



**AGENDA PACKET**

**REGULAR MEETING OF THE CITY COUNCIL  
TUESDAY, OCTOBER 10, 2023 7:00 PM**

**EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR  
EVERETT, MA 02149**

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## AGENDA

### REGULAR MEETING OF THE CITY COUNCIL TUESDAY, OCTOBER 10, 2023 7:00 PM

EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR  
EVERETT, MA 02149

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#### ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### PUBLIC PARTICIPATION

#### APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Minutes of the Regular City Council Meeting of 09/11/23

#### COMMUNICATIONS FROM HIS HONOR THE MAYOR

**1. C0269-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to accept and expend a grant from the Commonwealth of Massachusetts Executive Office of Public Safety and Security-State 911 Department in the amount of \$206,970, to provide enhanced 911 services.

**2. C0270-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to accept the donations of promotional services for Fiesta del Rio from Rumba 97.7, valued at \$10,000.00 and from El Mundo, valued at \$5,000.00

**3. C0271-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to accept and expend donations totaling \$4,625.00 for the 2023 Fiesta del Rio event from:

Corazon Taqueria	\$275.00	Marao's Burgers INC	\$200.00
Rincon Macorisano	\$200.00	Ruano Drywall INC	\$100.00
Reys Market	\$100.00	James Grossman, Jr (RISE)	\$1,000.00
Fuentes Kitchen LLC	\$200.00	ANC	\$100.00
Park-9 Dog Bar LLC	\$350.00	United States Postal Service	\$100.00
The Brahim Group LLC	\$300.00	William Addison	\$100.00

Taqueria & Pupueria LA Cueva LLC	\$200.00	Prieto Design Company	\$100.00
Cuban Food Services Company	\$200.00	National Literacy Campaign	\$150.00
Taqueria Y pupuseria Montecristo Inc	\$225.00	Towland Law LLC	\$200.00
LA Oaxaquena TWO LLC	\$225.00	JC Auto Body LLC	\$100.00
Burritos Pizza & Grill COPR	\$200.00		

**4. C0276-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to accept and expend a grant from the Massachusetts Department of Environmental Protection in the amount of \$9,000 under the Recycling Dividends Program of the Sustainable Materials Recovery Program

**5. C0277-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to accept and expend a grant from the Bureau of Justice Assistance in the amount of \$36,773.87 for the Everett Police Department to purchase body armor.

**6. C0278-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to accept and expend two grants from the Massachusetts Gaming Commission to the Everett Police Department, respectively in the amounts of \$104,100 and \$18,700 for the purpose of offsetting necessary and reasonable costs related to the construction and operation of a gaming establishment, including overtime and security measures.

**7. C0279-23** Ordinance/s/ Councilor Michael K. Marchese, as President

An ordinance amending Section 33 "Commercial Triangle" of the City of Everett Zoning Ordinance

**COMMITTEE REPORTS**

**8. C0256-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to transfer and appropriate the amount of \$1,663,800.00 from the Capital Improvement Stabilization account to fund eleven (11) capital improvement projects and purchases as attached

**9. C0257-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to appropriate by borrowing the amount of \$9,834,000 to fund thirteen (13) capital improvement projects as attached

**UNFINISHED BUSINESS**

**10. C0204-23** Public Hearing/s/ Councilor Michael K. Marchese, as President

A petition from National Grid requesting permission to install 1-4" underground duct beginning from existing Pole # 2548 on Devens Street, at a point approximately 300 feet southwest of the centerline of the intersection of Devens Street and Church Street, and continuing approximately 10 feet +/- in a southeast direction through the sidewalk to customer's property at 16 Devens Street.

**11. C0265-23** Resolution/s/ Councilor Michael K. Marchese

That the city provide an update on the status of the Davis Group in regards to the Exxon Mobil site in South Everett

## NEW BUSINESS

**12. C0272-23** Resolution/s/ Councilor Jimmy Le

That the city replace a couple of street lights on Lynn St near the park (Grover and Estes), at the request of residents in that area

**13. C0273-23** Resolution/s/ Councilor Jimmy Le

That the city implement city wide speed bumps

**14. C0275-23** Resolution/s/ Councilor Wayne A. Matewsky

That the Disability Commission/Traffic Commission send out letters to residents that have applied and have been approved to have handicap parking signs in front of their property, to see if the handicap accomodation that they were granted is still currently needed at this time

**15. C0280-23** Resolution/s/ Councilor Stephanie V. Smith

That the elections department provide additional training to clerks for voter check in prior to the election

**16. C0281-23** Resolution/s/ Councilor Stephanie Martins

That the administration consider reviving the Municipal Scholarship Fund Program as per Section 7- 181 through 190 of the revised ordinances including appointing the board of trustees and that the CFO provide information on whether donations being made through the tax bills have been deposited into the fund and its current balance if any

## ADJOURMENT

[www.cityofeverett.com](http://www.cityofeverett.com)

(All agendas and reports can be obtained on City of Everett Website)

Respectfully submitted:

***Michael J. Mangan***

Legislative Aide  
Everett City Council Office



## MEETING MINUTES

### REGULAR MEETING OF THE CITY COUNCIL MONDAY, SEPTEMBER 11, 2023 7:00 PM

EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR  
EVERETT, MA 02149

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#### ROLL CALL

##### Members Present

Irene Cardillo, Darren Costa, John Hanlon, Alfred Lattanzi, Stephanie Martins, Wayne Matewsky, Vivian Nguyen, Stephanie Smith, Michael Marchese

#### PLEDGE OF ALLEGIANCE

#### PUBLIC PARTICIPATION

The persons who spoke at public participation were:

Peggy Serino, Wendy Poste, Paula Sterite, John McDonald, Margaret Cornelio, Steve Iannaco and Joetta Yutkins.

#### APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Minutes of the Regular City Council Meeting of 08/14/2023

<b>MOTION:</b>	Accept Meeting Minutes
<b>MOVER:</b>	Stephanie Martins
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	Passed [0 TO 0]
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

#### COMMUNICATIONS FROM HIS HONOR THE MAYOR

1. **C0232-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to accept and expend a donation in the amount of \$15,000.00 to the Everett Police Department from Schnitzer Steel Industries as their annual community support donation.

Item Number {{item.number}}

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [9 TO 0]</b>
<b>AYES:</b>	Cardillo, Costa, Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

2. **C0233-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting the confirmation of the appointment of Tiffany Leahy to the Library Board of Trustees for a term of three (3) expiring September 1, 2026.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Martins
<b>SECONDER:</b>	Alfred Lattanzi
<b>RESULT:</b>	<b>Passed [9 TO 0]</b>
<b>AYES:</b>	Cardillo, Costa, Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

3. **C0234-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to accept and expend a grant from the Massachusetts Department of Conservation and Recreation in the amount of \$200,000.00 to improve and expand the Northern Strand Bike Path.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [9 TO 0]</b>
<b>AYES:</b>	Cardillo, Costa, Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

4. **C0235-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to accept and expend a grant from the Massachusetts Department of Conservation and Recreation in the amount of \$600,000.00 to reconstruct Everett Square.

<b>MOTION:</b>	Favorable Action
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<b>MOVER:</b>	Stephanie Smith	Item Number {{item.number}}
<b>SECONDER:</b>	John Hanlon	
<b>RESULT:</b>	<b>Passed [9 TO 0]</b>	
<b>AYES:</b>	Cardillo, Costa, Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese	
<b>NAYS:</b>		
<b>AWAY:</b>		

5. **C0236-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to accept and expend donations totaling \$145.00 from City of Everett employees during the months of July and August, 2023 for the Fire Victims Fund.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [9 TO 0]</b>
<b>AYES:</b>	Cardillo, Costa, Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

6. **C0237-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting the confirmation of the promotion of Everett Fire Department Private Jack Gardner to Lieutenant.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Stephanie Martins
<b>RESULT:</b>	<b>Passed [9 TO 0]</b>
<b>AYES:</b>	Cardillo, Costa, Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

7. **C0240-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to accept and expend a grant from the Massachusetts Executive Office of Energy and Environmental Affairs in the amount of \$97,795.00. These funds will be used to help restore natural functions to degraded wetlands and buffer zones at Rivergreen Park.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Martins
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [9 TO 0]</b>

<b>AYES:</b>	Cardillo, Costa, Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

That the Planning Department send a written response to the Council informing them of the materials that are being stored at the Rivergreen Park area that may be affecting the wetlands in that area.

**8. C0241-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to accept and expend a grant from the Massachusetts Executive Office of Housing and Livable Communities in the amount of \$1,650,000.00 from the Community Development Block Grant.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [9 TO 0]</b>
<b>AYES:</b>	Cardillo, Costa, Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

**9. C0253-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to accept and expend a check from the Everett Citizen’s Foundation in the amount of \$10,000 for the purpose of establishing an account to be used solely by the Everett Recreation Department for improving notification signage at the building

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Wayne Matewsky
<b>RESULT:</b>	<b>Passed [9 TO 0]</b>
<b>AYES:</b>	Cardillo, Costa, Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

**10. C0255-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to transfer and appropriate the amount of \$150,000.00 from ARPA funds to engage an Owner Project Manager (OPM) for the proposed School Modular Project



<b>MOTION:</b>	Postpone	Item Number {{item.number}}
<b>MOVER:</b>	Stephanie Smith	
<b>SECONDER:</b>	Darren Costa	
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>	
<b>AYES:</b>		
<b>NAYS:</b>		
<b>AWAY:</b>		

The Council requested this item be postponed and for the administration to appear at the next meeting to give more detailed answers.

**11. C0256-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to transfer and appropriate the amount of \$1,663,800.00 from the Capital Improvement Stabilization account to fund eleven (11) capital improvement projects and purchases as attached

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Darren Costa
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

Items 11 and 12 were referred tot eh committee on ways and means for the committee to ask questions and report back to the council with their findings.

**12. C0257-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to appropriate by borrowing the amount of \$9,834,000 to fund thirteen (13) capital improvement projects as attached

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Darren Costa
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**COMMITTEE REPORTS**

**13. C0111-23** Resolution/s/ Councilor Darren M. Costa

A resolution requesting that the IT Director appear to comment on whether the City of

Everett would benefit from appropriating ARPA funding to modernize Cybersecurity, Public-facing Digital Services and Cross-Government Collaboration/ Scalable Services. The goal would be to ensure the city is protected from potential cyberattacks and/or data breaches.

The Council accepted the committee report and placed it on file and referred the item back to sponsor.

<b>MOTION:</b>	Refer Back to Sponsor(s)
<b>MOVER:</b>	Darren Costa
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

## UNFINISHED BUSINESS

### 14. C0179-23 Resolution/s/ Councilor Stephanie V. Smith & the Entire Membership of the City Council

That The HR Director provides an in-person update of the City's stance on policies related to CORI/SORI checks on an ongoing basis after an employee is hired

<b>MOTION:</b>	Refer Back to Sponsor(s)
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Darren Costa
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

The Director of Human Resources appeared and stated that a policy has been written and will be in effect for non-union employees beginning October 1<sup>st</sup>, 2023.

### 15. C0204-23 Public Hearing/s/ Councilor Michael K. Marchese, as President

A petition from National Grid requesting permission to install 1-4" underground duct beginning from existing Pole # 2548 on Devens Street, at a point approximately 300 feet southwest of the centerline of the intersection of Devens Street and Church Street, and continuing approximately 10 feet +/- in a southeast direction through the sidewalk to customer's property at 16 Devens Street.

<b>MOTION:</b>	Postpone
<b>MOVER:</b>	John Hanlon
<b>SECONDER:</b>	Darren Costa

<b>RESULT:</b>	<b>Passed [0 TO 0]</b>	Item Number {{item.number}}
<b>AYES:</b>		
<b>NAYS:</b>		
<b>AWAY:</b>		

**16. C0229-23** Resolution/s/ Councilor Darren M. Costa

A resolution requesting that the Mayor appear at an upcoming City Council meeting to advise the Council on the status of the renegotiation of the original Host Community Agreement with Encore Boston Harbor

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Darren Costa
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

The item as referred to the Administration to take appropriate action.

**17. C0230-23** Resolution/s/ Councilor Darren M. Costa

A resolution requesting Ward specific town hall meetings to address issues caused by the state project on Ferry and Elm Streets

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Darren Costa
<b>SECONDER:</b>	Stephanie Martins
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

Referred to the Mayor's office to set up these town halls.

**NEW BUSINESS**

**18. C0238-23** Resolution/s/ Councilor Wayne A. Matewsky

That the Elections Department consider placing postage on all mail in ballots for the convenience of residents

The City Clerk stated they will send the General election ballots out with prepaid postage. Referred to the City Clerk and Elections Commission.

<b>MOTION:</b>	Refer	Item Number {{item.number}}
<b>MOVER:</b>	Wayne Matewsky	
<b>SECONDER:</b>	John Hanlon	
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>	
<b>AYES:</b>		
<b>NAYS:</b>		
<b>AWAY:</b>		

**19. C0239-23** Resolution/s/ Councilor Darren M. Costa

That the mayor and administration consider funding 311 constituent services, 24/7 and allowing the online tool, Q alert, to be used directly by residents

Referred to the Mayor to take appropriate action in implementing this request.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Darren Costa
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**20. C0242-23** Resolution/s/ Councilor Stephanie Martins

That the traffic commission contact CHA in regards to speeding incidents involving the CHA shuttle.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Martins
<b>SECONDER:</b>	Darren Costa
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**21. C0243-23** Resolution/s/ Councilor Stephanie Martins

That the City Engineer and/or Water Department appear before the Council to discuss the current draning system and potential improvements on Garland Street where the basements have historically flooded.

Referred to Government Operations Committee

<b>MOTION:</b>	Refer	Item Number {{item.number}}
<b>MOVER:</b>	Stephanie Martins	
<b>SECONDER:</b>	Alfred Lattanzi	
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>	
<b>AYES:</b>		
<b>NAYS:</b>		
<b>AWAY:</b>		

**22. C0244-23** Resolution/s/ Councilor Stephanie Martins

That towing companies during street sweeping refrain from breaking into vehicles as part of their towing process.

Referred to the Traffic Division

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Martins
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**23. C0245-23** Resolution/s/ Councilor Wayne A. Matewsky

That police traffic place a speed monitor between Broadway & Argyle Street at requests of residents in the Whitney Laurenti House. This is the second request.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Wayne Matewsky
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

Referred to Traffic Division, Sgt. Gaff

**24. C0246-23** Resolution/s/ Councilor Richard J. Dell Isola, Jr.

That the Planning Department provide a list of current projects including ten or more residential units that are in the process of being built or are in the approval process to be built

Referred to the Planning Department to send the Council a written response in 2 weeks

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

25. **C0247-23** Resolution/s/ Councilor Richard J. Dell Isola, Jr., Councilor Darren M. Costa

That the City Engineer (Erik Swanson) appear at the next Committee on Government Operations, Public Safety & Public Safety meeting to discuss concerns on the Ferry Street Project.

Referred to the Traffic Commission for action

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Darren Costa
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

26. **C0248-23** Resolution/s/ Councilor Michael K. Marchese, Councilor Darren M. Costa, Councilor V. Stephanie Smith

A resolution requesting that the Administration provide a written update on the status of the Florence Street and Central Avenue Parks Capital Improvement Projects for the next regular meeting of the City Council.

Amended to add Councilor Smith as a co-sponsor and to postpone the item to the next meeting for the Administration to appear and give an update

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Darren Costa
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

27. **C0249-23** Resolution/s/ Councilor Michael K. Marchese

A resolution requesting that the city's Chief Financial Officer provide the City Council at their next regular meeting with the total amount that the city has collected in linkage fees to date.

Referred to the CFO to have an update at the next Council meeting

<b>MOTION:</b>	Postpone
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Darren Costa
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

28. **C0250-23** Resolution/s/ Councilor Stephanie Martins

That an update be provided on the status of the Alpine Park renovation project and timeline for the repaving of Hamilton and Hoyt Streets, and Silver Road

Referred to the Government Operations Committee

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Martins
<b>SECONDER:</b>	Wayne Matewsky
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

29. **C0251-23** Resolution/s/ Councilor Stephanie Martins

That the fence removed from a private home on Hoyt Street for the renovation of Alpine Park be reinstated by the city

Referred to the City Engineer for a written response to be sent to Councilor Martins.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Martins
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

30. **C0252-23** Resolution/s/ Councilor Stephanie Martins, Item Number {{item.number}}

That a speed bump be added on Vernal Street per the residents' request

Referred to the Traffic Commission to take action.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Martins
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

31. **C0254-23** Resolution/s/ Councilor Vivian Nguyen

That the administration consider funding a study for the Transportation Planning Division to examine the public transportation needs of community members who are not adequately addressed by current services.

<b>MOTION:</b>	Postpone
<b>MOVER:</b>	Vivian Nguyen
<b>SECONDER:</b>	Stephanie Martins
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

32. **C0258-23** Resolution/s/ Councilor Darren M. Costa

A resolution requesting that the Mayor's Administration and Engineering appear to discuss the flooding issues in the River Front Overlay District and how the proposed Site Plan for the area would effect flooding on Air Force Road and abutting roads

Referred to the Planning Board and Planning Department

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Darren Costa
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

33. **C0259-23** Resolution/s/ Councilor Darren M. Costa

A resolution requesting documentation related to the US Attorney's Title VII Inquiry and



Referred to the Solicitor to send the information in 2 weeks.

**34. C0260-23** Resolution/s/ Councilors: Michael K. Marchese, Stephanie Smith

A resolution requesting that consideration be given to dedicating the intersection of Kinsman and Andrew Streets in honor of veteran John Rainone

Amended to add Councilor Smith as a co-sponsor and to send this item to the Veterans Director to hold a dedication ceremony.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Michael Marchese
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**MAINTENANCE REQUESTS**

**A.** Councilor Wayne A. Matewsky

That Department of Public Works fill in the pot holes on Paris Street, including in front of the Dampney Company

**B.** Councilor Wayne A. Matewsky

That the state police barracks in Wellington Circle monitor Route 16/Revere Beach Parkway to the Chelsea line for vehicles using this road as a raceway between 12AM & 4AM

**C.** Councilor Wayne A. Matewsky

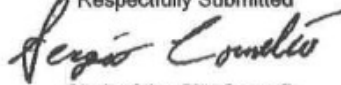
That Asst. City Engineer Julius Ofurie visit with representatives of the Mosque on Spring Street to update them on the flooding situation in that area, as well as what steps are being taken to correct it.

