

Notice is hereby given that the regularly scheduled meeting of the City Council was held on Monday evening January 27, 2025 at 7:00PM in the Council Chambers, City Hall, 45 School St., Brockton, MA. The meeting was called to order at 7:00PM with 9 members present. Councilors Minichiello and Derenoncourt absent.

744. Acceptance of the Minutes of the December 9, 2024 City Council Meeting.

Accepted and placed on file.

745. Acceptance of the Minutes of the December 23, 2024 City Council Meeting.

Accepted and placed on file.

APPOINTMENTS:

Councilor Minichiello stepped in.

Councilor Griffin motioned to take items # 3- 8 collectively and suspend the rules and act on them this evening and was properly seconded. The motion carried by a hand vote.

Fire Chief Nardelli spoke briefly on the background of each individual being promoted.

746. Promotion of Fire Captain Brendan R. Weeks to the rank of Deputy Fire Chief in the Brockton Fire Department.

747. Promotion of Fire Lieutenant Jonathan A. Rodrick to the rank of Fire Captain in the Brockton Fire Department.

748. Promotion of Fire Lieutenant Jonathan P. Rodenbush to the rank of Fire Captain in the Brockton Fire Department.

749. Promotion of Fire Fighter Alexandre E. Souto to the rank of Fire Lieutenant in the Brockton Fire Department.

750. Promotion of Fire Fighter Eric B. Westerlund to the rank of Fire Lieutenant in the Brockton Fire Department.

751. Promotion of Fire Fighter Joseph M. Coleman to the rank of Fire Lieutenant in the Brockton Fire Department.

Confirmed by a roll call vote taken by “yeas” and “nays”; ten members present and all voting in the affirmative. Councilor Derenoncourt absent. Councilor Lally motioned to file for reconsideration with the wish that it not prevail and was properly seconded. Reconsideration failed by a hand vote.

Brief recess.

Back in session.

HEARINGS:

Petition of Eddie Awon of 25 Cypress Dr., Brockton, MA 02301, for a Motor Vehicle Repair License Mechanical, located at 515 N. Main Street, Unit 5, Brockton, MA 02301. (POSTPONE FROM CITY COUNCIL MEETING JANUARY 13, 2025)

Eddie Awon appeared in favor of the petition and was there to answer any questions.

No one was in opposition.

281. (HEARINGS CONT.)

Councilor Lally stated that he has spoken with Mr. Awon and had an opportunity to meet with the Building Department, Law Department, and the City Clerk and has put the following added stipulations:

5 cars outside during the day. No cars outside at night.

No outside parking overnight.

Hours of Operation Monday - Saturday 8:00AM – 6:00PM. No Operation on Sundays.

No storage outside and No outside repair.

Additionally, the standard language of requirements from the Fire Department stands. Pending Deputy Chief Weeks sign off. Proper spacing being left for any Fire Apparatus that needs to get into resolving any fire.

Mr. Awon stated he is in favor of all stipulations.

Granted with stipulations by a hand vote. Councilor Derenoncourt absent.

Ordinance: An Ordinance to adopt a new section of the Zoning Ordinance to establish the MBTA Communities Multi-family Overlay District to allow multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A).

President Thompson opens the hearing.

Clerk Cruise read in to record an email sent from Veronica Stephens.

Rob May director of Planning and Economic Development stated him and his department is in favor of this and hopes they vote in the affirmative later this evening.

No one was in opposition.

President Thompson closes hearing.

Ordinance: An Ordinance pursuant to Section 27-5 of the City Ordinances “Zoning Map” to amend said map to designate the listed parcels as the MBTA Communities Overlay District.

President Thompson opens the hearing.

Rob May director of Planning and Economic Development stated him and his department is in favor of this and hopes they vote in the affirmative later this evening.

No one was in opposition.

President Thompson closes hearing.

Ordinance: An Ordinance amending the City’s Zoning Ordinances to regulate and permit accessory dwelling units by right in the R1 district for single-family lots.

President Thompson opens the hearing.

Jairson Barros was in favor of this item and hopes homeowners with larger properties can also do this instead of getting a petition and going to ZBA.

No one was in opposition.

President Thompson closes hearing.

282. (REPORTS CONT.)

