENCY \$194,150.00

TO: PLANNING AND ECONOMIC DEVELOPMENT

\$194,150.00

30. Ordered: The City of Brockton grants to EVERSOURCE GAS COMPANY OF MASSACHUSETTS, dba EVERSOURCE ENERGY a non-exclusive right and easement (hereinafter the “Easement”) over and under City owned land identified as 466 Forrest Avenue, Brockton, MA. The Premises are more particularly described in a Taking by the City of Brockton dated December 30, 1935, filed in the Plymouth County Registry of Deeds (hereinafter the “Registry”) in Book 1700, Page 345. The Premises being shown and described on a certain map or plan entitled “PLAN SHOWING LAND TAKING FROM FLAGG ICE AND COAL COMPANY INC. FOR PARK PURPOSES BROCKTON MASS“ dated December 16, 1935, prepared by A.J. Masefield, City Engineer, filed with the said Registry in Plan Book 5, Page 497, and currently identified in whole as Parcel Number 020-001 on the City of Brockton, Massachusetts Assessor’s Tax Map. And further that the City Council authorizes the Mayor to execute the attached “Easement” and to take other actions necessary to carry out the terms, purposes and conditions of the same.
31. Ordered: that in accordance with Chapter 483 of the Acts of 2004 (“Chapter 483”) which authorized the City to authorize and issue pension obligation bonds, the City Council affirms the \$66,500,000 unfunded accrued actuarial liability of the City of Brockton Retirement System, as such amount has been determined by the of Brockton Retirement Board, the City’s Chief Executive Officer and the City Treasurer.

Councilor’s Recognition

All council business as listed on the agenda have been emailed to the City Council members in their complete form, with exception of oversized material, such as maps, photos, etc. Recommendations are based on reports from committees.