All Maintenance requests were referred to the respective departments for action.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Wayne Matewsky
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**ADJOURNMENT**

Adjourned at 10:35 pm.

Respectfully Submitted  
  
Clerk of the City Council



C0269-23

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**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese

**Date:** October 10, 2023

---

**Agenda Item:**

An order requesting approval to accept and expend a grant from the Commonwealth of Massachusetts Executive Office of Public Safety and Security-State 911 Department in the amount of \$206,970, to provide enhanced 911 services.

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**  
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ [mayorcarlo.demaria@ci.everett.ma.us](mailto:mayorcarlo.demaria@ci.everett.ma.us)

---

September 25, 2023

The Honorable City Council  
City Hall  
484 Broadway  
Everett, Massachusetts 02149

Dear Honorable Members:

Please find attached an order to accept and expend a grant from the Commonwealth of Massachusetts Executive Office of Public Safety and Security - State 911 Department in the amount of \$206,970. These funds will be used to provide enhanced 911 services.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor



September 25, 2023  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

**Offered By:** \_\_\_\_\_  
**Councilor Michael Marchese, as President**

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY City Council OF THE CITY OF EVERETT, as  
follows:

to accept and expend a grant from the Commonwealth of  
Massachusetts Executive Office of Public Safety and Security -  
State 911 Department in the amount of \$206,970. These funds  
will be used to provide enhanced 911 services.



C0270-23

---

**To:** Mayor and City Council  
**From:** Councilor Michael K. Marchese  
**Date:** October 10, 2023

---

**Agenda Item:**

An order requesting approval to accept the donations of promotional services for Fiesta del Rio from Rumba 97.7, valued at \$10,000.00 and from El Mundo, valued at \$5,000.

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**  
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ [mayorcarlo.demaria@ci.everett.ma.us](mailto:mayorcarlo.demaria@ci.everett.ma.us)

---

September 28, 2023

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept the donations of promotional services for Fiesta del Rio from Rumba 97.7, valued at \$10,000.00 and from El Mundo, valued at \$5,000.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor



September 28, 2023  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

**Offered By:** \_\_\_\_\_  
**Councilor Michael Marchese, as President**

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY City Council OF THE CITY OF EVERETT, as  
follows:

to accept the donations of promotional services for Fiesta del  
Rio from Rumba 97.7, valued at \$10,000.00 and from El  
Mundo, valued at \$5,000.





# City of Everett Massachusetts

C0271-23

**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese

**Date:** October 10, 2023

**Agenda Item:**

An order requesting approval to accept and expend donations totaling \$4,625.00 for the 2023 Fiesta del Rio event from Mi Corazon

Taqueria	\$275.00	
Rincon Macorisano		\$200.00
Reys Market		\$100.00
Fuentes Kitchen LLC		\$200.00
Park-9 Dog Bar LLC		\$350.00
The Brahim Group LLC		\$300.00
Taqueria & Pupueria LA Cueva LLC		\$200.00
Cuban Food Services Company		\$200.00
Taqueria Y pupuseria Montecristo Inc		\$225.00
LA Oaxaquena TWO LLC		\$225.00
Burritos Pizza & Grill COPR		\$200.00
Marao's Burgers INC		\$200.00
Ruano Drywall INC		\$100.00
James Grossman, Jr (RISE)		\$1,000.00
ANC		\$100.00
United States Postal Service		\$100.00
William Addison		\$100.00
Prieto Design Company		\$100.00
National Literacy Campaign		\$150.00
Towland Law LLC		\$200.00
JC Auto Body LLC		\$100.00

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**  
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ [mayorcarlo.demaria@ci.everett.ma.us](mailto:mayorcarlo.demaria@ci.everett.ma.us)

September 27, 2023

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend donations totaling \$4,625.00 for the 2023 Fiesta del Rio event from:

Mi Corazon Taqueria	\$275.00
Rincon Macorisano	\$200.00
Reys Market	\$100.00
Fuentes Kitchen LLC	\$200.00
Park-9 Dog Bar LLC	\$350.00
The Brahim Group LLC	\$300.00
Taqueria & Puperia LA Cueva LLC	\$200.00
Cuban Food Services Company	\$200.00
Taqueria Y pupuseria Montecristo Inc	\$225.00
LA Oaxaquena TWO LLC	\$225.00
Burritos Pizza & Grill COPR	\$200.00
Marao's Burgers INC	\$200.00
Ruano Drywall INC	\$100.00
James Grossman, Jr (RISE)	\$1,000.00
ANC	\$100.00
United States Postal Service	\$100.00
William Addison	\$100.00
Prieto Design Company	\$100.00
National Literacy Campaign	\$150.00
Towland Law LLC	\$200.00
JC Auto Body LLC	\$100.00

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor



# City of Everett, Massachusetts

## CITY COUNCIL

Offered By: \_\_\_\_\_  
 Councilor Michael Marchese, as President

**Bill Number:**  
**Bill Type: Order**

Be it  
 Ordered: BY City Council OF THE CITY OF EVERETT, as  
 follows:

to accept and expend donations totaling \$4,625.00 for the  
 2023 Fiesta del Rio event from:

Mi Corazon Taqueria	\$275.00
Rincon Macorisano	\$200.00
Reys Market	\$100.00
Fuentes Kitchen LLC	\$200.00
Park-9 Dog Bar LLC	\$350.00
The Brahim Group LLC	\$300.00
Taqueria & Pupueria LA Cueva LLC	\$200.00
Cuban Food Services Company	\$200.00
Taqueria Y pupuseria Montecristo Inc	\$225.00
LA Oaxaquena TWO LLC	\$225.00
Burritos Pizza & Grill COPR	\$200.00
Marao's Burgers INC	\$200.00
Ruano Drywall INC	\$100.00
James Grossman, Jr (RISE)	\$1,000.00
ANC	\$100.00
United States Postal Service	\$100.00
William Addison	\$100.00
Prieto Design Company	\$100.00
National Literacy Campaign	\$150.00
Towland Law LLC	\$200.00
JC Auto Body LLC	\$100.00



C0276-23

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**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese

**Date:** October 10, 2023

---

**Agenda Item:**

An order requesting approval to accept and expend a grant from the Massachusetts Department of Environmental Protection in the amount of \$9,000 under the Recycling Dividends Program of the Sustainable Materials Recovery Program

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**  
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ [mayorcarlo.demaria@ci.everett.ma.us](mailto:mayorcarlo.demaria@ci.everett.ma.us)

---

October 3, 2023

The Honorable City Council  
City Hall  
484 Broadway  
Everett, Massachusetts 02149

Dear Honorable Members:

Please find attached an order to accept and expend a grant from the Massachusetts Department of Environmental Protection in the amount of \$9,000 under the Recycling Dividends Program of the Sustainable Materials Recovery Program. These funds are awarded to municipalities that have implemented specific programs and policies to maximize reuse, recycling, and waste reduction.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor



October 3, 2023  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

**Offered By:** \_\_\_\_\_  
**Councilor Michael Marchese, as President**

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY City Council OF THE CITY OF EVERETT, as  
follows:

to accept and expend a grant from the Massachusetts Department of Environmental Protection in the amount of \$9,000 under the Recycling Dividends Program of the Sustainable Materials Recovery Program. These funds are awarded to municipalities that have implemented specific programs and policies to maximize reuse, recycling, and waste reduction.



C0277-23

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**To:** Mayor and City Council  
**From:** Councilor Michael K. Marchese  
**Date:** October 10, 2023

---

**Agenda Item:**

An order requesting approval to accept and expend a grant from the Bureau of Justice Assistance in the amount of \$36,773.87 for the Everett Police Department to purchase body armor.

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**  
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ [mayorcarlo.demaria@ci.everett.ma.us](mailto:mayorcarlo.demaria@ci.everett.ma.us)

---

October 3, 2023

The Honorable City Council  
City Hall  
484 Broadway  
Everett, Massachusetts 02149

Dear Honorable Members:

Please find attached an order to accept and expend a grant from the Bureau of Justice Assistance in the amount of \$36,773.87 for the Everett Police Department to purchase body armor.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor





October 3, 2023  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

**Offered By:** \_\_\_\_\_  
**Councilor Michael Marchese, as President**

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY City Council OF THE CITY OF EVERETT, as  
follows:

to accept and expend a grant from the Bureau of Justice Assistance in the amount of \$36,773.87 for the Everett Police Department to purchase body armor.



C0278-23

---

**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese

**Date:** October 10, 2023

---

**Agenda Item:**

An order requesting approval to accept and expend two grants from the Massachusetts Gaming Commission to the Everett Police Department, respectively in the amounts of \$104,100 and \$18,700 for the purpose of offsetting necessary and reasonable costs related to the construction and operation of a gaming establishment, including overtime and security measures.

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**  
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ [mayorcarlo.demaria@ci.everett.ma.us](mailto:mayorcarlo.demaria@ci.everett.ma.us)

---

October 3, 2023

The Honorable City Council  
City Hall  
484 Broadway  
Everett, Massachusetts 02149

Dear Honorable Members:

Please find attached an order to accept and expend two grants from the Massachusetts Gaming Commission to the Everett Police Department, respectively in the amounts of \$104,100 and \$18,700 for the purpose of offsetting necessary and reasonable costs related to the construction and operation of a gaming establishment, including overtime and security measures.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor



October 3, 2023  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

**Offered By:** \_\_\_\_\_  
**Councilor Michael Marchese, as President**

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY City Council OF THE CITY OF EVERETT, as  
follows:

to accept and expend two grants from the Massachusetts Gaming Commission to the Everett Police Department, respectively in the amounts of \$104,100 and \$18,700 for the purpose of offsetting necessary and reasonable costs related to the construction and operation of a gaming establishment, including overtime and security measures.



C0279-23

---

**To:** Mayor and City Council  
**From:** Councilor Michael K. Marchese  
**Date:** November 13, 2023

---

**Agenda Item:**

An ordinance amending Section 33 "Commercial Triangle" of the City of Everett Zoning Ordinance

**Background and Explanation:**

**Attachments:**

**ENROLLED ORDINANCE**

*PUBLISHED PURSUANT TO CHAPTER 1 SECTION 4.5 OF THE REVISED ORDINANCES OF THE CITY OF EVERETT AND IN COMPLIANCE WITH MASSACHUSETTS GENERAL LAWS Chapter 43, Section 23.*

ENROLLED:

DATE OF PROPOSED ORDAINMENT:



**CITY COUNCIL..... No. C0279-23**

IN THE YEAR TWO THOUSAND AND TWENTY-THREE

**AN ORDINANCE AMENDING SECTION 33 “COMMERCIAL TRIANGLE ECONOMIC DEVELOPMENT DISTRICT” of the City of Everett Zoning Ordinances**

Councilor /s/ Michael K. Marchese, as President

**Whereas:** This ordinance is to amend Section 33, “Commercial Triangle Economic Development District”, of the Everett Zoning Ordinance;

**Whereas:** Section 12 of the City of Everett Zoning Ordinance enables the City Council to “...amend, supplement, or change these [Zoning] regulations or districts as provided by statute”; and

**Whereas:** M.G.L. c.40A, §3A requires that the City of Everett, as a Rapid Transit Community, allow for multi-family housing production as a by-right use in an applicable zoning district as a means to be compliant with State law.

**Now,** therefore, by the authority granted to the City Council of the City of Everett, Massachusetts to make and amend ordinances:

**Be it Ordained** by the City Council of the City of Everett, Massachusetts that Section 33 of the Revised Zoning ordinance is hereby amended as follows:

**Section 33, Subsection E (“Use Regulations”)**

To amend Section 33(E)(1), “Uses Allowed by Right”, to add a new subsection 33(E)(1)(f) – “Multifamily residential developments; provided that the maximum building height is 3-stories, or thirty-five (35) feet.”

To amend Section 33(E)(2), “Uses allowed by special permit from the planning board”, to delete the existing 33(E)(2)(a) – “Multifamily residential developments; provided, that the minimum density of such a development shall be fifty (50) units per acre, which density requirement shall be prorated based upon the size of the development parcel.” In making this change, all

subsequent existing subsections shall be re-sequenced [33(E)(2)(b) shall be re-sequenced to 33(E)(2)(a); 33(E)(2)(c) shall be re-sequenced to 33(E)(2)(b), etc.].

To amend Section 33(F) “Dimensional Requirements”, (5) “Height” by adding the following **bolded** language to the existing language:

“Height.      **Multifamily (non-mixed-use) residential developments shall be limited to a maximum height of thirty-five (35) feet.** All **other** buildings shall be limited to a maximum of eighty-five (85) feet. Other structures on the roof shall not count towards the height unless the area of such structures exceeds thirty-three percent (33%) of the area of the roof or any enclosed structure or mechanical equipment exceeds twelve (12) feet in height. The height of any building may be increased to a maximum of one hundred (100) feet upon the grant of a special permit.”

This ordinance shall take effect upon passage by the City Council and subsequent approval of both by His Honor the Mayor.

A true copy attest:



A handwritten signature in black ink that reads 'Sergio Cornelio'.

Sergio Cornelio, City Clerk



C0256-23

**To: Mayor and City Council**

**From: Councilor Michael K. Marchese**

**Date: September 11, 2023**

**Agenda Item:**

An order requesting approval to transfer and appropriate \$1,663,800.00 from the Capital Stabilization account for eleven (11) capital improvement projects and purchases as attached

**Background and Explanation:**

<b>No.</b>	<b>Project Title</b>	<b>Cost</b>
1	Police - Non-administrative Vehicles (Patrol Division)	\$ 210,000.00
2	Police Administrative Vehicle	\$ 35,000.00
3	Inspectional Services Vehicles	\$ 99,000.00
4	Fire Department - Turnout Gear	\$ 65,000.00
5	Police - Body Armor	\$ 52,000.00
6	Police Taser Upgrades	\$ 82,800.00
7	Generators	\$ 150,000.00
8	School Ford F250	\$ 50,000.00
9	School - Rack Body Truck	\$ 60,000.00
10	School Building Painting	\$ 500,000.00
11	Old High School Roof Improvements	\$ 360,000.00
<b>TOTAL:</b>		<b>\$ 1,663,800.00</b>

**Attachments:**



September 6, 2023

The Honorable City Council  
 City Hall  
 484 Broadway  
 Everett, Massachusetts 02149

Dear Ladies and Gentlemen:

I hereby submit for your consideration an order to appropriate **\$1,663,800.00** from the Capital Stabilization account for the following eleven (11) capital improvement projects and purchases:

<b>No.</b>	<b>Project Title</b>	<b>Cost</b>
1	Police - Non-administrative Vehicles (Patrol Division)	\$ 210,000.00
2	Police Administrative Vehicle	\$ 35,000.00
3	Inspectional Services Vehicles	\$ 99,000.00
4	Fire Department - Turnout Gear	\$ 65,000.00
5	Police - Body Armor	\$ 52,000.00
6	Police Taser Upgrades	\$ 82,800.00
7	Generators	\$ 150,000.00
8	School Ford F250	\$ 50,000.00
9	School - Rack Body Truck	\$ 60,000.00
10	School Building Painting	\$ 500,000.00
11	Old High School Roof Improvements	\$ 360,000.00
<b>TOTAL:</b>		<b>\$ 1,663,800.00</b>

The balance in the Capital Stabilization account as of 9/6/2023 is **\$6,690,984.00**.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
 Mayor



September 6, 2023

ORDER

BE IT

ORDERED: To appropriate **\$1,663,800.00** from the Capital Stabilization account for the following eleven (11) capital improvement projects and purchases:

<b>No.</b>	<b>Project Title</b>	<b>Cost</b>
1	Police - Non-administrative Vehicles (Patrol Division)	\$ 210,000.00
2	Police Administrative Vehicle	\$ 35,000.00
3	Inspectional Services Vehicles	\$ 99,000.00
4	Fire Department - Turnout Gear	\$ 65,000.00
5	Police - Body Armor	\$ 52,000.00
6	Police Taser Upgrades	\$ 82,800.00
7	Generators	\$ 150,000.00
8	School Ford F250	\$ 50,000.00
9	School - Rack Body Truck	\$ 60,000.00
10	School Building Painting	\$ 500,000.00
11	Old High School Roof Improvements	\$ 360,000.00
<b>TOTAL:</b>		<b>\$ 1,663,800.00</b>

The balance in the Capital Stabilization account as of 9/6/2023 is **\$6,690,984.00**.



Moreschi, Robert <rmoreschi@everett.k12.ma.us>

CIP Items

1 message

Thu, Sep 21, 2023 at 11:40 AM

Moreschi, Robert <rmoreschi@everett.k12.ma.us>

To: Eric Demas <Eric.Demas@ci.everett.ma.us>

Cc: Anu Medappa Jayanth <ajayanth@everett.k12.ma.us>, Priya Tahiliani <ptahiliani@everett.k12.ma.us>, Kim Tsai <chtsai@everett.k12.ma.us>

Eric-

Please see below for description of items that are on the agenda for Monday's Ways and Means:

Whittier Tot Lot Improvements- \$300,000 *C0257-23 - # 3*

In the back of the school there is a rear playground area that is a blank space where the kids are able to run around, however, there are currently no play structures for the them to enjoy. A new ADA accessible tot lot will be built with rubber surfacing in the area that used to be covered by trees, which have all since been removed.

High School Elevators- \$500,000 *C0257-23 - # 4*

Replace Whittier School Gym Floor- \$250,000

*C0257-23 # 5*

Current gym floor is original to the school, which was built in 1978. It is an old rubber surface that has become extremely worn and could potentially cause injury. Will be replaced with a wood floor.

High School Replacement of Equipment Controls- \$1,200,000 *C0257-23 # 6*

Current HAV controls are original to the building and are in need of an upgrade to allow for greater operational efficiency.

Parlin School Exterior Wall- \$650,000 *C0257-23 # 7*

The exterior wall in the parking and playground areas is in need of repairs in various areas surrounding the building. Resurfacing and enhanced structure will be done to firm up wall.

Lafayette Locker Room Renovation- \$250,000 *C0257-23 # 8*

Currently the locker rooms are not being utilized as intended and will be turned into usable space for small group interventionists and other small group settings.

Devens School Gym Floor Replacement- \$200,000 *C0257-23 # 9*

Current gym floor, which also serves as the cafeteria, is original to the school and has become worn over the years. Moisture from old roof leaks has caused some spots to be raised, causing a potential hazard situation.