REPORTS:

752. Of the Ordinance Committee for its meeting of January 8, 2025.

Accepted and placed on file.

COMMUNICATIONS:

753. From the Fire Chief recommending the promotion of Fire Captain Brendan R. Weeks to the rank of Deputy Fire Chief in the Brockton Fire Department. This promotion is due to the retirement of Deputy Fire Chief Edward R. Williams Jr. Fire Captain Brendan R. Weeks is the number one candidate on the current Human Resources Deputy Fire Chief List.

Accepted and placed on file.

754. From the Mayor promoting Fire Captain Brendan R. Weeks to the rank of Deputy Fire Chief in the Brockton Fire Department. This promotion is due to the retirement of Deputy Fire Chief Edward R. Williams Jr. Fire Captain Brendan R. Weeks is the number one candidate on the current Human Resources Deputy Fire Chief List.

Accepted and placed on file.

755. From the Fire Chief recommending the promotion of Fire Lieutenant Jonathan A. Rodrick to the rank of Fire Captain in the Brockton Fire Department. This promotion is due to the promotion of Fire Captain Brendan R. Weeks to Deputy Fire Chief. Lieutenant Jonathan A. Rodrick is number one candidate on the current Human Resources Fire Captain List.

Accepted and placed on file.

756. From the Mayor promoting Fire Lieutenant Jonathan A. Rodrick to the rank of Fire Captain in the Brockton Fire Department. This promotion is due to the promotion of Fire Captain Brendan R. Weeks to Deputy Fire Chief. Lieutenant Jonathan A. Rodrick is number one candidate on the current Human Resources Fire Captain List.

Accepted and placed on file.

757. From the Fire Chief recommending the promotion of Fire Lieutenant Jonathan P. Rodenbush to the rank of Fire Captain in the Brockton Fire Department. This promotion is due to the unexpected passing of Fire Captain Stephen A. Monteiro. Fire Lieutenant Jonathan P. Rodenbush is the number two candidate on the current Human Resources Fire Captain List.

Accepted and placed on file.

758. From the Mayor promoting Fire Lieutenant Jonathan P. Rodenbush to the rank of Fire Captain in the Brockton Fire Department. This promotion is due to the unexpected passing of Fire Captain Stephen A. Monteiro. Fire Lieutenant Jonathan P. Rodenbush is the number two candidate on the current Human Resources Fire Captain List.

Accepted and placed on file.

759. From the Fire Chief recommending the promotion of Fire Fighter Alexandre E. Souto to the rank of Fire Lieutenant in the Brockton Fire Department. This promotion is due to the promotion of Lieutenant Jonathan A. Rodrick to Fire Captain. Firefighter Alexander E. Souto is the number one candidate on the current Human Resources Fire Lieutenant List.

283. (COMMUNICATIONS CONT.)

Accepted and placed on file.

760.From the Mayor promoting Fire Fighter Alexandre E. Souto to the rank of Fire Lieutenant in the Brockton Fire Department. This promotion is due to the promotion of Lieutenant Jonathan A. Rodrick to Fire Captain. Firefighter Alexander E. Souto is the number one candidate on the current Human Resources Fire Lieutenant List.

Accepted and placed on file.

761.From the Fire Chief recommending the promotion of Fire Fighter Eric B. Westerlund to the rank of Fire Lieutenant in the Brockton Fire Department. This promotion is due to the retirement of Lieutenant James W. DuBeau. Firefighter Eric B. Westerlund is the number two candidate on the current Human Resources Fire Lieutenant List.

Accepted and placed on file.

762.From the Mayor promoting Fire Fighter Eric B. Westerlund to the rank of Fire Lieutenant in the Brockton Fire Department. This promotion is due to the retirement of Lieutenant James W. DuBeau. Firefighter Eric B. Westerlund is the number two candidate on the current Human Resources Fire Lieutenant List.

Accepted and placed on file.

763.From the Fire Chief recommending the promotion of Fire Fighter Joseph M. Coleman to the rank of Fire Lieutenant in the Brockton Fire Department. This promotion is due to the promotion of Lieutenant Jonathan P. Rodenbush to Fire Captain. Firefighter Joseph M. Coleman is the number three candidate on the current Human Resources Fire Lieutenant List.

Accepted and placed on file.

