City of Central Falls
City Council Meeting
580 Broad Street
Central Falls, RI 02863
Monday, September 14, 2026
6:00 p.m.

Minutes

Posted 09/10/2026
Time: 5:00 PM

I. Roll Call
City Council President Pro Temp Alberto Rivas opened the meeting at 6:06PM. City Clerk Alberto DeBurgo conducted Roll call, present were Councilperson Tatiana Baena, Kevin Kazarian, Rafael Peguero, Laurilim Rosado-Martinez, and Council President Pro Temp. Absent from the meeting were Councilperson Anthony Solano and Council President Robert Ferri.

II. Pledge of Allegiance
Council President Rivas led the Council in the Pledge of Allegiance.

III. Public Comment
None

IV. Approval of Record
a. Meeting minutes of July 13, 2026, City Council Meeting
The Council may vote on these items

Under discussion, Councilperson Baena requested an amendment to Item 6C of July 13, 2026 minutes. A motion to approve the minutes as amended was made by Councilperson Kazarian and seconded by Councilperson Peguero. The motion passed unanimously, 5–0.

V. Executive Communications
a. Consideration of appointment by Mayor Maria Rivera of Olivia Demanche of N. Providence, to the Juvenile Hearing Board with a term set to expire September 1, 2029
The Council may vote on this item

Lorrain Quintero, Chief of Staff to Mayor Maria Rivera, addressed the Council and introduced Ms. Olivia Demanche, providing background information regarding her qualifications. Ms. Demanche then addressed the Council and responded to questions from the members. A motion to approve Ms. Demanche's appointment to the Juvenile Hearing Board was made by Councilperson Baena and seconded by Councilperson Peguero. The motion passed unanimously, 5–0.

VI. Approval of Records
a. Department Financial Reports-July-August 2026
i. City Clerk
ii. Fire Department
iii. Police Department
iv. Department of Code Enforcement and Code (April, May & June 2026 also included)

Received

VII. New Business

a. CDBG PRESENTATION

i. Presentation by the Planning Director Jim Vandermillen regarding the Community Development Block Grant (CDBG) Program.

Planning Director Jim Vandermillen addressed the Council and provided an overview of the Community Development Block Grant (CDBG) program, explaining its purpose, objectives, and intended use of funding. He discussed how the program supports community development initiatives and helps address local needs through eligible projects and activities. Director Vandermillen also provided context regarding the types of projects and services that could receive funding, emphasizing the program's role in supporting community improvements and enhancing the quality of life for residents.

b. City Council sitting as Board of License Commissioners

i. Hearing and/or consideration and possible action regarding the following license and license holders Jesus Santos & Fernando Santos representing JFR &Son, LLC, D/B/A La Milonga Bar, 674 Dexter Streerty, Central Falls, RI 02863 holding a Class BV License.

The Council may vote on this item

City Solicitor Matthew Jerzyk addressed the Council and provided background regarding the incident at L Milonga Bar and Grill, during which two patrons were stabbed. Detective Aida Allen approached the podium and provided additional details regarding the events that occurred on the night of the violations. Councilperson Baena asked questions concerning the incident and the circumstances surrounding the violations.

Solicitor Jerzyk informed the Council that an agreement had been reached between the City and the establishment's legal counsel. Under the agreement, L Milonga Bar and Grill would be required to close for three days, with the closure scheduled to take place over a weekend. Additionally, the establishment would be placed on probation for a period of six months.

A motion to approve the proposal presented by Solicitor Jerzyk was made by Councilperson Peguero and seconded by Councilperson Kazarian. Council President Pro Tempore Rivas Lugo called for a roll-call vote. Councilperson Baena voted yes, Councilperson Kazarian voted yes, Councilperson Peguero voted yes, Councilperson Rosado Martinez voted yes, and Council President Pro Tempore Rivas Lugo voted yes. The motion passed unanimously, 5–0.

a. City Council sitting as Board of License Commissioners
Hearing and Consideration of Petition of License