School Ford F250- \$50,000 *C0256-23 # 8*

Current pick up truck is 23 years old and the condition has deteriorated and cost of repairs on a yearly basis is greater than the value of the vehicle. The truck is used to transport desks, furniture and other items between the schools as well as being used to plow school parking lots in the winter.

School- Rack Body Truck- \$60,000 *C0256-23 # 9*

Current rack body truck is 23 years old and the condition has deteriorated and cost of repairs on a yearly basis is greater than the value of the vehicle. The truck is used to transport desks, furniture and other items between the schools as well as used to plow school parking lots in the winter.

School Building Painting- \$500,000 *C0256-23 # 10*

Interior painting is needed for all schools, to include hallways, classrooms, cafeterias and gym spaces.

Thank you-  
Rob  
Rob Moreschi  
Director of Facilities  
Everett Public Schools  
rmoreschi@everett.k12.ma.us

#1 - C0256-23

Ways and Means Committee  
September 25, 2023

The Committee on Ways and Means met on Monday, September 25, 2023 at 6:00pm in the City Council Chambers at City Hall.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor John Hanlon, presiding; Councilors Darren Costa, Vivian Nguyen and Stephanie Smith.

The Committee met on an Order offered by Councilor Michael Marchese, as President: An Order requesting the approval to transfer and appropriate the amount of \$1,663,800.00 from the Capital Improvement Stabilization Account to fund eleven (11) capital improvement projects and purchases as follows:

1 Police - Non-administrative Vehicles (Patrol Division) \$ 210,000.00  
2 Police Administrative Vehicle \$ 35,000.00  
3 Inspectional Services Vehicles \$ 99,000.00  
4 Fire Department - Turnout Gear \$ 65,000.00  
5 Police - Body Armor \$ 52,000.00  
6 Police Taser Upgrades \$ 82,800.00  
7 Generators \$ 150,000.00  
8 School Ford F250 \$ 50,000.00  
9 School - Rack Body Truck \$ 60,000.00  
10 School Building Painting \$ 500,000.00  
11 Old High School Roof Improvements \$ 360,000.00  
TOTAL: \$ 1,663,800.00

CFO Eric Demas, Police Chief Steve Mazzie, Fire Chief Scott Dalrymple, Facilities Director Angelo Febbo, Director of Facilities for School Rob Moreschi and Director of Engineering Eric Swanson, Director of ISD Dave Palumbo were also present.

Chief Mazzie provided an overview of his requests noting that the new vehicle would be a hybrid, the body armor was for new offices and tasers were being upgraded. Mr. Palumbo noted that he was seeking three vehicles which were not electric vehicles, but were needed due to increased staffing with some of the existing vehicles now over 10years. Chief Dalrymple explained that he replaces 10 to 20 sets of turnout gear each year and expected to include this cost in his annual budget since it was a reoccurring cost. Mr. Febbo explained that the generator costs were to completely replace the generator at the Ferry Street station at an anticipated cost between \$90-\$100,000 and \$30,000 each to repair the generators at city hall and the old high school. He that the cost for the old high school roof was to begin a bidding process to have the roof inspected so plans can be put in place to make it watertight, but mentioned that he expected the roof repair itself to cost between \$5-\$7 million with the plan to have it done over next summer. Mr. Demas informed the Committee that they would now more once the roof inspection was complete. Mr. Moreschi provided an overview on vehicle replacing existing vehicles over 23 years old and informed the Committee that the cost of painting would be done by a private contractor to cover interior painting at all schools.

The Committee voted: to report back to the City Council with a favorable recommendation

Respectfully Submitted,

John W. Burley  
Clerk of Committees



C0257-23

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**To: Mayor and City Council**
**From: Councilor Michael K. Marchese**
**Date: September 11, 2023**


---

**Agenda Item:**

An order requesting approval to appropriate by borrowing the amount of \$9,834,000 to fund thirteen (13) capital improvement projects as attached

**Background and Explanation:**

No.	Project Title	Cost
1	Citywide - Tot Lots Improvements	\$ 200,000.00
2	Everett Water Front Improvements	\$ 1,334,000.00
3	Whittier Tot Lot Improvements	\$ 300,000.00
4	High School Elevators	\$ 500,000.00
5	Replace Whittier School Gym Floor	\$ 250,000.00
6	High School Replacement of Equipment Controls	\$ 1,200,000.00
7	Parlin School Exterior Wall	\$ 650,000.00
8	Lafayette Locker Room Renovation	\$ 250,000.00
9	Devens School Gym Floor Replacement	\$ 200,000.00
10	Street and Sidewalk Repairs	\$ 1,000,000.00
11	Complete Streets	\$ 1,000,000.00
12	Elton and Improvements	\$ 2,100,000.00
13	Main Street Improvements	\$ 850,000.00
<b>TOTAL:</b>		<b>\$ 9,834,000.00</b>

**Attachments:**

September 6, 2023

The Honorable City Council  
 City Hall  
 484 Broadway  
 Everett, Massachusetts 02149

Dear Ladies and Gentlemen:

I hereby request the amount of **\$9,834,000.00** be appropriated by borrowing for the following thirteen (13) capital improvement projects:

No.	Project Title	Cost
1	Citywide - Tot Lots Improvements	\$ 200,000.00
2	Everett Water Front Improvements	\$ 1,334,000.00
3	Whittier Tot Lot Improvements	\$ 300,000.00
4	High School Elevators	\$ 500,000.00
5	Replace Whittier School Gym Floor	\$ 250,000.00
6	High School Replacement of Equipment Controls	\$ 1,200,000.00
7	Parlin School Exterior Wall	\$ 650,000.00
8	Lafayette Locker Room Renovation	\$ 250,000.00
9	Devens School Gym Floor Replacement	\$ 200,000.00
10	Street and Sidewalk Repairs	\$ 1,000,000.00
11	Complete Streets	\$ 1,000,000.00
12	Elton and Improvements	\$ 2,100,000.00
13	Main Street Improvements	\$ 850,000.00
<b>TOTAL:</b>		<b>\$ 9,834,000.00</b>

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
 Mayor

September 6, 2023

BE IT

ORDERED: BY THE CITY COUNCIL OF THE CITY OF EVERETT, as Follows:

That the City hereby appropriates the amount of Nine Million, Eight Hundred Thirty-Four Thousand Dollars (\$9,834,000) to be funded by borrowing as set forth in the attached letter of the Mayor requesting such borrowing dated September 6, 2023, including the payment of all other costs incidental and related thereto, and that to meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §8 or pursuant to any other enabling authority, and to issue bonds and notes therefore, provided, that any premium received upon the sale of any bonds or notes approved by this Order, less any such premium applied to the payment of the costs of such issuance of bonds or notes, may be applied to the payment of costs approved by this order in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; and to take any other action relative thereto.

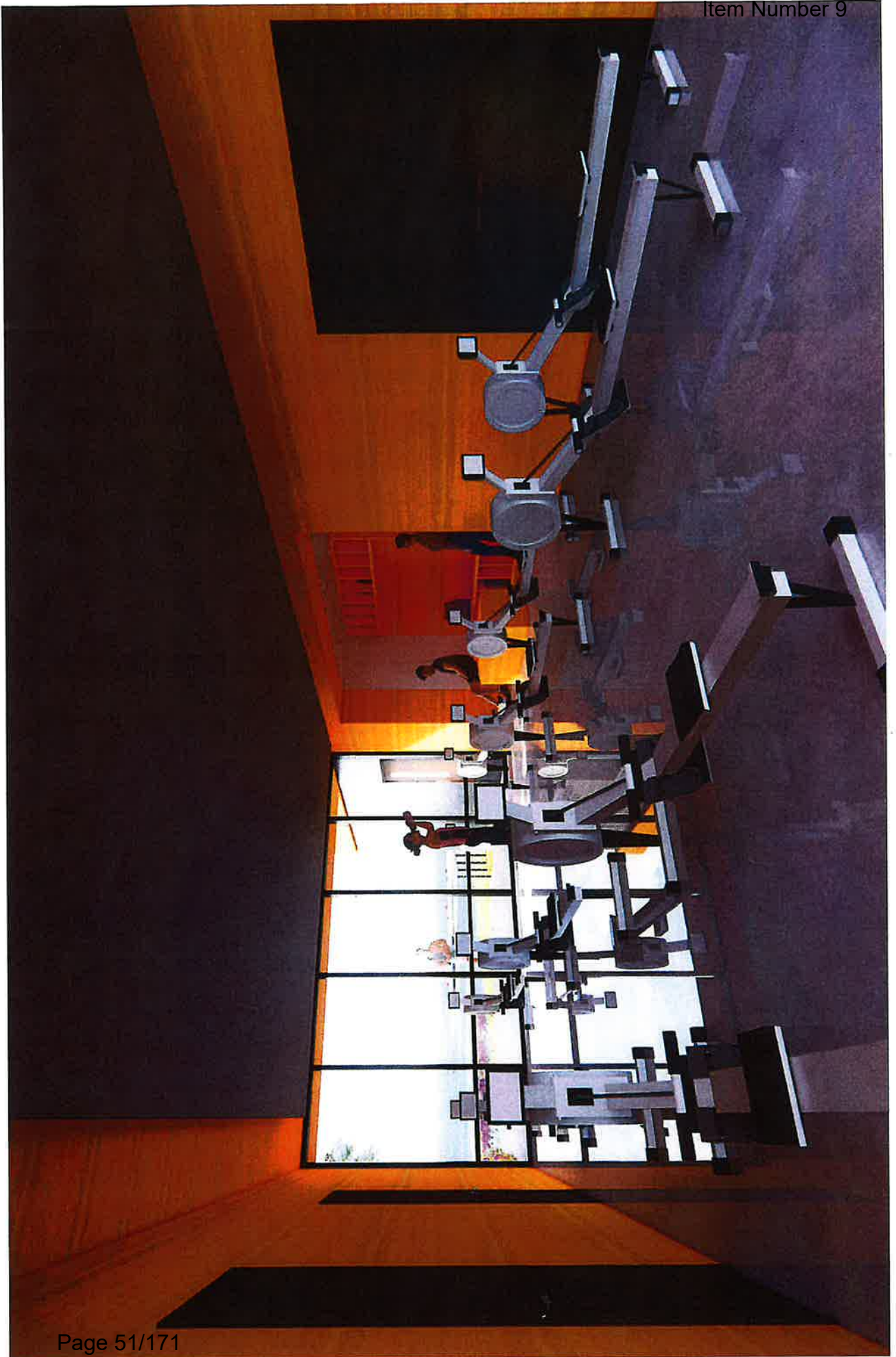
**Enclosed:** Detail capital improvement expenditures requested in this borrowing.

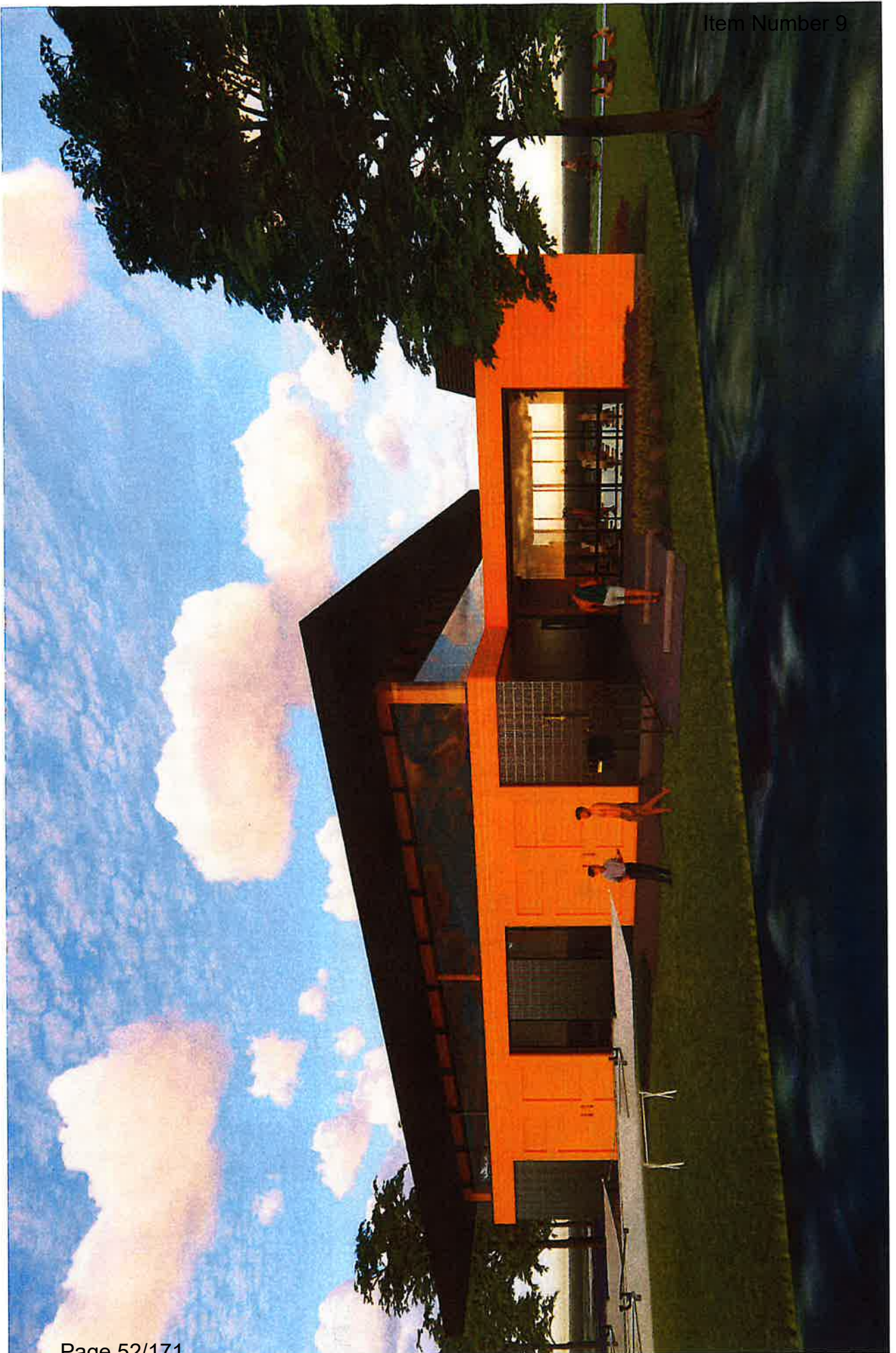


**FY24 Capital Improvement Projects (CIP's) funded through this  
borrowing request**

No.	Project Title	Cost
1	Citywide - Tot Lots Improvements	\$ 200,000.00
2	Everett Water Front Improvements	\$ 1,334,000.00
3	Whittier Tot Lot	\$ 300,000.00
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10	Street and Sidewalk Repairs	\$ 1,000,000.00
11	Complete Streets	\$ 1,000,000.00
12	Elton and Tremont Improvements	\$ 2,100,000.00
13	Main Street Improvements	\$ 850,000.00
<b>TOTAL:</b>		<b>\$ 9,834,000.00</b>







# Everett Riverfront Walkway

MYSTIC RIVER & MALDEN RIVER  
Everett, Massachusetts

## Design Alternatives Summary Report

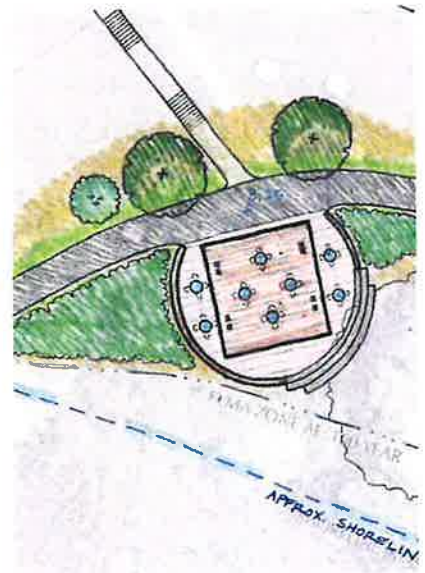
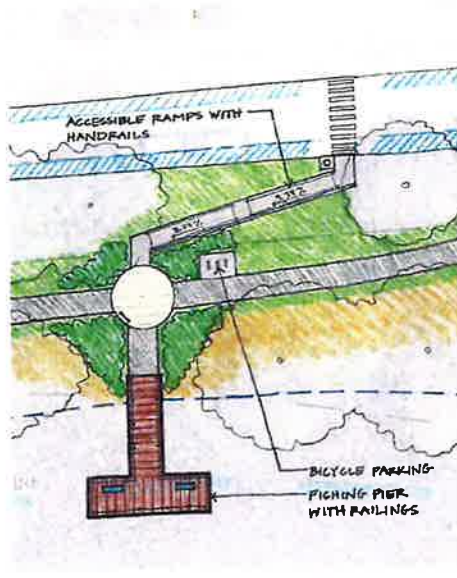
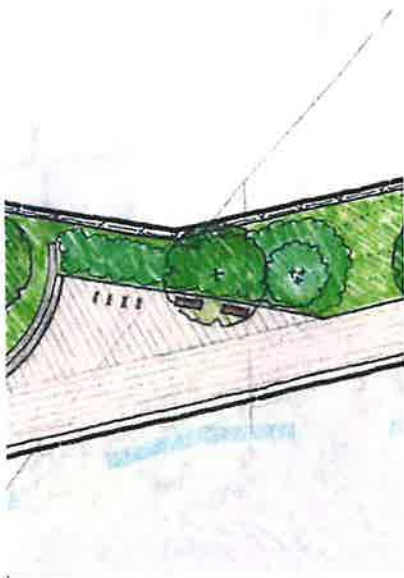
November 25, 2020

Prepared by:

**Shadley Associates, P.C.**  
1730 Massachusetts Avenue  
Lexington, MA 02420

**GEI Consultants**  
124 Grove Street, Suite 300  
Franklin, MA 02038

**The Vertex Companies**  
400 Libbey Industrial Parkway  
Weymouth, MA 02189



City of  
**Everett**  
Massachusetts

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Shadley Associates, P.C.

