

In City Council October 27, 2025

Notice is hereby given that the regularly scheduled meeting of the City Council will be held on Monday evening October 27, 2025 at 7:00PM in the Council Chambers, City Hall, 45 School St., Brockton, MA. The meeting was called to order at 7:03PM with all eight members present. Councilors Derenoncourt, Minichiello and Tavares absent.

President Thompson stated that Vanilda Filomena Silva Correia in charge of Health and Human Services in the Cape Verdean City of Sao Filipe. She's here in Brockton interning at the Brockton Family and Community Resource center. They welcome her and thank her for joining this evening. She is accompanied by Carlina Evora who is the coordinator of rapid rehousing program at the Brockton family and community resource center. Thanks, her for being here as well.

**PUBLIC HEARING:**

1. Ordinance: An Ordinance Amending the Zoning Map for Parcels 133-002, 133-003, and 175-160 from R-1 current to R-5 Zone.

President Thompson opened the Hearing.

No one signed up to speak.

President Thompson closed the hearing.

**APPOINTMENTS:**

2. Appointment of Francis J. Czarnowski III of 128 Newbury St., Brockton, MA 02301 as a Special Police Officer.

Referred to Finance

**HEARINGS:**

3. Petition of SJM Sons Realty LLC D/B/A Maaco Brockton, of 1 Emerson Pl #8E, Boston, MA 02114 for a Garage License Transfer located at 84 Westgate Drive, Brockton, MA 02301. (POSTPONED FROM CITY COUNCIL MEETING OCTOBER 14, 2025)

President Thompson opened the Hearing.

Hassan Schwab & Rai Mohsin Abbas owner of Maaco appeared in favor of the petition and was there to answer any questions.

Councilor Asack: this transfer has been going on since last year and hasn't received any complaints regarding this business and is in support of them.

No one was in opposition.

President Thompson closed the hearing.

Granted by a hand vote. Councilors Derenoncourt, Minichiello and Tavares absent.

4. Petition of Verizon New England, Inc. to place one (1) four (4) inch conduit beginning at existing utility Pole 7-1, located on the sidewalk of the South side of West Elm Street, running in a Southerly direction along the sidewalk of Warren Avenue to existing utility Pole 81 on the West side of Warren Avenue, and running from Pole 81 on the West side of Warren Avenue to proposed manhole 240 located on the East side of Warren Avenue, a total distance of five hundred fifty (550) feet.

President Thompson opened the Hearing.

John Moore representing Verizon appeared in favor of the petition and was there to answer any questions.

No one was in opposition.

President Thompson closed the hearing.

Granted by a hand vote. Councilors Derenoncourt, Minichiello and Tavares absent.

5. 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.

President Thompson opened the Hearing.

Councilor Nicastro motioned to postpone to November 10<sup>th</sup> City Council Meeting and was properly seconded. The motion carried by a hand vote. Councilors Derenoncourt, Minichiello and Tavares absent.

6. 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.

President Thompson opened the Hearing.

Councilor Nicastro motioned to postpone to November 10<sup>th</sup> City Council Meeting and was properly seconded. The motion carried by a hand vote. Councilors Derenoncourt, Minichiello and Tavares absent.

7. Petition of 73 Perkins Avenue, LLC (George Brewster) of 8 Pinegrove Road, Hingham, MA 02043 for a Garage License located at 73 Perkins Avenue, Brockton, MA 02301.

President Thompson opened the Hearing.

Paul Prusk representing George Brewster appeared in favor of the petition and was there to answer any questions.

Councilor Nicastro: this property is in Ward 4 and at this time Brewster Ambulance or the parent company, they're taking steps to obtain a garage license. They do own the property and they will probably be renting it out in the future and they'll see some other applications as a result of the rental. She does support this garage license. This property has been used as a garage in the past

No one was in opposition.

President Thompson closed the hearing.

Granted by a hand vote. Councilors Derenoncourt, Minichiello and Tavares absent.

8. Petition of Timeless Antiques of 420 Main St., Norwell, MA 02061 for a Precious Metals & Gems License located at 1208 Belmont St., Brockton, MA 02301.

President Thompson opened the Hearing.

Councilor Griffin motioned to postpone and was properly seconded. The motion carried by a hand vote. Councilors Derenoncourt, Minichiello and Tavares absent.

9. Petition of Timeless Antiques of 420 Main St., Norwell, MA 02061 for a Second-Hand Articles License located at 1208 Belmont St., Brockton, MA 02301.

President Thompson opened the Hearing.

Councilor Griffin motioned to postpone and was properly seconded. The motion carried by a hand vote. Councilors Derenoncourt, Minichiello and Tavares absent.