License Type		Business Name
Peddler *New*		Yessenia Rodriguez D/B/A One Fly Stop 50 Moorland Ave Cranston RI, 02905 Applicant: Yessenia Rodriguez
Due to the owner's absence and inability to address the Council's questions, a motion to table the license was made by Councilperson Baena and seconded by Councilperson Rosado Martinez. The motion passed unanimously, 5–0.		
Class A Restaurant *New*		Roca Group, LLC D/B/A La Receta Colombiana 913 Dexter Street Central Falls, RI 02863 Applicant: Laura Frias Sanchez
Ms. Laura Frias Sanchez addressed the Council, presented her business model, and responded to		

questions from Councilpersons Baena, Peguero, and Rosado Martinez. A motion to approve her license was made by Councilperson Rosado Martinez and seconded by Councilperson Kazarian. The motion passed unanimously, 5–0.		
Class C Variety *New*		Evelyn Y Quiroa Alonzo D/B/A Chapines Supermarket Inc. 635 Dexter Street Central Falls, RI 02863 Applicant Evelyn Y Quiroa Alonzon
Mr. and Ms. Alonzo addressed the Council and presented their business plan. Council members Rivas-Lugo, Baena, and Peguero asked questions regarding their experience and plans for establishing a successful business. A motion to approve was made by Councilperson Rosado-Martinez and seconded by Councilperson Baena. The motion passed unanimously, 5–0.		

The Council may vote on this item

b. Hearing and/or Consideration of Tax Abatement Submitted by the Tax Assessor

i. Abatements for September 14, 2026, Council Meeting - From the Assessor

Taxpayer Name	Tax Year	Prop type & info-Real/PP/Tang/MV	Reason/Description	Original Bal. before abatement	Abatement Amount	Principal Bal. after abatement
Fall River Pawn Brokers	2026	Tang: 400 Dexter st.	Sold to Pledge Financial RI in 2023 but no return was filed informing the assessor's office of the transfer.	$315.42	$315.42	$0.00
City of Central Falls	2026	Real: 767-771 Lonsdale ave.	Became city owned after 12/31 so retained taxable code but should have been exempted upon purchase by the city on 01/29/26.	$4169.80	$4169.80	$0.00
Pledge Financial RI						
			Total	**$4485.22**	**$4485.22**	**$0.00**

The Council may vote on this item

Dr. Daniel Ducharme, Ph.D., Tax Assessor for the City of Central Falls, presented his recommendations regarding tax abatements to the Council and answered questions from Council members. A motion to approve the recommended abatements was made by Councilperson Baena and seconded by Councilperson Peguero. The motion passed unanimously, 5–0.

ii. Additions for September 14, 2026, Council Meeting - From the Assessor

Taxpayer Name	Tax Year	Prop type & info-Real/PP/Tang/MV	Reason/Description	Addition Amount
Pledge Financial RI	2026	Tang: 400 Dexter st.	Purchased business in October 2023 and never filed form of list as required.	315.42
			Total	**$315.42**

The Council may vote on this item

A motion to approve was made by Councilperson Baena and seconded by Councilperson Peguero. The motion passed unanimously, 5–0.

Schedule of Bills-Hearing and/or consideration

a) An Ordinance Amending the Official Zoning Map to Rezone Certain Property Located at 162 Washington Street from R2 to C1. SUB A (Councilperson Rivas Lugo by request)-Second Reading
The Council may vote on this item

Council President Pro Tempore Alberto Rivas-Lugo opened the public hearing. As no members of the public had signed up to speak, the public hearing was subsequently closed.

Under discussion, City Solicitor Jerzyk addressed the Council and provided background and context regarding the ordinance, including his legal opinion on the matter. A motion to approve the ordinance was made by Councilperson Peguero and seconded by Councilperson Rosado-Martinez.

Council President Pro Tempore Rivas-Lugo called for a roll-call vote. Councilperson Baena voted yes, Councilperson Kazarian voted yes, Councilperson Peguero voted yes, Councilperson Rosado-Martinez voted yes, and Council President Pro Tempore Rivas-Lugo voted yes. The motion passed unanimously, 5–0.

VIII. Hearing and/or Consideration of Claim

i. Bernice Hernandez
Central Falls, RI 02863
Alleged damage to passenger side due to collision with police vehicle
Estimated amount $6,005.67

The Council may vote on this item

Council President Pro Tempore Rivas-Lugo requested a motion to move Item VIII to the top of the agenda. A motion to move the item was made by Councilperson Kazarian and seconded by Councilperson Rosado-Martinez.

Under discussion, the Council determined that the damage exceeded the City's insurance deductible. Based on the City Solicitor's recommendation, a motion to refer the matter to the Trust was made by Councilperson Baena and seconded by Councilperson Peguero. The motion passed unanimously, 5–0.

IX. Adjournment

A motion to adjourn was made by Councilperson Peguero and seconded by Councilperson Rosado-Martinez. The meeting adjourned at 7:01 p.m.

Pursuant to Rhode Island General Laws § 42-46-4, the City Council reserves the right to convene in executive session on any of the aforementioned items for one or more of the purposes listed in Rhode Island General Laws § 42-46-5(1)-(10)

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