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## Design Alternatives Summary Report

### Overall Design Goals

This project prepares a vision for a public riverfront walkway in Everett that spans from Encore Boston Harbor and the adjacent connector walkway on the Massachusetts Department of Conservation and Recreation (DCR) land at the Amelia Earhart Dam to the Rivergreen development at the northern end of the City limits. This report summarizes the design alternatives for a continuous riverfront walkway along Everett's shoreline and the environmental considerations necessary to implement the Riverwalk. The following is a summary of the goals and programmatic elements for the Everett Riverfront Walkway:

1. Maintain a consistent design character and "brand" unique to Everett through selection of materials, amenities, and design elements.
2. Provide access to nearby public destinations, parks, bike paths, and harborwalks.
3. Provide a minimum 10-foot wide walkway for two-way travel for both pedestrians and bicyclists, where possible. Address alternatives that accommodate pedestrians and bicyclists where site constraints exist.
4. Consider alternative "spur" routes that provide a diversity of experience.
5. Provide overlook areas with seating and shade structures at important view opportunity locations. Overlooks should be engaging and activated with tables and chairs and other amenities to attract visitors. The riverfront should be whimsical and fun. Consider the integration of public art.
6. Design a pier for fishing and view opportunities over the Mystic River.
7. Identify locations for canoe / kayak put-ins that are accessible and provide access to desirable points of interest. Consider the locations of existing put-ins along the Mystic River and Malden River in proximity to the project site.
8. Provide abundant seating in a variety of types (benches, boulders, tables, etc.).
9. Locate bicycle parking and trash receptacles at gathering areas. Add educational and interpretive elements where appropriate.
10. Provide identity and wayfinding signage, especially at important access points.
11. Include pedestrian lighting along the main walkway for site security. Security cameras and blue lights should be included for additional safety measures.
12. Remove invasive vegetation. Provide selective pruning and clearing to enhance river views.
13. Add new native planting for shade and habitat.
14. Consider climate change.



# OVERALL CONCEPT PLAN

EVERETT RIVERFRONT WALKWAY

3

SCALE: 1"=300'-0"



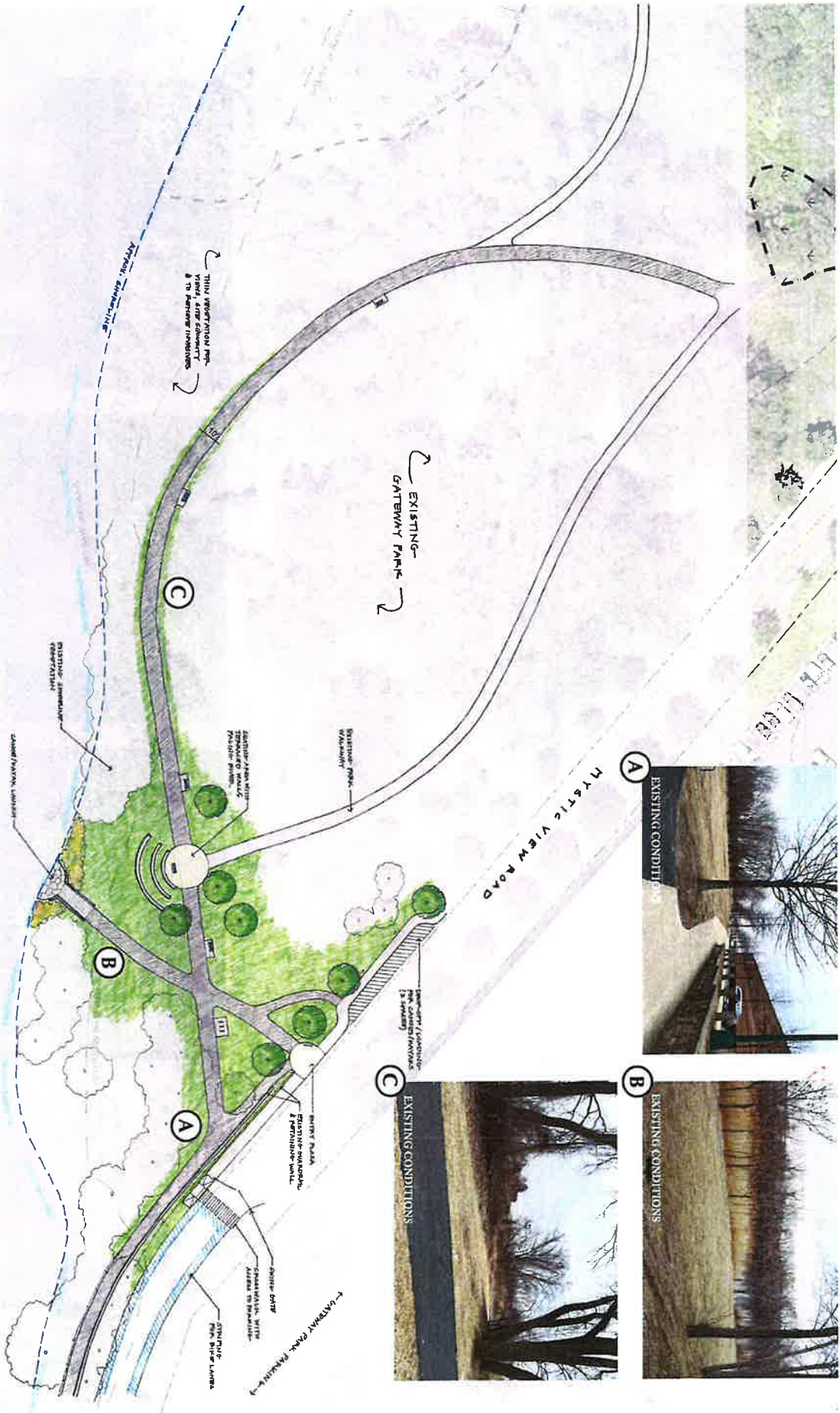




# CONCEPT PLAN - GATEWAY PARK CENTRAL EVERETT RIVERFRONT WALKWAY

5

SCALE: 1" = 60'-0"

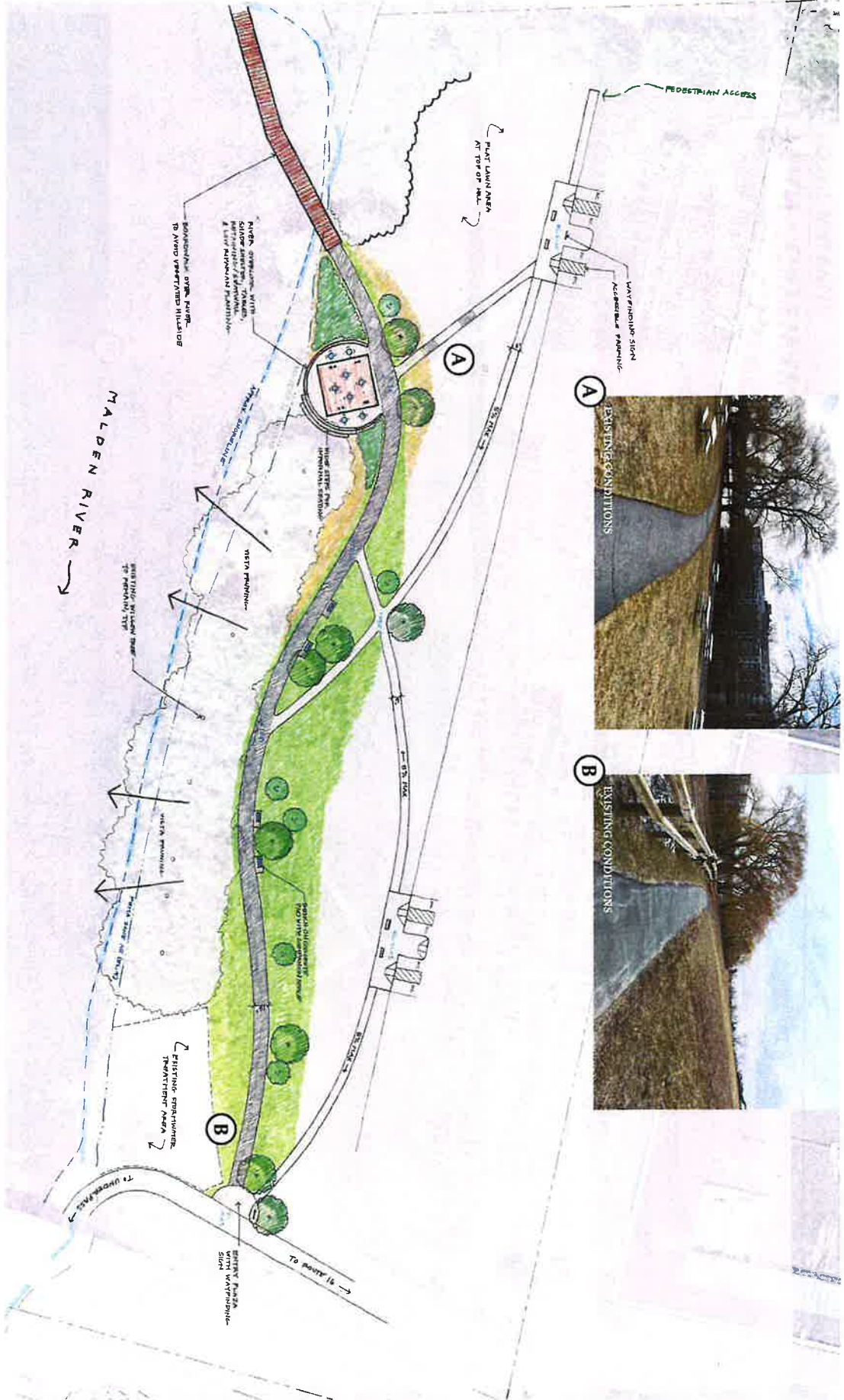




**CONCEPT PLAN - GATEWAY PARK NORTH**  
 EVERETT RIVERFRONT WALKWAY

SCALE: 1" = 80'-0"





# CONCEPT PLAN - VILLAGE LANDING PARK

EVERETT RIVERFRONT WALKWAY

SCALE: 1"=60'-0"



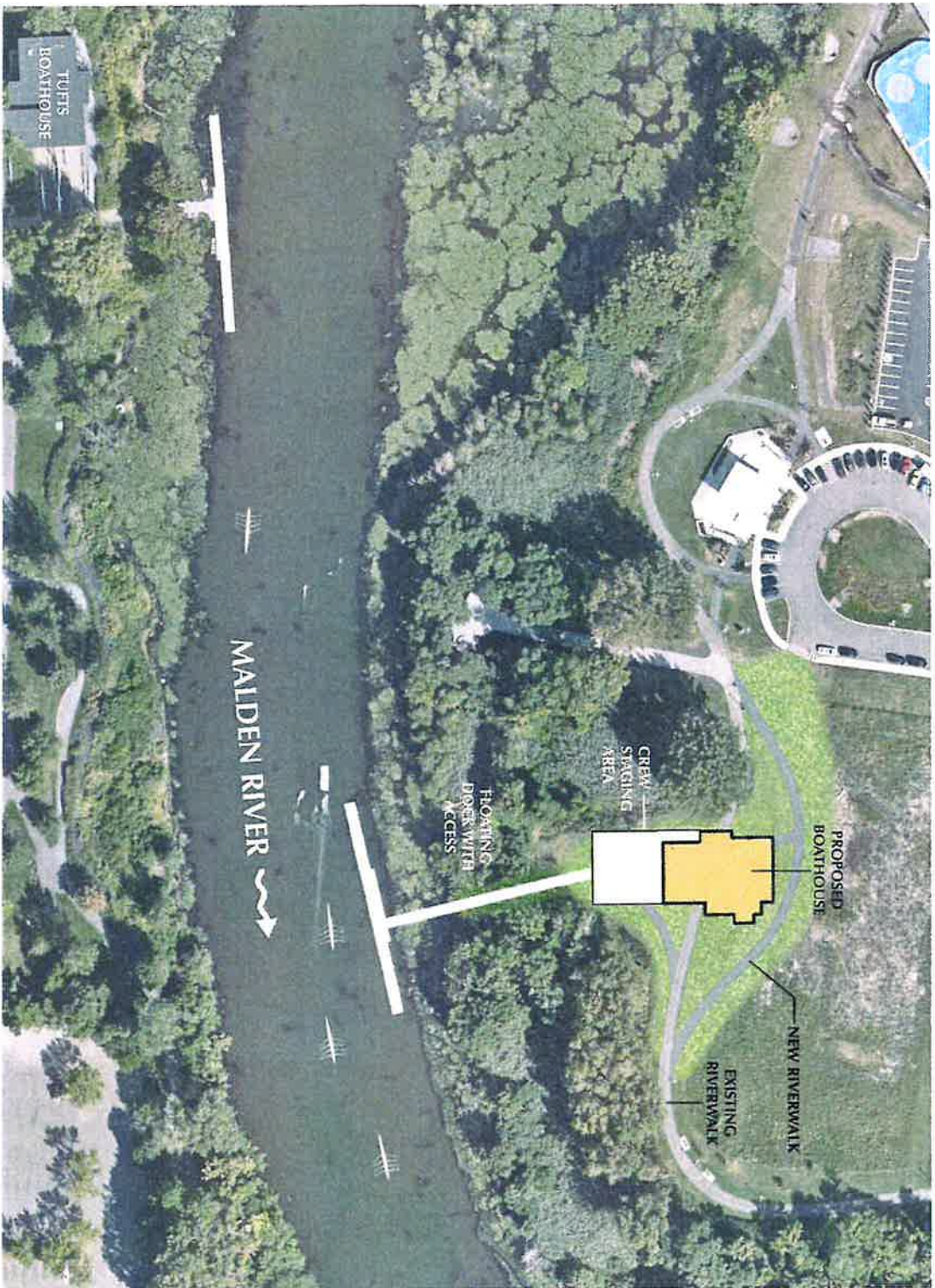
# CONCEPT PLAN - BERBERIAN PROPERTY EVERETT RIVERFRONT WALKWAY



8

SCALE: 1" = 60'-0"





# CONCEPT PLAN - RIVERGREEN

EVERETT RIVERFRONT WALKWAY

9

SCALE: 1"=60'-0"



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## Design Summary

For the purposes of summarizing the proposed concept design, this report organizes the project site into six areas, previously illustrated, including the following:

- Area 1: Gateway Park South
- Area 2: Gateway Park Central
- Area 3: Gateway Park North
- Area 4: Village Landing Park
- Area 5: Berberian Property
- Area 6: Rivergreen

### AREA 1: GATEWAY PARK SOUTH

The existing asphalt walkway follows along the shoreline and the shoreline retaining wall in this area but offers little accommodation for visitors and lacks encouragement to linger and enjoy this public space. This area connects to the DCR Connector and Encore Boston Harbor to the south where the multi-use paths are wide and generous. The proposed design recommends replacing the existing 6-foot wide asphalt walkway with a 10-foot wide asphalt walkway that meanders along the shoreline but is shifted inshore from the existing shoreline retaining walls. The existing shoreline retaining walls are intended to remain but because they drop quickly to the shoreline below without any guardrails, relocating the proposed walkway alignment further inshore will improve safety. The space between the new walkway and the existing walls can be planted with low, native coastal plant material. The planting will enhance the views and shoreline, while also providing habitat for birds and pollinator species. It is possible that a low guardrail should be added along the top of the wall so the unsuspecting visitor does not get too close to the edge.

The wider walkway will be more comfortable for pedestrians while also accommodating bicyclists and maintenance vehicles. At the north end of this area, the existing walkway is squeezed to 6-foot wide because of an inshore retaining wall supporting street trees and Mystic View Road above and a guardrail on the outshore side where the grades quickly fall to the river. There are two possible alternatives here: (1) keep the existing 6' walkway at the retaining wall and accept the pinch point or (2) widen the walkway to 10' with structural improvements.



*(Left) Existing promontory with view of the dam; (Right) Existing narrow walkway at retaining wall.*

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### Alternatives:

- (1) While the existing 6' wide walkway will accommodate pedestrians, it does not offer two-way travel for bicyclists on the same path. Instead, the design concept illustrates 5-foot wide painted bike lanes on either side of Mystic View Road linking the DCR Connector to the central portion of Gateway Park where there is much more accommodation for bicyclists on the road. While not on the same path, both modes of transportation are accommodated. A vehicular swing gate is proposed across Mystic View Road at the entrance to the parking lot near Target. This will restrict vehicular traffic to only authorized vehicles to the dam resulting in less conflicts with bicyclists on the road.
- (2) Alternatively, the existing outshore guardrail could be removed and a 4' wide boardwalk with new guardrail could be installed to widen the walkway toward the shoreline. The boardwalk would be cantilevered over the embankment to avoid the possible need for a shoreline wall. This alternative would be more costly, but would allow multimodal use.

Two design features are proposed to encourage public gathering: (1) a small seating plaza and (2) a fishing pier. The seating plaza is proposed on the promontory to the south which offers views to the dam and up the Mystic River. A circular area constructed of specialty pavement, such as pavers or brick, is lined with three curved benches with a large sculpture in the center. The sculpture could be a public art piece sourced locally or could be a kinetic sculpture which moves and generates sound in the wind. This sculpture will serve as a focal point in the space, offering a visual guide to visitors from all the surrounding areas. Bicycle parking and a trash receptacle are proposed here as well.