764.From the Mayor promoting Fire Fighter Joseph M. Coleman to the rank of Fire Lieutenant in the Brockton Fire Department. This promotion is due to the promotion of Lieutenant Jonathan P. Rodenbush to Fire Captain. Firefighter Joseph M. Coleman is the number three candidate on the current Human Resources Fire Lieutenant List.

Accepted and placed on file.

765.From the Fire Chief requesting a transfer of eight hundred thousand dollars and zero cents (\$800,000.00) from Education Incentive and four hundred thousand dollars and zero cents (\$400,000.00) from Shift Differential for a total of one million two hundred thousand dollars and zero cents (\$1,200,000.00) to regular overtime account to maintain all Companies through the remainder of Fiscal Year 2025.

Accepted and placed on file.

766.From the Mayor in accordance with the General Laws of Massachusetts, Chapter 44, recommending that the City Council authorize the transfer of \$1,200,000.00. These funds will be used to maintain staffing levels through the remainder of the fiscal year.

Accepted and placed on file.

284. (COMMUNICATIONS CONT.)

767.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 total proposed transfer of \$1,200,000.00, without a detrimental impact on the continuous provision of the existing level of municipal services. These funds will be used to maintain staffing levels through the remainder of the fiscal year.

Accepted and placed on file.

768.From the Mayor in accordance with the General Laws of Massachusetts, Chapter 44, recommending that the City Council authorize the transfer of \$30,000.00. This transfer will fund the funeral and burial expenses for Capt. Stephen Monteiro and Fire Fighter Jeffrey Albanese.

Accepted and placed on file.

769.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 total proposed transfer of \$30,000.00, without a detrimental impact on the continuous provision of the existing level of municipal services. This transfer will fund the funeral and burial expenses for Capt. Stephen Monteiro and Fire Fighter Jeffrey Albanese.

Accepted and placed on file.

770.From the Mayor in accordance with the General Laws of Massachusetts, Chapter 44, recommending an Intermunicipal Agreement between the City of Brockton and the Town of Easton for the treatment of wastewater. This Intermunicipal Agreement will allow the Town of Easton to use the City's wastewater treatment facilities and will in turn bring in an initial \$900,000 in revenue to the City, with annual payments based on volume.

Accepted and placed on file.

771.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 approval of the Intermunicipal Agreement between the City of Brockton and the Town of Easton for the treatment of wastewater, without a detrimental impact on the continuous provision of the existing level of municipal services. This Intermunicipal Agreement will allow the Town of Easton to use the City's wastewater treatment facilities and will in turn bring in an initial \$900,000 in revenue to the City, with annual payments based on volume.

Accepted and placed on file.

772.From the Mayor in accordance with the General Laws of Massachusetts, Chapter 44, recommending that the City Council authorize the transfer of \$6,000,000. These funds will support the Brockton Public Schools transportation costs for the remainder of the fiscal year.

Accepted and placed on file.

285. (COMMUNICATIONS CONT.)

773. 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 total proposed transfer of \$6,000,000, without a detrimental impact on the continuous provision of the existing level of municipal services. These funds will support the Brockton Public Schools transportation costs for the remainder of the fiscal year.

Accepted and placed on file.

774. From the Mayor in accordance with the General Laws of Massachusetts, Chapter 44, recommending the approval of the Brockton Public Schools entering into a Memorandum of Understanding with the Massachusetts Department of Elementary and Secondary Education. This agreement will allow the City to receive up to \$32,000 from the Commonwealth through the Every Student Succeeds Act.

Accepted and placed on file.

775. 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 approval of the Brockton Public Schools entering into a Memorandum of Understanding with the Massachusetts Department of Elementary and Secondary Education, without a detrimental impact on the continuous provision of the existing level of municipal services. This agreement will allow the City to receive up to \$32,000 from the Commonwealth through the Every Student Succeeds Act.

Accepted and placed on file.

UNFINISHED BUSINESS:

614. Ordinance: An Ordinance to adopt a new section of the Zoning Ordinance to establish the MBTA Communities Multi-family Overlay District to allow multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). (FAVORABLE AS AMENDED) (PASSED TO A THIRD READING AS AMENDED)

Ordained as amended by a roll call vote taken by “yeas” and “nays”; ten members present and all voting in the affirmative. Councilor Derenoncourt absent.