**PETITIONS:**

- 10.** Petition of Change of Ownership/Control from Sunny Aroustamian to TZIKA, INC. for estate and tax planning purposes. The sole shareholder of TZIKA, INC. is the Sunny Aroustamian Revocable Trust and the sole beneficiary of this trust is Sunny Aroustamian. Therefore, there will be no change of actual ownership or control. This application was approved by the License Commission on October 16, 2025 and the Cannabis Control Commission on October 9, 2025.

President Thompson question comes on granting.

Councilor Nicastro on the motion would like to know where is the property or the business that this petition of change refers to.

President Thompson; we're going to take a brief recess as we research that question.

Back in session.

President Thompson: Mr. Clerk, do we have an answer on the floor?

City Clerk Mr. Cruise: Yes. The original is Green World LLC at 897 North Montello Street, Brockton.

Granted by a roll call vote taken by “yeas” and “nays”; eight members present and all voting in the affirmative. Councilors Derenoncourt, Minichiello and Tavares absent.

**REPORTS:**

- 11.** Of the Planning Board for its meeting of May 6, 2025.

Accepted and placed on file.

- 12.** Of the Planning Board for its meeting of October 7, 2025.

Accepted and placed on file.

- 13.** Of the License Commission for its meeting of October 16, 2025.

Accepted and placed on file.

- 14.** Of the Finance Committee for its meeting of October 20, 2025.

Accepted and placed on file.

**COMMUNICATIONS:**

- 15.** From the Mayor advising that effective October 6, 2025, John Fay has been appointed as Interim Director of Planning and Economic Development for the City of Brockton, pursuant to Massachusetts General Laws Chapter 41, Section 61A.

Accepted and placed on file.

- 16.** From the Police Chief requesting the appointment of retired officer Francis J. Czarnowski III of 128 Newbury St., Brockton, MA 02301 as a Special Police Officer.

Accepted and placed on file.

17. From the Mayor appointing Francis J. Czarnowski III of 128 Newbury St., Brockton, MA 02301 as a Special Police Officer.

Accepted and placed on file.

18. From the Police Chief requesting to expend grant monies related to the FY26 Municipal Public safety Staffing Grant award of \$352,620.00 from the Executive Office of Public Safety and Security's Office of Grants and Research.

Accepted and placed on file.

19. 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 \$352,620.00 from the Executive Office of Public Safety and Security to the Brockton Police Department. These funds will be used to reimburse overtime wages for patrol shift minimum staffing, shift overruns, detective investigations and other staffing costs. There is no match required for this grant.

Accepted and placed on file.

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 acceptance and expenditure of the grant award in the amount of \$352,620.00 from the Executive Office of Public Safety and Security to the Brockton Police Department, without detrimental impact on the continuous provision of the existing level of municipal services. These funds will be used to reimburse overtime wages for patrol shift minimum staffing, shift overruns, detective investigations and other staffing costs. There is no match required for this grant.

Accepted and placed on file.

**UNFINISHED BUSINESS:**

21. Ordered: That the City of Brockton appropriates the amount of Four Hundred Seventy Thousand Dollars (\$470,000) for the purpose of purchasing equipment used to maintain D.W. Field Golf Course. To meet this appropriation the City Treasurer, with the approval of the Mayor, is authorized to borrow said amount under G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

Further Ordered: That the City Treasurer is authorized to file an application with The Commonwealth of Massachusetts' Municipal Finance Oversight Board to qualify under G.L. c. 44A any and all bonds or notes of the City authorized by this order, and to provide such information and execute such documents as the Municipal Finance Oversight Board of The Commonwealth of Massachusetts may require. (FAVORABLE)  
(PASSED TO A THIRD READING BY A HAND VOTE)

Adopted by a roll call vote taken by "yeas" and "nays"; eight members present and all voting in the affirmative. Councilors Derenoncourt, Minichiello and Tavares absent.

22. Ordinance: Be it Ordained by the City Council of the City of Brockton to adopt an Amendment to the Fair Grounds Overlay District as follows:

Strike the following language in Section 5(a) "Parking (Residential)":

Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking provided; however, on-site surface parking shall not provide more than thirty percent (30%) of the required parking per project.

(FAVORABLE) (PASSED TO A THIRD READING BY A HAND VOTE)

Ordained by a roll call vote taken by “yeas” and “nays”; eight members present and all voting in the affirmative. Councilors Derenoncourt, Minichiello and Tavares absent.

- 23.** Ordinance: An Ordinance to reestablish the R-5 Senior Residential Community Zone to Section 27-4 Designation of Zones of the Brockton City Ordinances and to amend Sec. 27-27.6 “R-5 senior residential community.” (FAVORABLE AS AMENDED) (PASSED TO A THIRD READING AS AMENDED BY A HAND VOTE)

Ordained as amended by a roll call vote taken by “yeas” and “nays”; eight members present and all voting in the affirmative. Councilors Derenoncourt, Minichiello and Tavares absent.