*Examples of kinetic sculptures.*



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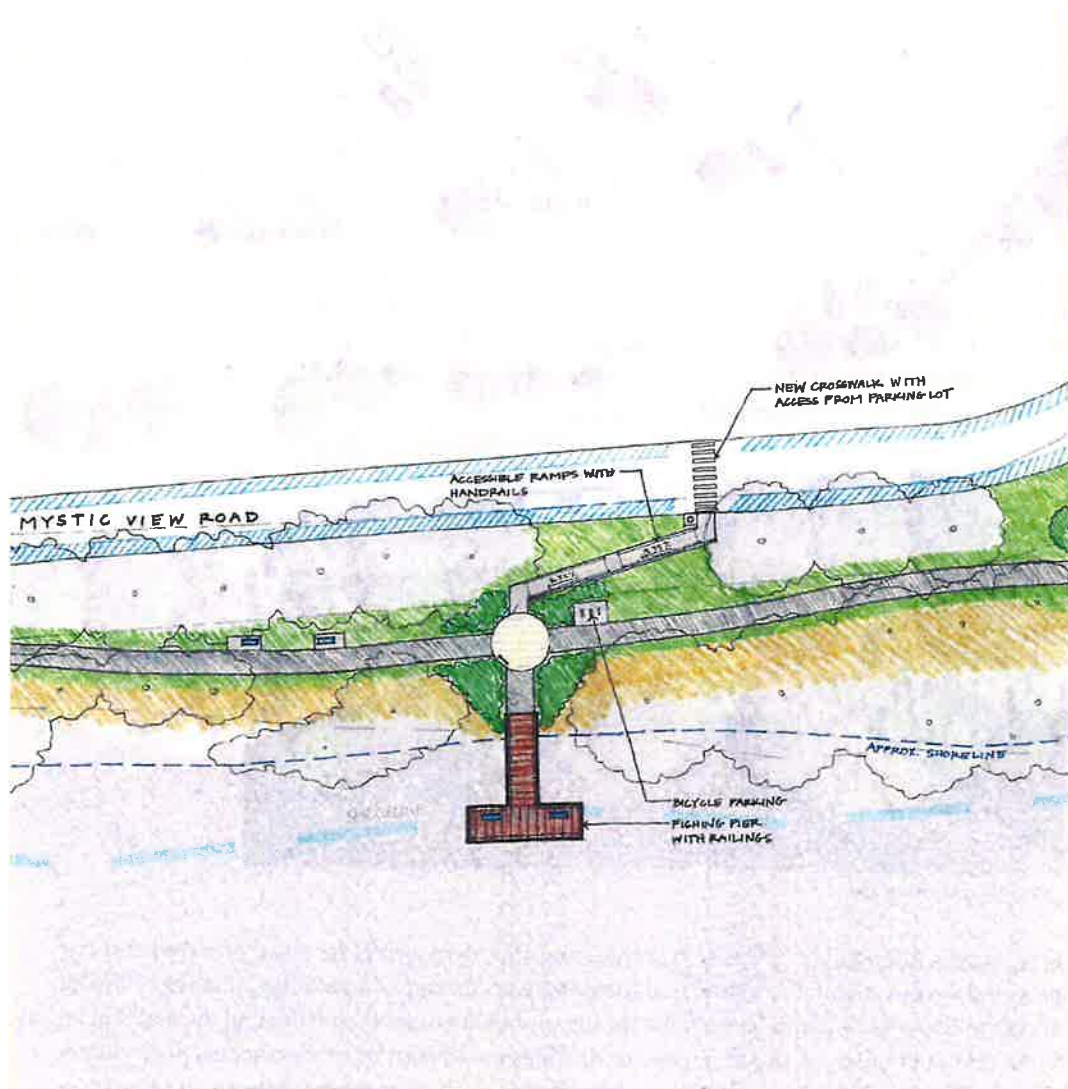
A fishing pier is proposed opposite the end of the existing walkway which provides site access from the 40 designated parking spaces at the Gateway Center along Mystic View Road. A crosswalk and curb ramp are proposed as well as two concrete ramps with handrails to provide accessible access from the parking lot to the riverfront walkway. At this intersection, a small circular paved area is proposed and includes planting and signage with access to the fishing pier. The fishing pier is intended to extend from an abutment at the shoreline over the Mystic River to form a T-shape platform with a place for benches, space for fishing, and views up and down the river. This location is significant because visitors already fish from the embankment here. Further, the DCR's 2009 Mystic River Reservation Master Plan identifies this location for a future fishing pier. The pier would be constructed of timber piles and a timber superstructure including pile caps, stringers, decking, and railings. Permitting will require approval for the shoreline impacts as well as impact area from adding a new permanent pier structure within the waterway.



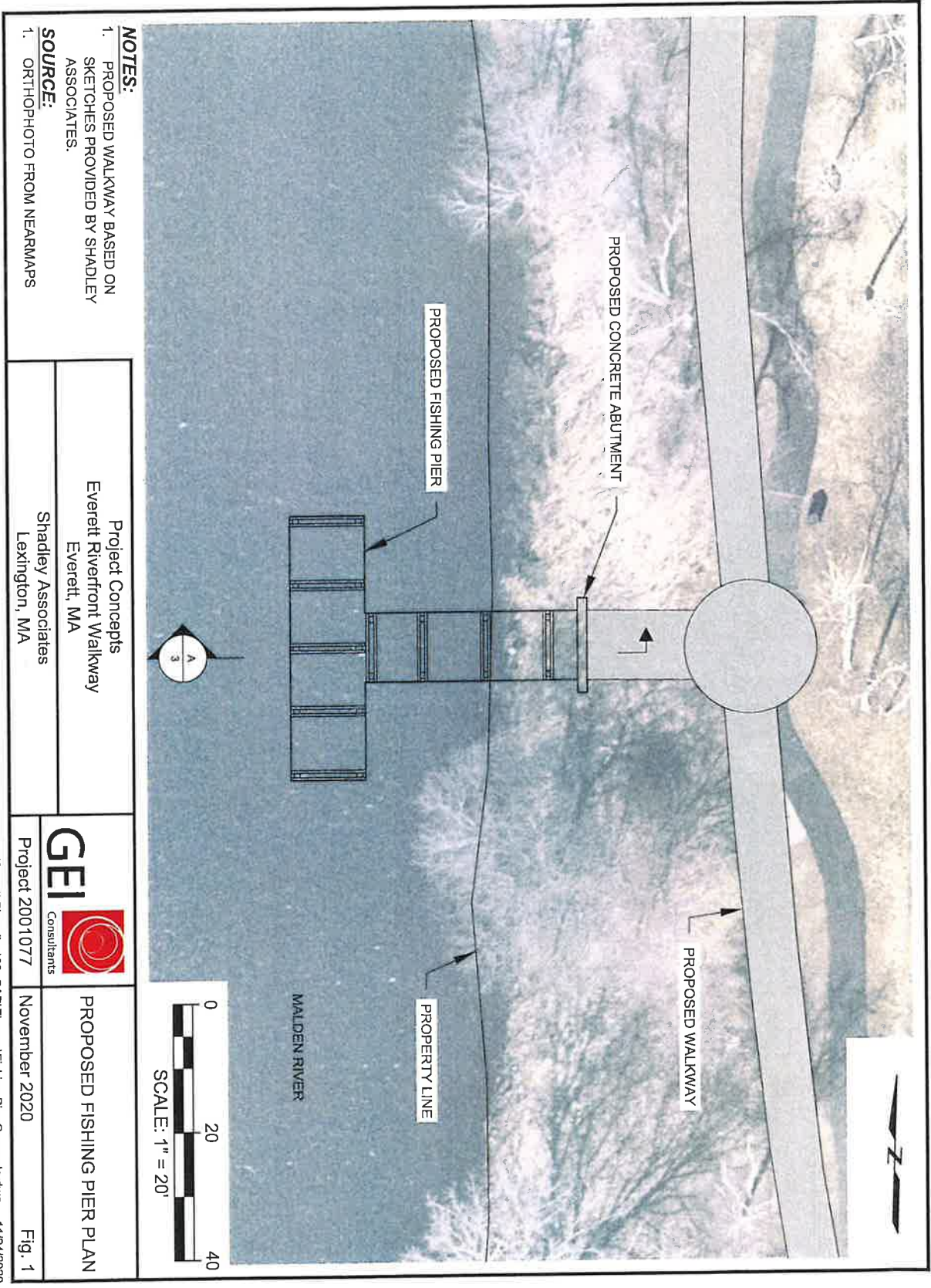
*Example of fishing pier.*

**Boat Access Alternative:** The City is considering adding moorings for small powered and non-powered vessels within the Mystic and Malden Rivers as part of a separate initiative. Possible access to the vessels could be from the fishing pier by incorporating a floating dock and gangway at the end of the pier. A shuttle service or dinghies could then be used to access the moored vessels. The float is proposed at the northern end of the T-pier, accessed by an aluminum gangway, and would be constructed of timber or aluminum with marine grade polyethylene float drums to provide a lightweight and durable floating dock. The gangway would be long enough to ensure ADA access to the float. The float would be anchored with chains and blocks to the mudline. The use of mooring blocks and lightweight materials would allow the City to easily install and remove the float in the winter. The use of mooring blocks instead of guide piles would eliminate the damage caused by ice flows impacting the piles. During winter, the floating docks would need to be removed to prevent damage caused by the river freezing over and springtime ice flows. Winter storage would involve lowering the gangway and disconnecting the anchor chains. The floating docks would then need to be transported to the kayak/canoe launch ramp where they would be hauled out on timber skids for winter storage onsite.

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Enlargement plan of the proposed fishing pier.



**NOTES:**

1. PROPOSED WALKWAY BASED ON SKETCHES PROVIDED BY SHADLEY ASSOCIATES.

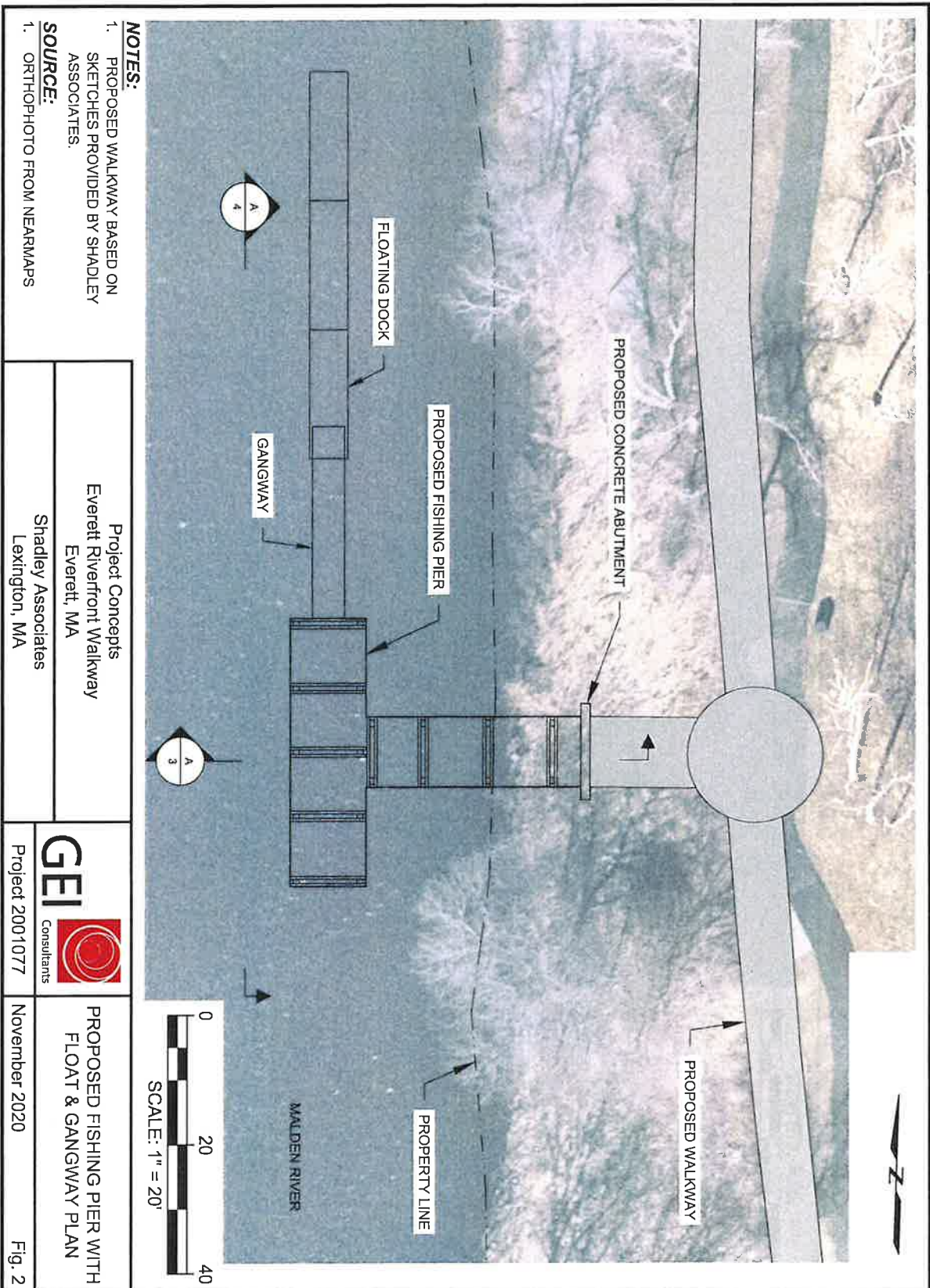
**SOURCE:**  
1. ORTHOPHOTO FROM NEARMAPS

Project Concepts Everett Riverfront Walkway Everett, MA	
Shadley Associates Lexington, MA	

**GEI**  
Consultants  
Project 2001077

PROPOSED FISHING PIER PLAN	November 2020	Fig. 1
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**NOTES:**

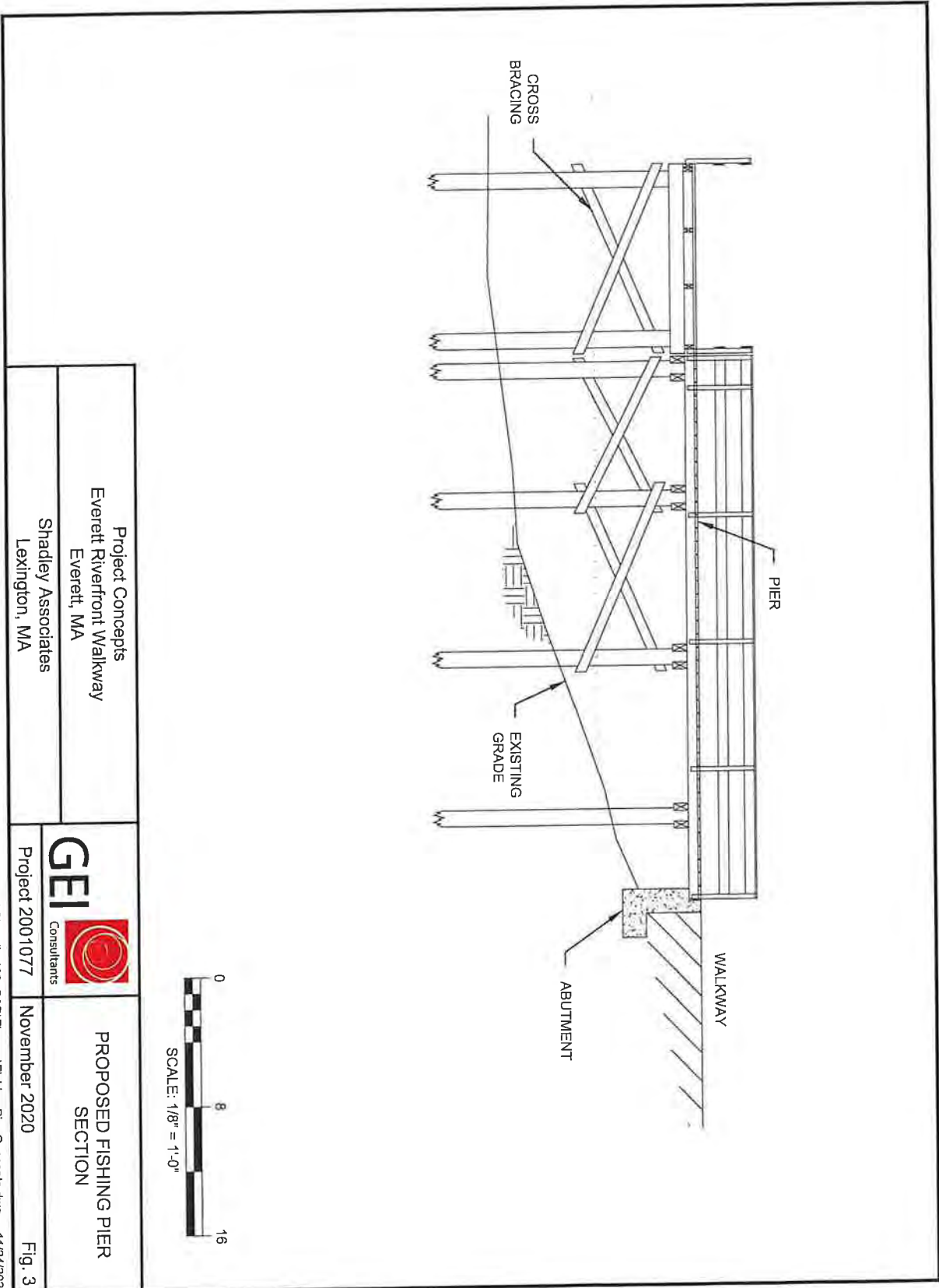
1. PROPOSED WALKWAY BASED ON SKETCHES PROVIDED BY SHADLEY ASSOCIATES.

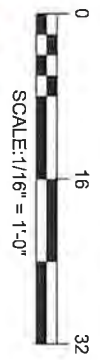
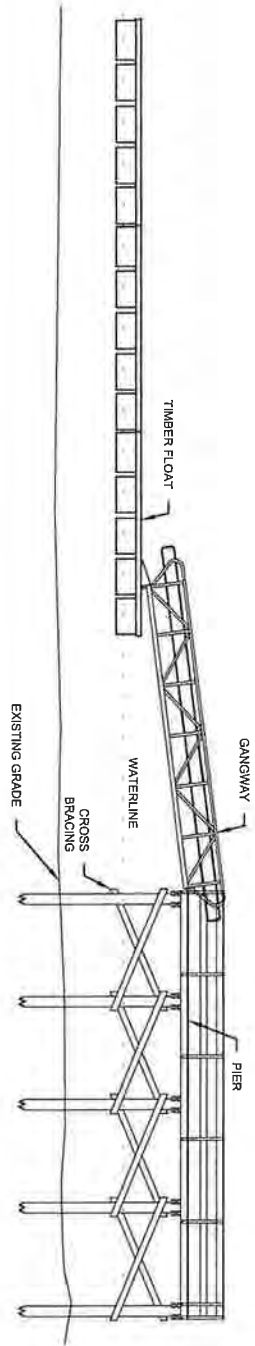
**SOURCE:**


1. ORTHOPHOTO FROM NEARMAPS

Project Concepts Everett Riverfront Walkway Everett, MA			PROPOSED FISHING PIER WITH FLOAT & GANGWAY PLAN
Shadley Associates Lexington, MA			
		November 2020	Fig. 2

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Project Concepts Everett Riverfront Walkway Everett, MA			PROPOSED FISHING PIER AND FLOAT SECTION
Shadley Associates Lexington, MA			
Project 2001077	November 2020	Fig. 4	

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## AREA 2: GATEWAY PARK CENTRAL

The central portion of Gateway Park widens significantly from the southern portion and provides access from the northern end of the 40 designated parking spaces at the Gateway Center. The concept design proposes a new crosswalk and curb ramp at Mystic View Road for code-compliant access to the park. A locking swing gate is proposed across Mystic View Road at this crosswalk which will prevent unauthorized vehicles from access the road to the dam. This is something that has been desired by the DCR, who owns this road. A small entry plaza with specialty paving and signage is proposed with direct access to the riverfront walkway and the park's existing walkways. The proposed Riverwalk is 10' wide asphalt pavement to accommodate pedestrians and bicyclists. An overlook area with terraced granite walls is proposed. This elevated area will offer views south and westward to the Mystic River in an informal setting. Whimsical and playful pebble seats are intended to be randomly located along the Riverwalk at gathering areas for added interest.