609. Ordinance: An Ordinance pursuant to Section 27-5 of the City Ordinances “Zoning Map” to amend said map to designate the listed parcels as the MBTA Communities Overlay District. (FAVORABLE) (PASSED TO A THIRD READING)

Ordained by a roll call vote taken by “yeas” and “nays”; ten members present and all voting in the affirmative. Councilor Derenoncourt absent.

630. Ordinance: An Ordinance amending the City’s Zoning Ordinances to regulate and permit accessory dwelling units by right in the R1 district for single-family lots. (FAVORABLE) (PASSED TO A THIRD READING)

Councilor Farwell motioned to amend and was properly seconded. The motion carried by a hand vote. Ordained as amended by a roll call vote taken by “yeas” and “nays”; ten members present and eight voting in the affirmative. Councilors Nicastro and Thompson in the negative. Councilor Derenoncourt absent. Councilor Farwell motioned to file for reconsideration with the wish that it not prevail and was properly seconded. Reconsideration failed by a hand vote.

286. (UNFINISHED BUSINESS CONT.)

520.Ordinance: An Ordinance to replace Sec. 12-28 “Towing” in its entirety and to adopt a revised ordinance for Towing operations in the City of Brockton relative to the towing list, qualification, requirements and assignments. (FAVORABLE) (PASSED TO A THIRD READING)

Councilor Asack motioned to postpone to next City Council Meeting and was properly seconded. The motion carried by a hand vote.

521.Ordinance: An Ordinance to replace Chapter 11, Article III “Dealers in Secondhand Precious Metals or Gems” and to adopt a revised ordinance for Dealers in Secondhand Precious Metals or Gems in the City of Brockton relative to regulated property, licenses, inspections, recordkeeping, and regulations. (FAVORABLE AS AMENDED) (PASSED TO A THIRD READING AS AMENDED)

Ordained as amended by a roll call vote taken by “yeas” and “nays”; ten members present and all voting in the affirmative. Councilor Derenoncourt absent.

ORDINANCES:

Councilor Farwell motioned to summarize the reading of the Ordinance and was properly seconded the motion carried by a hand vote.

776.Ordinance: Be it Ordained by the City Council of the City of Brockton as follows:

Section 27-4 – Designation of Zones shall include “R-5” as “Senior Residential Community Zone”.

Be it further ordained to amend Sec. 27-27.6 “R-5 senior residential community” as follows:

Strike section 27-27.6(c) “Definitions” and its entirety.

Strike the language “27-9, 27-25” and “and 27-27” from section 27-27.6(D)(1).

Insert the words “and townhomes” to section 27-27.6(D)(1) following the words “consisting of single-family residences”.

Strike section 27-27.6(D)(1)(e) in its entirety and insert in its place, “The proposed site must contain at least five (5) contiguous acres of land, and no more than thirty (30) acres, with no less than 50 feet of frontage on a public or private right of way or reasonable access by driveway or easement as determined by the Planning Board.”

Strike 27-27.6(D)(1)(f) in its entirety and insert in its place, “A senior residential community, approved under this section, shall be a group of individually owned units sited upon a single tract, in one ownership with definite boundaries ascertainable from a recorded deed or recorded plan.”

Strike 27-27.6(E)(1) and Strike 27-27.6(E)(2) in their entirety.

Strike the third bullet in section 27-27.6(E)(3)(c) containing the language “Configuration reflecting landforms and existing vegetative patterns and handicapped accessibility from at least fifty (50) percent of the abutting dwellings”.

Strike the words “five (5)” and insert in its place “ten (10)” to section 27-27.6(F)(1) and strike the last sentence of the subsection containing the language “the method of distribution of allowable dwelling units per acre shall determine the total number of allowable dwelling units;

287. (ORDINANCES CONT.)

Strike section 27-27.6(F)(2) in its entirety and insert in its place, “Dwellings may be provided as detached single units, or attached in groups of two (2), three (3 Semi-detached structures) or four (4).”

Strike section 27-27.6(F)(3) in its entirety and insert in its place, “*Maximum building height* (including accessory buildings). Two (2) stories, with the primary bedroom and sanitary facilities located on the ground level.

Strike section 27-27.6(F)(4) in its entirety.