- 24.** Appointment of Juan Pablo Gonzalez of 770 East Ashland Street, Apartment 1305, Brockton, MA 02302, to the role of Auditor for the City of Brockton for a three-year term. (FAVORABLE)

Confirmed by a roll call vote taken by “yeas” and “nays”; eight members present and all voting in the affirmative. Councilors Derenoncourt, Minichiello and Tavares absent.

- 25.** Reappointment of Oluwatoyin Adewumi of 123 Country Club Ln., Brockton, MA 02301 to the Brockton Commission on Women’s Issues for a three-year term, ending in September 2028. (FAVORABLE)

Confirmed by a roll call vote taken by “yeas” and “nays”; eight members present and all voting in the affirmative. Councilors Derenoncourt, Minichiello and Tavares absent.

- 26.** Ordered: That the City Council authorizes the acceptance and expenditure of the total grant funds in the amount of \$326,707.89.

FROM: EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY \$326,707.89

TO: BROCKTON POLICE DEPARTMENT \$326,707.89  
(FAVORABLE)

Adopted by a roll call vote taken by “yeas” and “nays”; eight members present and all voting in the affirmative. Councilors Derenoncourt, Minichiello and Tavares absent.

- 27.** Ordered: That the City, pursuant to M.G.L. Ch. 44, § 53A and 53A½, hereby accepts the following donation of \$3,000.00

From: EASTERN BANK

To: BROCKTON POLICE DEPARTMENT (FAVORABLE)

Adopted by a roll call vote taken by “yeas” and “nays”; eight members present and all voting in the affirmative. Councilors Derenoncourt, Minichiello and Tavares absent.

- 28.** Ordered: That the City Council authorizes the acceptance and expenditure of the total grant funds in the amount of \$859,400.00.

FROM: OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS \$859,400.00

TO: PARKS AND RECREATION DEPARTMENT \$859,400.00  
(FAVORABLE)

Adopted by a roll call vote taken by “yeas” and “nays”; eight members present and all voting in the affirmative. Councilors Derenoncourt, Minichiello and Tavares absent.

**29.** Ordered: In accordance with the General Laws of Massachusetts, Chapter 44, recommending that the City Council approve the expenditure of \$2,684.51.

FROM: COUNCIL ON AGING – PURCHASE OF SERVICE	\$2,684.51
TO: DEPARTMENT OF PUBLIC WORKS - WATER (FAVORABLE)	\$2,684.51

Adopted by a roll call vote taken by “yeas” and “nays”; eight members present and all voting in the affirmative. Councilors Derenoncourt, Minichiello and Tavares absent.

**30.** Resolve: Be it resolved by the Brockton City Council to invite Troy Clarkson, Chief Financial Officer, Mayor Robert Sullivan, and Juan Gonzalez, Interim City Auditor, to appear before the Finance Committee to discuss and provide an update on the current status of the FY26 budget and close out of the FY25 budget. (FAVORABLE)

Adopted by a hand vote. Councilors Derenoncourt, Minichiello and Tavares absent.

**31.** Resolve: Be it resolved by the Brockton City Council to invite Thomas Thibeault, Executive Director, Thomas Plouffe, Esq., Assistant Executive Director and General Counsel, and Bruna Campbell, Compliance Officer, of the Brockton Housing Authority, to appear before the Finance Committee to discuss and provide an update on the 2024 Brockton Housing Authority Annual Report and to further discuss long terms plans and initiatives of the Brockton Housing Authority. (FAVORABLE)

Adopted by a hand vote. Councilors Derenoncourt, Minichiello and Tavares absent.

**ORDERS:**

**32.** Ordered: That the City Council authorizes the acceptance and expenditure of the total grant funds in the amount of \$352,620.00.

FROM: EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY	\$352,620.00
TO: BROCKTON POLICE DEPARTMENT	\$352,620.00

Referred to Finance

Councilor Farwell waived the reading for item #33 and was properly seconded. The motion carried by a hand vote. Councilors Derenoncourt, Minichiello and Tavares absent.

Legislative Counsel Attorney Resnick summarized item #33.