(Left) Example of granite block seating in slope; (Right) Whimsical pebble seats.

The main walkway along the river is 10-feet wide and is lined periodically with benches facing the water. Selective pruning along the shoreline is recommended to open views to the river. Invasive plant species such as Phragmites, Japanese Knotweed, Oriental Bittersweet, and Tree of Heaven are recommended to be removed. Supplemental shoreline planting is encouraged and should be hardy, native species that offer biological diversity, ecological benefits, and habitat value.

A canoe/kayak launch (non-motorized) is proposed in this area where there is a natural clearing along the shoreline and a gentle slope. The launch will have access from Mystic View Road where three parallel loading zone spaces are proposed on the west side of Mystic View Road adjacent to the entry plaza as temporary loading/unloading spaces for visitors bringing car-top canoes or kayaks. Once unloaded, the cars would be parked in the designated spaces at the Gateway Center. A semi-circular paved area is proposed at the water's edge which can also serve as a gathering area for visitors.

The launch ramp would be constructed of hardscape elements above mean high water which provide a gradual and stable slope to the water's edge. To continue a stable surface below water articulated block mats constructed of concrete could be installed into the river allowing vessels to

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be more easily launched on a stable surface. Articulated block mats come in a variety of shapes and sizes and can contain open or closed blocks. It is proposed that the articulated block mats for the launch ramp would consist of two 8-foot wide by 20-foot long open block mats placed into the water. The open block mats would have approximately 20 percent open space, allowing for material to infill within the blocks and revegetate the river bottom. Typically, installation will involve preparation of an approved subgrade such as 6 inches of clean compacted crushed stone that will provide a level surface, followed by placement of a geotextile fabric, and installation of the articulated block mats.



*Example of canoe/kayak launch with gathering space (DCR Macdonald Park, Medford, MA).*



*Example of the installation of articulated block mats at a boat launch.*



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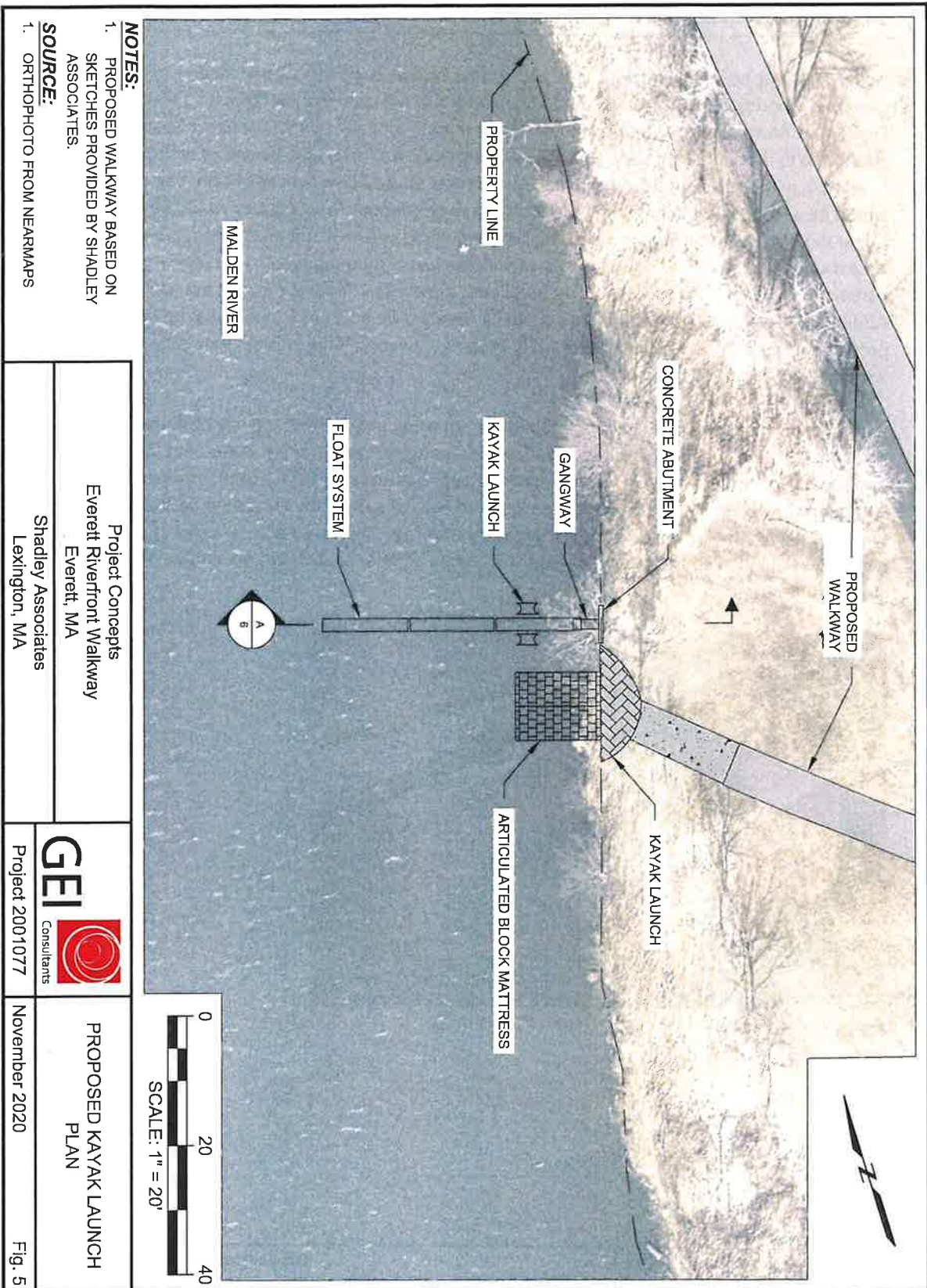
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**Additional Boat Access:** Similar to the floating dock option at the fishing pier, access to the City's proposed mooring field in the river could be provided at the canoe/kayak launch adjacent to the landing. A floating dock system would consist of three 6-foot wide by 20-foot long floats connected to the shore by a gangway. The floating dock would be constructed of timber or aluminum with marine grade polyethylene float drums to provide a lightweight floating dock. It would be anchored with chains and blocks to the river bottom. The gangway would be anchored to the shore at an abutment and would be long enough to ensure that it meets the required ADA access slope to the timber floating docks. Again, the use of mooring blocks and lightweight materials would allow the City to easily install and remove the floating docks in the winter. Additionally, easy load kayak launches could be installed on both sides of the floating dock to provide safe pedestrian loading access while keeping them dry. This location would tie in well with the canoe/kayak launch.

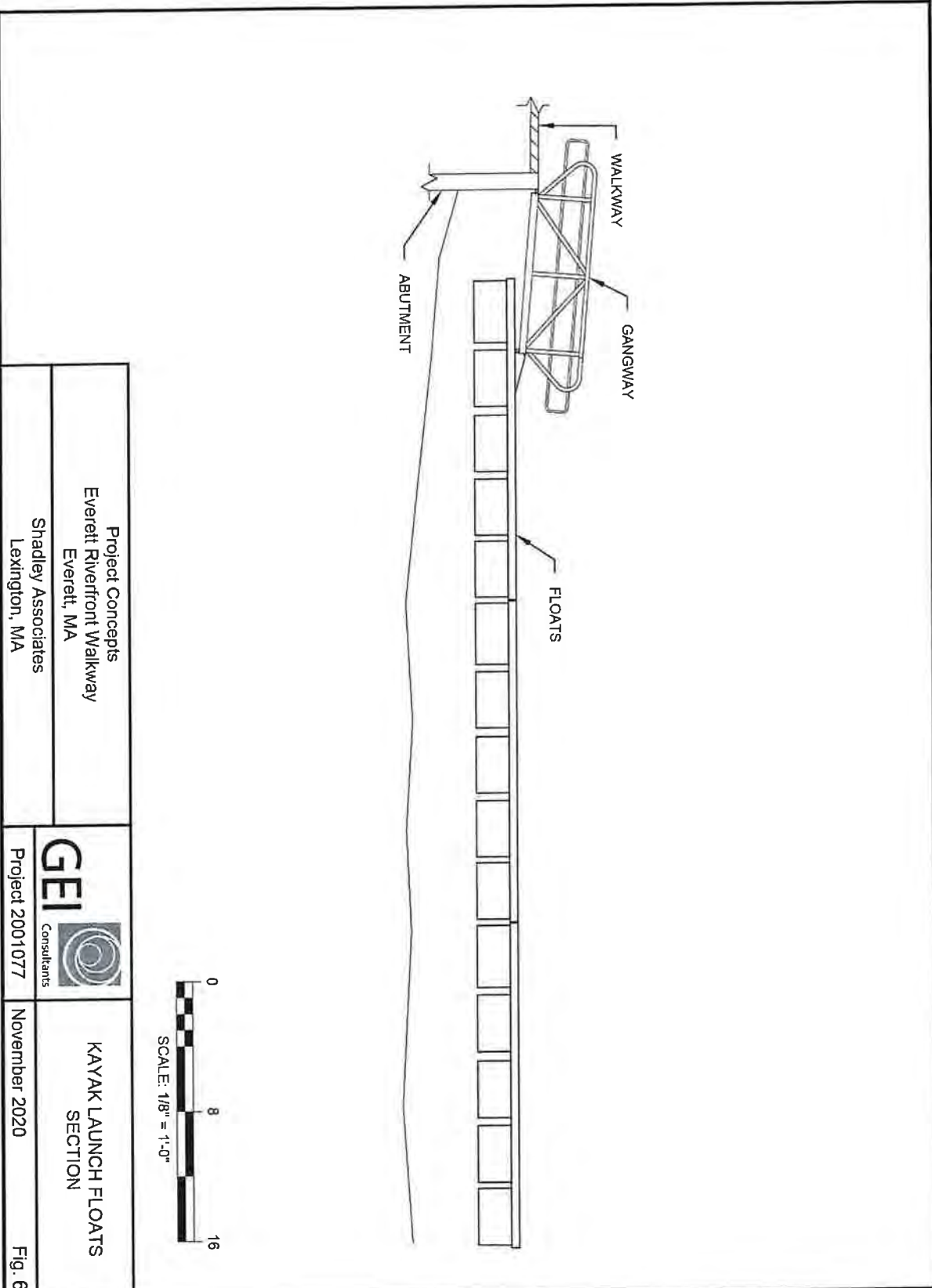
During the winter, the floating docks could be removed by pulling the gangway onshore, disconnecting the anchor chains, and hauling the floating docks out of the water onto the adjacent open space for winter storage. There is adequate space at this location for easily storing the docks and gangway during the winter. A crane would be needed to haul the dock segments out of the water for winter storage and reinstalling them in the spring. The paved access walkway to the canoe/kayak launch could be used to stage the crane operation and would need to be detailed to support this weight.



*Example of an easy load kayak launch from a floating dock.*



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### AREA 3: GATEWAY PARK NORTH

The northern portion of Gateway Park is dominated by a large existing wetland. The upland areas and existing walkway are squeezed toward Mystic View Road and busy Santilli Circle where there are no views of the river. The concept design proposes a 12-foot wide boardwalk with railings across the wetland to connect the central portion of Gateway Park to the new underpass trail at Route 16, which offers a connection to the City's Village Landing Park to the north. At the south end of the boardwalk, a small plaza area is proposed at the intersection of the park walkways and the existing connection from Mystic View Road and the Gateway Center across the street. This small plaza can include seating, park/wayfinding signage, and interpretive signage.



*(Left) View to existing wetland looking north; (Right) New underpass trail at Route 16 bridge.*

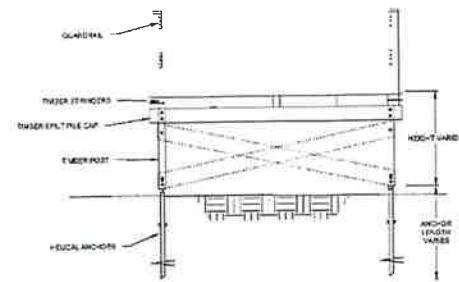
The proposed boardwalk is intended to cross the wetland, giving visitors a change in experience, immersing them in a new habitat, and offering educational opportunities. This area is unique along Everett's shoreline and the City encourages public use of this area. Seating areas and overlook extensions are designed along the boardwalk to create resting areas and viewing locations within the wetland. Interpretive signage can be incorporated into these areas as educational features along the boardwalk.



*Example of boardwalk across wetland with viewing areas.*

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The proposed boardwalk would be constructed by first establishing the alignment to minimize impacts to the wetlands. Helical anchors could be used to anchor the boardwalk into the soil. The use of helical anchors will keep the boardwalk more secure in marsh soil than typical timber pile driving and will allow the construction to be performed with smaller equipment creating less temporary impact. Once anchors have been installed, timber posts will be secured, followed by the timber boardwalk superstructure. The ends of the boardwalk would rest on the grade where it meets the adjoining asphalt walkways.



*Example of boardwalk section.*

Separate from the work of this project, another consultant team is studying opportunities for stormwater improvements and climate resiliency interventions along the Mystic River. That team has identified the northern portion of Gateway Park as a candidate for a reconstructed wetland. The general intent is to excavate and enlarge the existing wetland area to provide an area for stormwater treatment as it flows from Santilli Circle to the river as well as to provide water holding capacity in the instances of upland flooding and sea level rise. This work would be a benefit to Everett's riverfront as it would remove the existing invasive plant species currently dominating this wetland. It would improve the functionality of the wetland, open up views, and enhance wildlife habitat. These benefits would improve the visitor experience through additional educational opportunities, as well as the opportunity to incorporate secondary walkways that circumnavigate the reconstructed wetland, further immersing visitors in the landscape. The work of this separate consultant team is underway with no conclusive action at this time. The accompanying concept plans overlay the draft concept wetland with this project's proposed boardwalk. Should the wetland reconstruction move forward, there could be a collaborative effort to naturalize the wetland edges and incorporate pedestrian accommodations.



*Example of constructed wetland and boardwalk at Alewife, Cambridge, MA.*

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#### AREA 4: VILLAGE LANDING PARK

At Village Landing Park, the existing walkway follows in a generally straight line along the row of mature Weeping Willow trees along the Malden River. The approximately 6-foot wide walkway is narrow and deteriorated in places. The proposed riverfront walkway is a 10-foot wide asphalt walkway that meanders along the shoreline while preserving the Willow trees. The new alignment will add interest to the Riverwalk while offering accommodation for both pedestrians and bicyclists. Where it connects to the underpass at the Route 16 bridge, a small entry plaza is proposed with signage. This location serves as the entry point for visitors accessing the Riverwalk from Route 16 and those continuing along the Riverwalk from Gateway Park at the south. The existing access from the parking lot at 135 Santilli Highway does not currently meet accessibility code as the embankment is steep. Re-grading the slope and altering the alignment of the walkways allows for the construction of ADA-accessible walkways from the parking lot. The concept plan illustrates a new alignment for improved access to the park and the Riverwalk.

Upgrades to the site amenities are important as the existing benches are in poor condition and none of the existing picnic tables are accessible. In the proposed concept design, new benches are shown in pairs along the walkway, each with a wheelchair accessible companion space. At the north end of the park, there is an existing clearing in the line of Weeping Willows which affords space for an overlook. A circular plaza with specialty paving is proposed with space for tables and a shade shelter, similar to Rivergreen. The edge of the plaza is retained with a seatwall, and wide steps along the southwest edge of the plaza offer informal seating facing the view downriver. Supplemental riparian planting is proposed around the plaza to enhance views, soften the hardscape, and increase vegetation diversity along the Riverwalk for improved habitat value. A walkway with stairs is proposed from the parking lot to the plaza to provide direct access for able-bodied visitors, while a switchback sloped walkway serves as an accessible route to the plaza. Beyond the plaza at the north end of the park is an existing hillside with a steep embankment along the river. This hillside poses a significant challenge to providing a landward connection to the adjacent Berberian Property. Instead, a boardwalk over the river is proposed to connect the two sites while avoiding any impact to the existing hillside and shoreline vegetation.



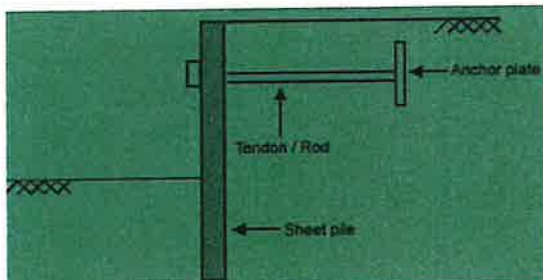
*Shade shelter on plaza with wide steps at Rivergreen.*

Below the existing Weeping Willow trees is crushed stone surfacing along the shoreline. This crushed stone may either be replaced with loam or loam may be added above the stone and seeded to provide a more naturalistic shoreline edge or area for picnicking. The depth of the existing cap must be maintained if the crushed stone surfacing is replaced with loam.

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### AREA 5: BERBERIAN PROPERTY

The Berberian Property is a privately-owned industrial site between the City's Village Landing Park and Rivergreen on the Malden River. The proposed walkway concept is intended to keep the public along the shoreline with limited impact to the existing uses of the Berberian Property. The Design Team understands that the site may be redeveloped in the future as a mixed-use development; however, the concept design is intended to accommodate the site's current use while anticipating future development. With this in mind, the concept design proposes replacement of the existing shoreline bulkhead wall with a new corrugated metal bulkhead with wall cap at a higher elevation. The intent is for the wall to be located where the existing wall currently is. The additional wall height will assist in mitigating the grade changes between the Berberian Property and the adjacent properties, reduce risk of flooding, and also allow the riverfront walkway project to cap the Berberian property. It is assumed that contaminants due to the industrial use of the site may exist and that a change in use of the shoreline area from an industrial use to a public passive recreational use may trigger remediation efforts. It is anticipated that the proposed bulkhead wall may need an anchorage system consisting of deadmen and tie rods. The bulkhead would be driven into the river bottom using a vibratory hammer followed by installation of the deadman system and tie rods and then backfilled. In order to mitigate future maintenance of the site a composite bulkhead is proposed which will not corrode or require periodic maintenance.