Strike section 27-27.6(F)(5)(a) in its entirety

Add “pickleball or” before the words “tennis courts” in Section 27-27.6(F)(5)(b)(1)(C) and insert the words “All amenities including structures must be handicap accessible to 100% of SRC dwellings.” at the end of Section 27-27.6(F)(5)(b)(2).

Add “Generally accepted Residential Universal Design standards compliant” as an additional subsection (d) to in Section 27-27.6(F)(7).

Strike Section 27-27.6(G)(1), Section 27-27.6(G)(3), Section 27-27.6(G)(4), Section 27-27.6(G)(8), Section 27-27.6(G) (10) and Section 27-27.6(G) (11) in their entirety. Further to strike the language “Design standards. All senior residential communities (SRC) shall be applied for, approved and developed in accordance with the rules and regulations of the planning board.” as it appears following Section 27-27.6(G) (11).

Strike “Thirty-Five (35)” in Section 27-27.6(G)(2) and insert in its place “Seventy (70)”.

Add the following subsection to Section 27-27.6(G) “Additional physical requirements” as follows:

Onsite Placement.

- (a) Residential and amenity buildings shall have a minimum set back of thirty (30) feet from the right of way.
- (b) *Residential and amenity buildings shall be set back twenty (20) feet from internal circulation drives.*
- (c) Building shall maintain a minimum separation of thirty (30) feet.
- (d) Residential and amenities shall have a minimum set back of twenty (20) feet from side lot lines, and thirty (30) feet from the rear lot line.

Add the following subsection to Section 27-27.6(G) “Additional physical requirements” as follows:

Internal circulation, driveways and sidewalks within the development shall be designed using the National Association of City Transportation Officials (NACTO) Urban Streets Design Guide’s Yield Street elements in mind. Internal roads shall be a maximum width of 45 feet wide that includes two 6-foot- wide concrete sidewalks, two 6-foot-wide planting strips with shade trees and alternating protected on-street parking/flex space and an 11-foot-wide travel lane. Internal roads that do not intersect with a public way must be terminated with a cul-de-sac with a radius of not less than 30 feet. For the purposes of this development, the internal roads shall remain private ways in perpetuity, Individual units must be accessed by a driveway of not more than 12 feet in width, and a sidewalk of not less than 6 feet in width.

For parcels containing no less than 10 acres in addition to the provisions for Senior Residential housing, additional multifamily residential housing may be developed with the number of dwelling units based on fifteen unit per acre by Special Permit granted by the Planning Board provided the parcel also contains no less than five acres of land dedicated to Senior Residential housing.

288. (ORDINANCES CONT.)

Insert the words “Over 55” to the title of Section 27-27.6(H) before the words “Special requires”, insert the words “internal circulation, amenity space” between the words “Open space” and “and such other facilities” in the first sentence of Section 27-27.6(H), strike the word “may” and insert the word “shall” before the language “be required to conveyed to a corporation or trust”; strike the word “grant” and insert in its place the word “create” before the words “a conservation restriction”; strike the words “to the City of Brockton over such land pursuant to M.G.L. chapter 184, §§ 31 through 33, to ensure that such land is kept in an open or natural state, except as authorized, supra. This restriction shall be enforceable by the city through its conservation commission in any proceeding authorized by M.G.L. chapter 184, section 33.” and insert in its place the words “by deed to ensure that such land is kept in an open or natural state.”

Referred to Ordinance

ORDERS:

777.Ordered: That the following named sum be and the same is hereby transferred as the same was submitted by the Mayor as follows:

Transfer of: \$1,200,000.00

FROM: FIRE – EDUCATION INCENTIVE	\$800,000.00
FIRE – SHIFT DIFFERENTIAL	\$400,000.00
TO: FIRE – OVERTIME	\$1,200,000.00

Referred to Finance

778.Ordered: That the following named sum be and the same is hereby transferred as the same was submitted by the Mayor as follows:

Transfer of: \$30,000.00

FROM: CERTIFIED FREE CASH	\$30,000.00
TO: FIRE – PURCHASE OF SERVICE	\$30,000.00

Referred to Finance

779.Ordered: In accordance with General Laws of Massachusetts, Chapter 44, that the City Council authorizes the Mayor to enter into an Intermunicipal Agreement between the City of Brockton and the Town of Easton for the treatment of wastewater.