**33.** Ordered: WHEREAS, the Lovett Brook area is considered to be a decadent rea because of the diversity of ownership, irregular lot sizes or obsolete street patterns; and also for excessive land coverage;  
WHEREAS, the City with the Department of Planning and Economic Development and the Brockton Redevelopment Authority prepared the Lovett Brook Urban Renewal Plan to support goals and to take necessary action to implement the plan;  
WHEREAS, the Brockton Planning Board will consider determined that the Lovett Brook Urban Renewal Plan is based on a local survey and is consistent with the Brockton Compressive Plan, A Blueprint for Brockton, and approved said plan at its August 5, 2025 meeting;  
WHEREAS, the Brockton Redevelopment Authority will meet to consider approval of the Lovett Brook Urban Renewal Plan as an Urban Renewal Plan

prepared in accordance with MGL ch. 121B and 760 CMR 12.00, as amended from time to time.

NOW THERE, be it ordered as follows:

1. The City Council finds that there is a clear need for an Urban Renewal Plan in order to achieve the approved objective on the Brockton Comprehensive Plan, A Blueprint for Brockton.
2. That the Lovett Brook Urban Renewal Plan, as described in Exhibit A attached hereto, prepared by Innes Land Strategies Group, Tighe & Bond, and RKG Associates, dated October 6, 2025, is an Urban Renewal Plan prepared in accordance with MGL ch. 121B and 760 CMR 12.00.
3. That the City Council approves the boundaries of the Lovett Brook Urban Renewal Plan as depicted in Exhibit A.
4. That the area contained in the Lovett Brook Urban Revitalization District project boundaries is a blighted open area as designed by MGL ch. 121B and as described in the Findings and Declaration of the Brockton Redevelopment Authority approved on October 23, 2025 and is in need of revitalization and redevelopment.
5. That the City Council approves the Lovett Brook Urban Renewal Plan, as described in Exhibit A attached hereto, prepared by Innes Land Strategies Group, Tighe & Bond, and RKG Associates, dated October 6, 2025.
6. That the City Council requests the Mayor to submit the Urban Revitalization Plan together with such other materials as required, the Department of Housing and Community Development for final approval.
7. That the City Council requests the Mayor to submit an Environmental Notification Form to the Massachusetts Environmental Policy Act (MEPA) Office for a MEPA Certificate.
8. That upon final approval of the urban renewal plan, and during its duration, requests that the Brockton Redevelopment Authority report annually on the status of implementation of the urban renewal plan.
9. That the City Council authorizes the Mayor to approve minor, non-substantive language changes to the Urban Revitalization Plan if such changes are recommended by the Department of Housing and Community Development or MEPA office.
10. That this order shall take effect upon the final approval of the Urban Revitalization Plan by the Department of Housing and Community Development.

Referred to Finance

**RESOLVE:**

34. Resolve: Be it resolved by the Brockton City Council to invite Iolando Spinola and his team with Walk Massachusetts to appear before the Finance Committee to discuss the Brockton Walk Audit Series and to provide an update on the findings and recommended actions for supporting safer, more walkable, and equitable streets in the City of Brockton.

Referred to Finance

### **Councilor's Recognition**

Councilor Lally: wanted to take a moment to thank all city departments and his colleagues that came for helping make the 4th annual trick-or-treat at Station 7 was such a big success. They had about 400 children show up, get candy from various city departments. Their parents had the opportunity to see and learn a lot about what the city's got going on. So big success and he appreciates everyone's support, participation.

Councilor Farwell: He is not the chairman. Council Minichello is chairman of the real estate committee, but there is a meeting this Wednesday at 6:00 p.m. And one of the agenda items happens to be disposition of 7 Commercial Street, which is the current location of the police station, which of course will become obsolete. So, he would ask all of his colleagues to please pay particular attention to this issue because under general laws chapter 30b section 16 they as the governmental authority and body declaring this surplus they have to establish a value and they have to establish parameters about what they would like done with that property. If they simply refer that along from real estate and refer it along from the council, they have lost all control over what might be located on that piece of property. He would say that is one of the premier pieces of property that remains in the center of the city. He asked for information to be provided by Wednesday evening. If it isn't provided, then he would certainly make a motion to continue that matter. He does sit on the real estate committee, but he implores all of them to watch this particular item carefully. The city has already claimed that it's worth at least \$3 million. He doesn't know. He hasn't seen any appraisal, but every once in a while, there's an agenda item that comes up that really begs for the attention of all of the councilors, and in my opinion, this is one of them.

Councilor Nicastro: wants to congratulate all of the members of the Davis School PTA and all of the people who participated in their haunted happenings trunk or treat this last Saturday afternoon from 4 until 6:00. It was a terrific event. Well organized, well-staffed. Several city departments participated. It was just a really good time.

Councilor Rodrigues: just a reminder about the meeting next week.

Councilor Thompson: due to the upcoming election, they will not be holding a finance committee meeting on November 3rd. Want to wish all his colleagues who are involved in an upcoming campaign. Good luck on your race.

Meeting adjourned: 7:31PM

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.