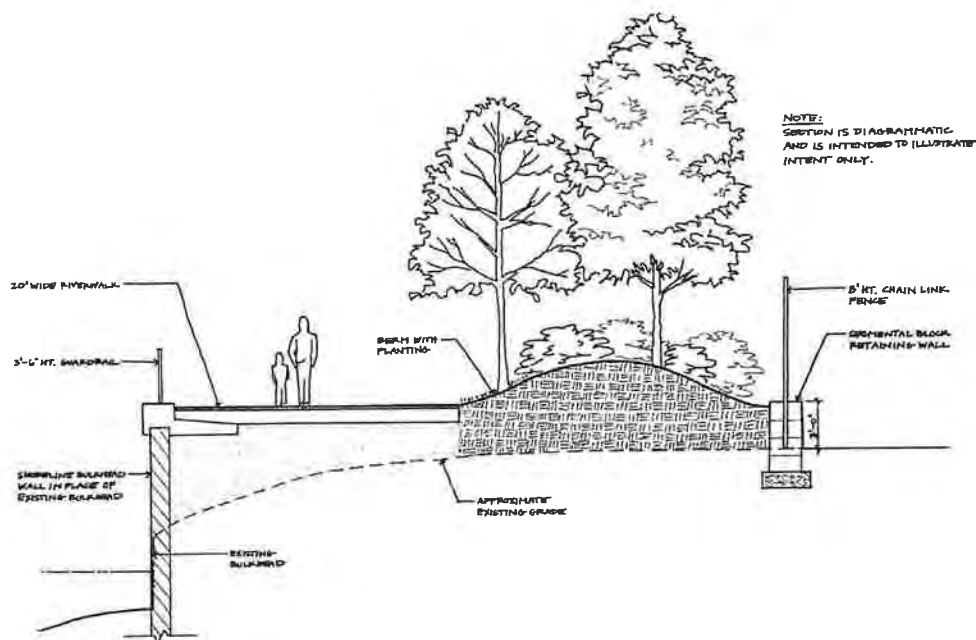
Typical tie back anchored bulkhead section.



Example of composite bulkhead, wale, and cap with hot dipped anchor tie rods.

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The proposed Riverwalk would occupy the length of the shoreline and extend inshore approximately 40-feet. This would accommodate a generous 20' wide walkway with wall cap and guardrail along the shoreline and a landscape area between the Riverwalk and the remaining Berberian Property inshore. The landscape area would be bermed and planted with lawn along the Riverwalk, trees, and shrubs along the inshore edge. The landscaped edge will provide a screen to buffer the industrial activity without negatively impacting the visitor experience along the Malden River. Facing the Berberian property is a proposed 3-foot tall segmental block retaining wall with an 8-foot height black vinyl-coated chain link fence. The wall will accommodate the cap for the Riverwalk and the fence will provide protection for both the public and the private industrial uses of the property. In the future, as the Berberian property is redeveloped, the fence can be removed and accessible connections from the development to the riverfront walkway can be made. It is presumed the Berberian Property would require capping for a mixed-use development, and it could meet the Riverwalk cap for a smooth transition.



Section of the proposed Berberian Property Riverwalk.

The Riverwalk along the Berberian Property is intended to have an urban feel with contemporary design elements and accommodation for gatherings. Similar to the Encore Boston Harborwalk to the south end of Everett's riverfront, the walkway would be wide and paved with specialty pavement. Located at the shoreline edge, visitors can be near the water with unobstructed water views. The wide walkway offers gathering space with tables, benches, and other contemporary and whimsical seating opportunities. At the north end of the Berberian Property is an elevated, circular lawn area lined with wide circular steps for informal seating with views upriver toward River's Edge Park. This area can be used by families for picnicking and other events.



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*(Left) Encore Boston Harborwalk; (Right) Example of shoreline wall with guardrail and specialty paving.*

To the north, South Creek divides the Berberian Property and Rivergreen. A prefabricated pedestrian bridge is proposed to span the creek and provide direct access to the Rivergreen Riverwalk, an existing three-quarter mile multi-use trail. The Berberian Property is the key missing link along Everett's riverfront and would serve an important role in providing a continuous waterfront walkway for the City.



*Example of prefabricated pedestrian bridge.*

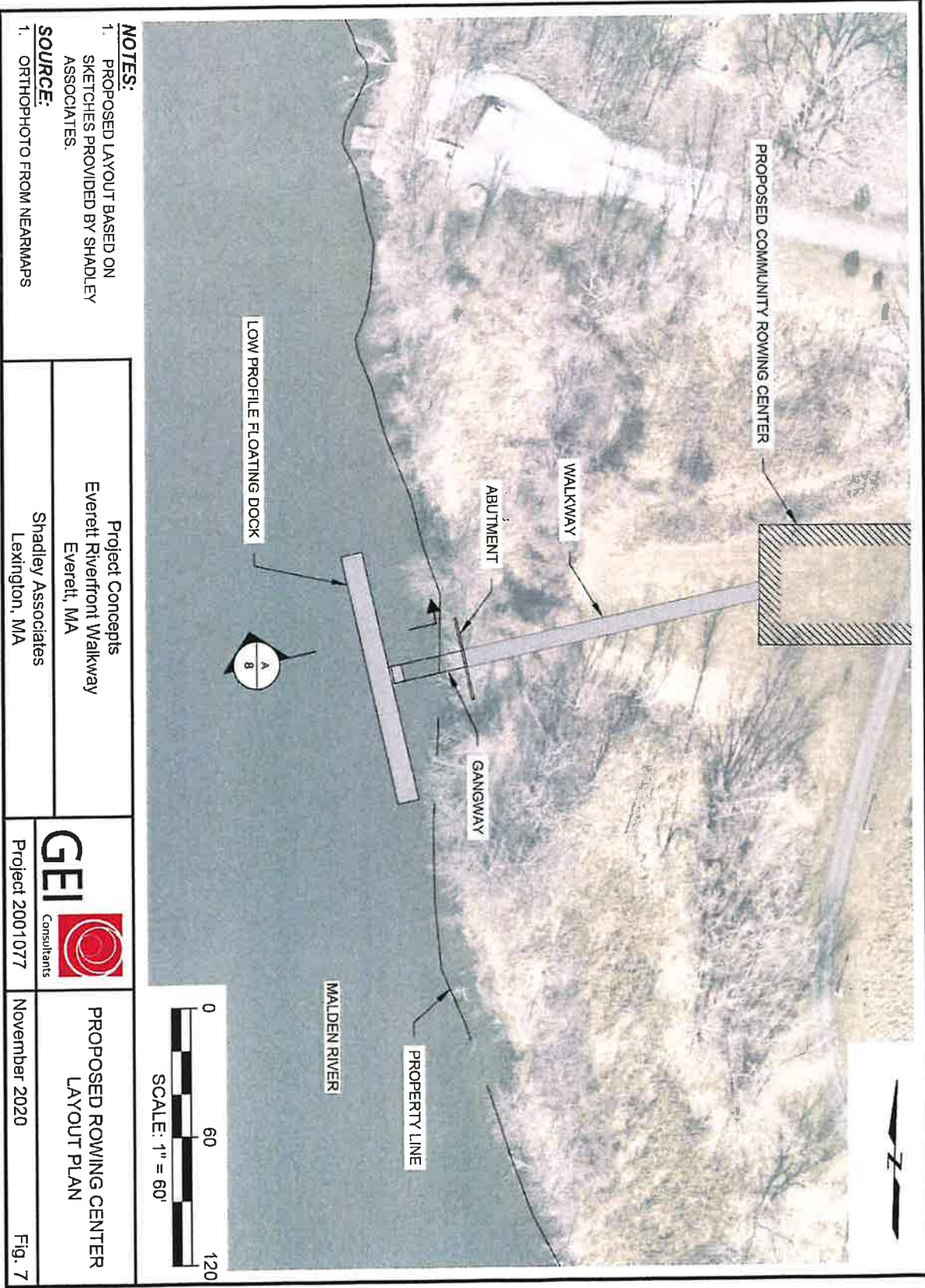
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## AREA 6: RIVERGREEN

Rivergreen consists of an existing illuminated three-quarter mile Riverwalk that connects to Air Force Road at the southern end and the Northern Strand Community Trail at the northern end. An overlook plaza with benches, shade shelter, and planting is located at the midpoint of the Rivergreen Riverwalk with direct access and parking at Rivergreen Drive. Along the northern portion of the Riverwalk is a new active recreational park including football field, basketball courts, roller hockey, playground and splash pad. The focus of this project's work at Rivergreen is a community boathouse which could serve Everett's crew team as well as provide community meeting space. The proposed boathouse is located on an existing promontory to the south of the overlook with access to Rivergreen Drive. The boathouse is shown diagrammatically to match the footprint of the Tufts Boathouse located on the opposite side of the Malden River, to the north at River's Edge. The footprint is approximately 6,000 square feet and for the purposes of this conceptual design work, an upper level of 2,000 square foot could be allocated to community meeting space and fitness facilities for the crew team. At this conceptual design stage, the intent is to diagrammatically illustrate the boathouse's potential size and siting along the Riverwalk. A large, paved plaza fronts the boathouse and provides a staging area for rowing shells with a gangway to a floating dock on the river. The conceptual design generally mimics the Tufts Boathouse for reference. The existing Riverwalk would need to be re-routed inland of the boathouse at this location. This would allow for the boathouse and crew staging to remain outshore of the Riverwalk. The floating dock, which is proposed at 10-feet wide by 120-feet long, will consist of low-profile float sections, less than one foot of freeboard, to allow rowers to easily get in and out of their boats without damaging the overhanging oar connections. The floats will be anchored with mooring blocks as piles would interfere with vessel usage. The float will be accessed by an aluminum gangway attached to an abutment. The length of the gangway will be determined to allow the required ADA access to the installed floats. During winter the floating dock will need to be stored onshore.



*Tufts Boathouse with paved crew staging area and floating dock system.*



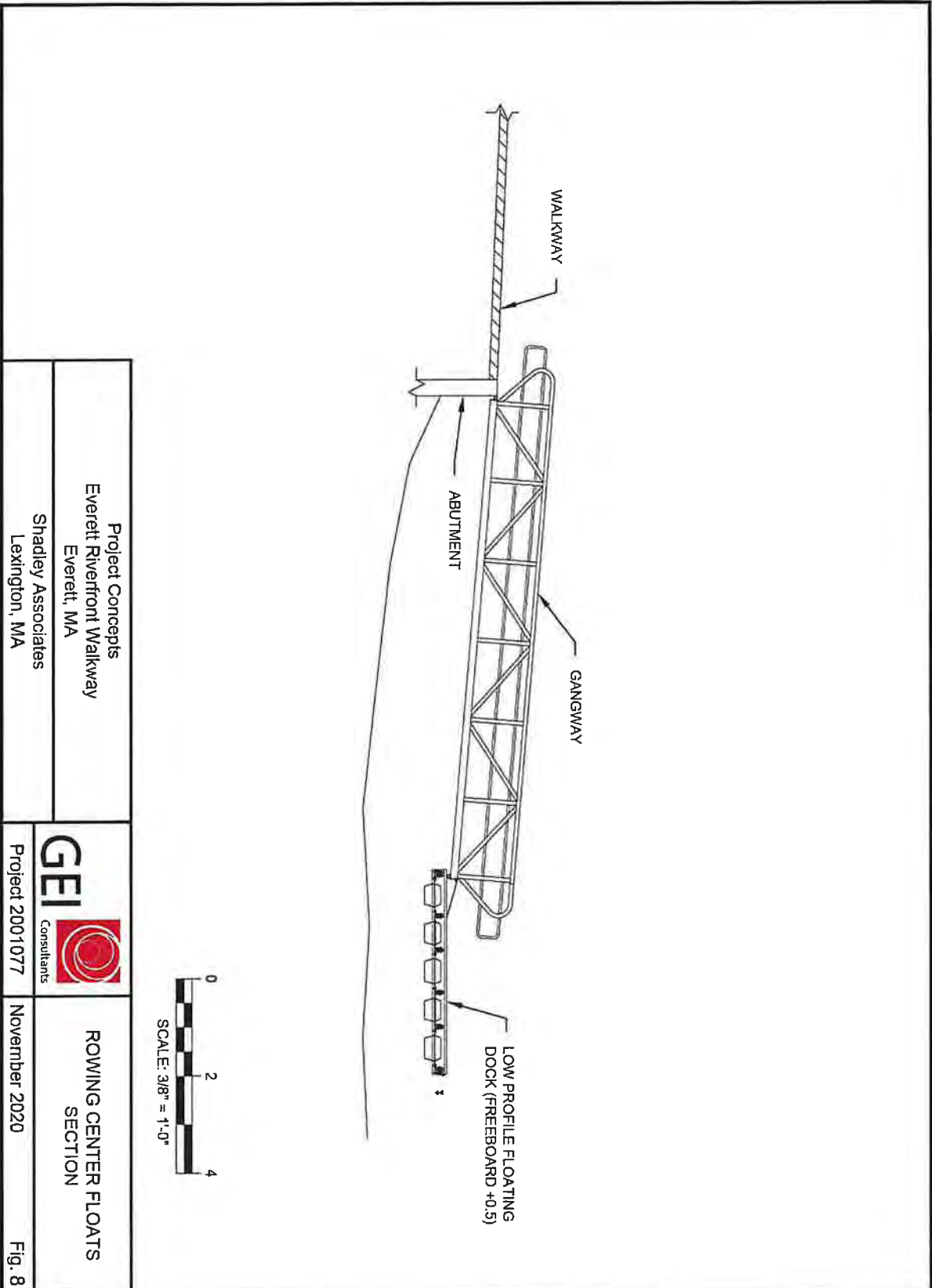
**NOTES:**  
 1. PROPOSED LAYOUT BASED ON SKETCHES PROVIDED BY SHADLEY ASSOCIATES.  
**SOURCE:**  
 1. ORTHOPHOTO FROM NEARMAPS

Project Concepts Everett Riverfront Walkway Everett, MA
Shadley Associates Lexington, MA

**GEI** Consultants  
 Project 2001077

PROPOSED ROWING CENTER LAYOUT PLAN  
 November 2020  
 Fig. 7

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Shadley Associates, P.C.

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### Proposed Site Amenities

This section of the report describes proposed site amenities and alternatives for the Everett Riverfront Walkway including benches, tables, contemporary seating, bicycle parking, trash receptacles, signage, and lighting.

#### Benches

Two bench alternatives are proposed. It is recommended that the same bench be used along the entire riverfront for visual consistency and site identity.



Manufacturer: Sitiescapes  
Model: "Tallgrass Bench"  
Description: Metal bench with graphic cutouts



Manufacturer: Forms & Surfaces  
Model: "Trio Bench"  
Description: Metal bench frame and armrests with lpe wood seat/back

Shadley Associates, P.C.

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**Tables**

Tables are generally proposed at Village Landing Park and the Berberian Property for larger gatherings. Alternatives differ by material and seat configuration.



Manufacturer: SITESCAPES  
 Model: "Tallgrass Table"  
 Description: Metal table/seats with graphic cutouts



Manufacturer: Landscape Forms  
 Model: "35 Mingle Table"  
 Description: Metal table/seats with backs



Manufacturer: Tournesol  
 Model: "Roundabout Table"  
 Description: Wood tabletop/seats with metal frame



Manufacturer: SITESCAPES  
 Model: "Avondale Table"  
 Description: Metal tabletop, wood seats

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### Contemporary Seating

These informal seating elements are generally intended for the Berberian Property where the Riverwalk is an open waterfront plaza. These add interest to the space and can be used in various configurations for group gathering. They could also be added to Gateway Park.



Manufacturer: Escofet, offered by Landscape Forms  
Model: "Flor"  
Description: Precast concrete seat



Manufacturer: Landscape Forms  
Model: "Trapezio Bench"  
Description: Wood timber on metal supports

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### Bicycle Parking

Bicycle parking posts are proposed at gathering areas along the riverfront walkway. Bicycle parking posts can be whimsical in style or painted in bright colors to add interest along the walkway.



Manufacturer: Forms & Surfaces  
Model: "Twist"  
Description: Powdercoated metal, two bike capacity



Manufacturer: DuMor  
Model: "Bike Rack 199"  
Description: Powdercoated metal post in leaf shade, two bike capacity



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### Trash Receptacles

Trash receptacles offer customization capability. The riverfront's name or the City's name or seal could be incorporated into the design of the receptacles for personalization.



Manufacturer: Landscape Forms  
Model: "Lakeside"



Manufacturer: Anova  
Model: "Airi"



Manufacturer: Anova  
Model: "Exposition Trash / Recycling"



Manufacturer: Anova  
Model: "Exposition"



Manufacturer: Forms & Surfaces  
Model: "Urban Renaissance"

Shadley Associates, P.C.

**Wayfinding & Interpretive Signage**

Wayfinding and interpretive signage are proposed throughout the Everett Riverfront Walkway to guide and educate visitors.



Custom metal wayfinding sign with graphic cutout. Cutouts can be a consistent theme throughout the Riverwalk but could be different at each portion along the way.



Manufacturer: Pannier Graphics  
Model: "Upright" (Wayfinding)



Manufacturer: Pannier Graphics  
Model: "Cantilevered" (Interpretive Panel)

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**Site Lighting**

Pedestrian scale lights are proposed along the main riverfront walkway for site security. In addition, security cameras and blue lights are recommended to maintain safety and to patrol the riverfront.



City of Everett Standard Pedestrian Light (shown at Rivergreen).

Shadley Associates, P.C.

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## Regulatory Strategy for Development Memo



November 20, 2020

Ms. Pamela Shadley  
Shadley Associates, P.C.  
1730 Massachusetts Avenue  
Lexington, MA 02420

**Re: Memorandum – Regulatory Strategy for Development**  
Proposed Everett Riverfront Walkway  
Everett, Massachusetts  
VERTEX Project No. 62672

Dear Ms. Shadley:

The Vertex Companies, Inc. (VERTEX) is pleased to present this Memorandum in regard to potential regulatory strategy for development of a public walkway located at the above referenced property (the Site).

This Memorandum includes a discussion of the various Site parcels, the conceptual design of the proposed public walkway, known environmental conditions, Activity and Use Limitation (AUL) restrictions for the Site, VERTEX's recommendations for the future development, and a general timeline with action items outlining a potential regulatory strategy for development of the public walkway.