Referred to Finance

780.Ordered: That the following named sum be and the same is hereby transferred as the same was submitted by the Mayor as follows:

Transfer of: \$6,000,000

FROM: STABILIZATION FUND	\$6,000,000
TO: NON-NET SCHOOL SPENDING	\$6,000,000

Referred to Finance

289. (ORDERS CONT.)

781.Ordered: In accordance with General Laws of Massachusetts, Chapter 44, that the City Council authorizes the collector, treasurer or other department head, with the approval of the Mayor, to enter into contracts to identify and pursue federal government reimbursements for, or other revenues or available resources that may be generated by, programs or activities being carried out by the municipality, and to provide that payments for services under such contracts may be made from the reimbursements or revenues recovered as a result of the services performed without appropriation of such revenues.

Referred to Finance

RESOLVES:

782.Resolve: To invite the Commissioner of the Department of Public Works and the Chief Financial Officer to provide an update on regional solutions to water supply, including the Aquaria water treatment plant in Dighton, MA.

Referred to Finance

783.Resolve: To invite Ward 2 City Councilor Maria Tavares, as she is also an appointed Special Representative of the International Diplomatic Alliance (“IDA”), a Missouri nonprofit corporation, and any IDA representative she wishes, to appear before the Finance Committee of the Brockton City Council to discuss and present concrete examples of the work of IDA as a non-governmental organization focused on humanitarian activities with a mission to preserve and address worldwide basic needs including healthcare, education, social services, citizen support, food distribution, and combatting homelessness.

Referred to Finance

784.Resolve: Be it resolved by the Brockton City Council to invite Brenda Perez, Chief of Police, or her designee, to appear before the Finance Committee to discuss the Brockton Police Department’s strategy and planning for enforcement and implementation of the Ordinance Prohibiting Camping on Public Property and the Ordinance Prohibiting Loitering in Public Places.

Referred to Finance

LATE FILES

Councilor Lally motioned to accept a late file and was properly seconded. The motion carried by a hand vote.

785.Ordered: That the Mayor and/or Treasurer/Collector be authorized to execute any and all documents necessary to convey the property consisting of 4,391 square feet, located and known as Plot 3 Astle Street, Parcel ID: 164-334 to John S. Duquette, Jr. and Kelli-Ann Burwell, 12 Astle Street, Brockton, MA 02301 for the purchase price of Two Thousand Five Hundred Dollars (\$2,500.00). 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.

290. (LATE FILES CONT.)

Referred to Real Estate

Councilor Tavares motioned to accept a late file and was properly seconded. The motion carried by a hand vote.

786.Ordered: That the Mayor and/or Treasurer/Collector be authorized to execute any and all documents necessary to convey the property consisting of 3,400 square feet, located and known as Plot 27-1 Huntington Street, Parcel ID: 095-061 to Marie Marthe Tellus and Marie Andree Tellus, 43 Huntington Street, Brockton, MA 02301 for the purchase price of One Thousand Eight Hundred Dollars (\$1,800.00). 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.

Referred to Real Estate

Councilor's Recognition

Councilor Asack had a couple of announcements first there is an Ordinance meeting Monday February 3, 2025 at 5:30PM. Second is a PSA DW Field Park is closed due to wild life issues with potential outbreak of Avian Flu and are asking the public to please not touch any birds and to call animal control if they see any sick birds. More information on the MA.Gov website.

Councilor Lally announce Accounts Committee will be meeting on Wednesday at 6PM in Council Chambers.

Executive Session: To meet and confer to review open meeting law complaints received January 16, 2025 and January 19, 2025 in accordance with M.G.L. c. 30A, §21(a)(1).

President Thompson stated Under MGL Chapter 30A, Section 21(a)(1), the City Council may move to Executive Session. The purpose and subject of the executive session is with respect to open meeting law complaints received.

Will the Clerk call the roll to enter into Executive Session?

Councilor Nicastro motioned to move this matter into Executive Session and was properly seconded. The motion carried by a roll call vote taken by "yeas" and "nays" and all voting in the affirmative. Councilor Derenoncourt absent.

President Thompson stated at the end of Executive Session, the City Council will not be returning to open session and there will be no further business.

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.