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### Site Background

The Site consists of the western portions of six parcels of land in the City of Everett, including Parcel ID Numbers D0-03-000219 (0 Tremont Street), G0-3A-000011 (75 Norman Street), G0-3A-00011A (77 Norman Street), G0-3A-000012 (79 Norman Street), G0-02-00100A (133 Santilli Highway), and H0-06-000200 (2 Mystic View Road).

The Site's six parcels include the following areas:

- The northern portion of the Site at 0 Tremont Street, hereinafter referred to as Rivergreen, is currently occupied by public open space and a pedestrian walking path known as the Riverwalk, a commercial building occupied by the Boston Freightliner tractor trailer sales/repair facility, and a roadway known as Rivergreen Drive.

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**THE VERTEX COMPANIES, INC.**  
400 LIBBEY INDUSTRIAL PARKWAY  
WEYMOUTH, MA 02189

781.952.6000 | VERTEXENG.COM

- To the south of Rivergreen are the 75, 77, and 79 Norman Street parcels, hereinafter referred to as the Berberian Property. The Berberian Property is occupied by the Deberaux Construction Inc. natural gas installation company, the Cumar granite works storage facility, and multiple storage bays for a landscaping and construction business.
- In between the Berberian Property and Revere Beach Parkway (Route 16) is public open space at 133 Santilli Highway, hereinafter referred to as Village Landing Park.
- The southern portion of the Site to the south of Revere Beach Parkway are a pedestrian walking path and public open space at 2 Mystic View Rd, hereinafter referred to as Gateway Park. The Gateway Park areas of the Site are portions of the historical Monsanto Company Property located at Mystic View Road. The entire Monsanto Company Property included a total of eleven remediation sub-areas, three of which are located in the areas of the potential Everett Riverfront Walkway: 1) the Fund Land Area, which is approximately 13.92 acres in size and located immediately to the south of Revere Beach Parkway; 2) the Mystic View Area, which is approximately 1.10 acres in size and located immediately to the south of the Fund Land Area; and, 3) the Cape Cod Area, which is approximately 2.8 acres in size and located within the far southern portion of the Site.

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### Conceptual Design of Walkway

In October 2020, a conceptual design with a preferred alignment of the proposed Everett Riverfront Walkway was completed by Shadley Associates, P.C. for the City of Everett. The current conceptual design of the walkway includes the following:

- Construction of a possible boathouse/community building with a crew staging area and floating dock at the Rivergreen portion of the Site.
- Installation of a pedestrian bridge over the South Creek connecting the Rivergreen and Berberian Property portions of the Site.
- Construction of a 20-foot wide walkway at the shoreline of the Berberian Property, and rebuilding of the shoreline. This shoreline work would include installation of a bulkhead wall, guardrail, berm with plantings, chain-link fencing, and retaining wall.
- Installation of a boardwalk over the Malden River, connecting the Berberian Property and the Village Landing Park portions of the Site.
- Construction of a river overlook (with shade shelter, tables, retaining/seat wall, and plantings) and construction of an entry plaza at the Village Landing Park portion of the Site. Also, new pedestrian sidewalks that connect to the riverfront walkway would be

installed, and accessible parking spaces, signage, and benches on concrete pads would be added in this area.

- Installation of a boardwalk with guardrails through wetlands at the northern Gateway Park portion of the Site (i.e., the Fund Land Area), as well as the possible reconstruction of wetlands, installation of a 6' wide loop walk around the wetlands, and construction of an entry plaza with signage. The proposed boardwalk would connect to the park's existing paved walkways.
- Construction of a possible canoe/kayak launch at the central Gateway Park portion of the Site (i.e., at the approximate border of the Fund Land Area and the Mystic View Area), and installation of a seating area with terraced walls and an entry plaza in this area.
- Construction of a possible fishing pier with railings at the southern Gateway Park portion of the Site (i.e., the Cape Cod Area). Also, accessible ramps with handrails, crosswalks, bicycle parking, striping for bike lanes, new plantings, and benches would be added, and an overlook plaza with benches would be constructed at the far southern portion of this area. Widening of walkways to 10 feet for pedestrian and bicycle use will be considered in this area.

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#### **Known Environmental Conditions & Activity and Use Limitations**

Based on a review of available Massachusetts Department of Environmental Protection (MassDEP) regulatory files for the subsurface impacts across the various Site parcels are primarily indicative of historical industrial use as well as filling of the parcels and surrounding vicinity over the course of the past 100+ years of industrial development along the Malden River. Also, the Village Landing Park Property was historically utilized as a burning dump. The filling/dumping within the western portion of the Village Landing Park property began in the late 1940s or early 1950s, and the filling/dumping activities extended to the Malden River.

The proposed walkway along the Malden River would traverse portions of three closed Disposal Sites (Rivergreen, Village Landing Park, and the Gateway Park areas of the former Monsanto Company property) and a currently open Disposal Site located at 79 and 89 Norman Street (the Berberian Property). Also, the proposed Everett Riverfront Walkway would potentially traverse five separate areas that have existing Activity and Use Limitations (AULs).

VERTEX notes that, based on the use of a portion of Rivergreen as a pedestrian walking path and the restrictions contained in the current AUL for RTN 3-0311 filed in 2000, an Amendment of Notice of AUL and a Revised Permanent Solution with Conditions (PSC) will be filed with MassDEP. It is currently anticipated that these two documents will be filed with MassDEP in the near future.

Additionally, based on a review of MassDEP records, remediation is not planned at the Berberian Property and it appears that regulatory closure for the release can be achieved in the future. No new reports regarding the Berberian Property release have been filed with the MassDEP since a Massachusetts Contingency Plan (MCP) Phase I Initial Site Investigation and Tier Classification report was submitted in January 2020.

#### *Current AUL Restrictions*

A review of the Site parcels' AULs identified the following specific activity, use, construction, earthwork, and/or excavation-related restrictions that are relevant to future redevelopment of the Site as a public walkway:

- The potential construction of a possible boathouse/community building has been proposed for the Rivergreen portion of the Site. The current AUL for Rivergreen prohibits use of the area as a recreation center; however, this restriction will be removed in the amended AUL currently being prepared for the property. Any future construction activities at Rivergreen that remove the existing cap and/or disturb the soil or groundwater located beneath the cap or within the vegetated wetlands must be performed in accordance with a Soil and Groundwater Management Plan and Health and Safety Plan (HASP). Any excavation work within the cap will require repair and/or replacement with a new cap immediately following the completion of the project.

Additionally, both the current AUL and amended AUL for Rivergreen require that any building being constructed within the AUL Area be built with a vapor barrier and a passive sub-slab venting system with subsequent indoor air sampling and analysis, unless an LSP renders an opinion which states that one or more of these measures are not necessary to maintain a condition of No Significant Risk.

- The potential construction of a river overlook has been proposed for the Village Landing Park portion of the Site. The AUL for the Village Landing Park area prohibits construction and occupancy of any heated ground-level structures and also prohibits construction of any unheated ground level structures unless the risk associated with such a use or activity is evaluated by an Licensed Site Professional (LSP). Therefore, although it is considered likely that any river overlook would be an open air-structure and would not pose a risk of harm to human health, the construction and use of any structure (including a river overlook) in this area requires evaluation by an LSP.
- The potential addition of accessible parking spaces has been proposed for the Village Landing Park portion of the Site. The AUL for the Village Landing Park area prohibits use of the capped areas of the Site for parking in areas outside of the AUL's designated "Parking Easement." A review and comparison of the AUL's Exhibit B Sketch Plan and the conceptual walkway design for the Site indicates that existing parking spaces would be



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converted to accessible spaces, and that no vehicle parking areas are proposed in areas outside of the AUL's designated Parking Easement. If any vehicle parking is proposed for areas located outside of the Parking Easement (i.e., the current parking lot), an evaluation by an LSP, and preparation of an Amendment to the Notice of AUL would be required.

A review of the other several AULs for the Site did not identify any other parking-related use restrictions.

- The AUL for the Gateway Park's Fund Land Area prohibits excavations into soil and the use of plantings in which the ground surface is penetrated, excavated, or disturbed unless the excavation and plantings are approved by the Owner and an LSP. No information regarding prior capping of the Fund Land Area was noted in the prior reports reviewed. A July 1997 Class A-3 Response Action Outcome (RAO) for the Fund Land Area states that a Risk Characterization completed assumed that the area would be accessible to the public. Limited human exposure to surficial soil, sediment, and surface water were assumed to occur, and that exposures to mowing of vegetation was also evaluated in the Risk Characterization. According to the Class A-3 RAO, activities necessary for the placement and compaction of clean fill used to aid in the establishment of plantings and construction of jogging/bicycle paths are permitted.

Any excavation associated with the proposed potential reconstruction of wetlands, installation of walkways around the wetlands, and construction of an entry plaza would require an evaluation by a Professional Wetland Scientist (PWS), evaluation and approval by the Owner and LSP, and preparation of an Amendment to the Notice of AUL. Pursuant to the Massachusetts Inland Wetland Replication Guidelines dated March 1, 2002, wetland replication typically involves excavation of upland soils to a depth where the naturally occurring water table can support wetland vegetation.

- A boardwalk through wetlands has been proposed for the Gateway Park's Fund Land Area. Permitted activities and uses for this AUL area include use as a low intensity recreational area (including activities such as walking, bird watching, and sightseeing), and use for jogging/bicycle paths constructed and maintained in a manner approved by the Owner and LSP. Therefore, installation of a boardwalk used for low intensity recreational activities in this area appears to be consistent with the existing AUL Opinion.
- The AUL for the Gateway Park's Mystic View Area notes that (unless written approval is obtained from the Owner and an LSP), excavation, penetration, or disturbance of the geotextile marker layer and the existing twelve inches of overlying fill is prohibited. Also, any plantings cannot grow into the marker barrier or into the existing twelve inches of overlying fill. Any excavation into the marker layer and overlying fill associated with the construction of a possible canoe/kayak launch, seating area, and entry plaza would

require an evaluation and approval by the Owner/LSP, and/or preparation of an Amendment to the Notice of AUL.

- A possible canoe/kayak launch has been proposed for the area at the approximate border of the Fund Land Area and Mystic View Area. Although the AUL for the Village Landing Park area of the Site prohibits boating or installation of structures to support boating/aquatic activities, the AULs for the Fund Land Area and Mystic View Area note that use of this land as a low intensity recreational area is permitted. Therefore, since on-site soil would not be disturbed during the proposed uses, use of this portion of the Site as a canoe/kayak launch is potentially consistent with the existing AUL Opinion. However, the Owner/LSP should evaluate and approve of this potential future Site usage. Per the AULs, any soil excavation associated with the construction of the canoe/kayak launch is currently prohibited at the Fund Land Area and, as noted above, is restricted in the Mystic View Area. Similar to the Mystic View Area AUL restrictions, any earthwork within the Fund Land Area would require approval by the owner and evaluation by an LSP prior to the work commencing, and potentially later preparing an Amendment to the Notice of the AUL.
- The AUL for the Gateway Park's Cape Cod Area notes that the use of any plantings cannot remove or disturb the existing ten inches of overlying fill that are part of the Property's geotextile marker barrier. The existing ten inches of overlying fill cannot be removed or reduced in thickness. The roots of any plantings cannot grow into or otherwise disturb more than the upper foot of soil above the multi-layer engineered cap installed at the southern portion of the Cape Cod Area. Additionally, excavation, penetration, or disturbance of the multi-layer engineered cap, marker barrier, or pavement is prohibited without prior development of a Soil Management Plan (SMP) and HASP. VERTEX notes that any permanent removal/disturbance of the Cape Cod Area's multi-layer engineered cap, marker barrier, or pavement would require an LSP evaluation, and preparation of an Amendment to the Notice of AUL.
- A potential fishing pier has been proposed to be installed at the Gateway Park's Cape Cod Area. The Cape Cod Area AUL notes that use of the park for passive recreational activities (such as walking, bird-watching, fishing, and bicycle riding) is permitted. Therefore, use of a portion of the Cape Cod Area as a fishing pier is consistent with the existing AUL Opinion.

#### *Malden River Sediment*

Prior reports for the AUL Areas of the Site provide limited discussions of sediment within the Malden River:

- A July 2000 Class A-3 RAO Statement for the Rivergreen area concluded that sediment quality in the Malden River was not adversely impacted by the release and that inorganic

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constituents in sediment were detected at concentrations consistent with background levels.

- An April 2001 Class A-3 RAO Statement for Village Landing Park state that sediment sampling to support ecological risk characterization was not conducted, since no sediment is located within the property.
- A July 1997 Class A-3 RAO for the Fund Land Area note that lead, PCBs, bis(2-ethylhexyl)phthalate, and polycyclic aromatic hydrocarbons (PAHs) were detected in soils and sediment.
- A July 1997 Class A-3 RAO for the Mystic View Area does not include any discussion of sediment. However, the Mystic View Area AUL notes that an AUL was required to limit future activities and uses which could otherwise result in unacceptable direct contact and incidental ingestion of impacted soils, sediments, surface water, and groundwater.
- A September 2010 Class A-3 RAO for the Cape Cod Area does not include any discussion of sediment.
- An October 1994 Phase II Risk Characterization for the Fund Land Area, Mystic View Area, Cape Cod Area, and off-site Tidal Flats Area notes that remedial actions for protection of ecological receptors was not warranted. Also, it is stated that there were no health risks to trespassers (local residents) associated with exposures in the Cape Cod Area, and that no human health risks in excess of MassDEP risk criteria was identified in Fund Land Area soil, sediment, or surface water.

VERTEX also reviewed a June 2008 Malden River Ecosystem Restoration Detailed Project Report & Environmental Assessment prepared by the U.S. Army Corps of Engineers (USACE). The report states that the Malden River is a “degraded riverine ecosystem, where the surface water quality and underlying toxic sediments depress local fisheries and benthic communities.” The report also notes that elevated levels of semi-volatile organic compounds (SVOCs), most likely from past releases, are considered the primary sediment quality issue in the Malden River. The USACE stated that remediation efforts to control ongoing sources of sediment contamination would not significantly improve existing sediment quality without removal or remediation, since the SVOCs in the sediments are very persistent and are not expected to attenuate naturally in the short term.

A review of the Site’s five AULs does not identify any specific restrictions with respect to sediment within the Malden River. However, based on the known impacts to the Malden River sediment from the historical releases, industrial use, and filling of the area, VERTEX notes that additional evaluation and assessment would be warranted for any proposed construction and/or future use of the river bank.

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### **AUL Area Caps and General Capping Requirements**

Based on VERTEX's experience, capping of impacted soils as recommended by the MassDEP includes placement of three feet of clean fill in landscaped areas (and in select areas the addition of a marker barrier), placement of a 12-inch thick layer of imported aggregate plus a minimum 2.5-inch thick layer of pavement in pavement/walkway areas, and placement of concrete slab plus a minimum 12-inch thick layer of imported aggregate in building slab areas. Also, industrial marker barriers with a minimum of 18-inches of clean loam and seed have been placed in fringe walkway areas abutting wetlands, etc. (i.e., areas where three feet of clean fill cannot be placed). These required caps were installed at the Rivergreen area of the Site.

The required cap installed at the Village Landing Park area consists of 18 inches of sand and six inches of topsoil overlying a geotextile layer. In certain areas of the property the cap consists of different types of cover material, such as gravel or crushed stone. Depending on the uses of these areas (tree wells, parking areas, or slopes) the cover in some areas varies in thickness. In particular, the Village Landing Park parking area utilizes a geotextile covered with 12 inches of dense gravel overlain by four inches of asphalt.

No information regarding capping of the Gateway Park's Fund Land Area was noted in the prior reports reviewed.

The required cap installed at the Gateway Park's Mystic View Area consists of a geotextile marker layer overlain by 12 inches of clean fill.

The required caps installed at the Gateway Park's Cape Cod Area include a multi-layer engineered cap over the southern portion of the AUL Area (where high concentrations of naphthalene in soil were detected), and a non-woven geotextile marker barrier overlain by ten inches of clean fill in remaining portions of the AUL Area. The multi-layer engineered cap over the southern portion of the AUL Area consists of, from bottom to top, four inches of coarse sand, a geotextile fabric protecting an overlying impermeable liner, a 20 mil bentonite-coated HDPE geomembrane (designed to provide an impermeable barrier to the flow of water), a permeable membrane (designed to allow flow of infiltrated water off the top of the geomembrane), a non-woven geotextile fabric that serves as a protective layer between the permeable membrane and overlying fill material, two and a half feet of clean fill material, and six inches of topsoil. According to the Cape Cod Area's AUL, concrete bounds were placed as reference points to identify the approximate limits of the multi-layer engineered cap. As previously noted, an overlook plaza with benches has been proposed to be constructed in this southern portion of the Cape Cod Area.

Based on the improvements proposed, which do not include any regularly occupied residential or commercial structures, it is considered unlikely that the cap thicknesses would have to be

further increased to demonstrate a condition of No Significant Risk. However, as previously noted in this memo, the construction and/or usage of structures including a river overlook and canoe/kayak launch requires evaluation by an LSP. As part of this evaluation, an LSP may require the placement of additional capping material to be installed in these areas and potentially an Amendment(s) to the Notice of AUL(s).

The AULs for Rivergreen, Village Landing Park, the Mystic View Area, and the Cape Cod Area include minimum capping requirements as noted above. Following an evaluation by an LSP, the types of caps could be modified to meet walkway design considerations. Any new capping material to be installed across the AUL Areas and evaluated by an LSP should consist of the same material previously installed or be of equivalent protection. Also, any permanent modifications to the specific capping material/thicknesses noted in the respective AULs would potentially require preparation of Amendment(s) to the Notice of AUL(s).

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### **Recommendations and Regulatory Strategy Action Items**

Based on the known environmental conditions and a review of the Site's AULs and the conceptual design plan for the Site, VERTEX offers the following recommendations:

- Any and all future Site excavation work and earthwork within the Site's AUL areas (i.e., Rivergreen, Village Landing Park, the Mystic View Area, and the Cape Cod Area) must be performed in accordance with the permitted activities and obligations & conditions contained in the five separate AULs. Also, the AUL for the Fund Land Area prohibits excavations into soil unless the excavation work is approved by the Owner and is evaluated by an LSP. The AUL areas' various paved paths, soil caps, and/or marker barriers, as applicable, must be repaired or replaced in kind according to the requirements of the respective AULs. A HASP, SMP, and/or Remediation Waste Management Plan, as applicable, must be prepared for the AUL areas to properly manage such earthwork and any disposal/management of Site soils. Additionally, assuming greater than 20 cubic yards of soil contaminated with hazardous materials will be excavated at any of the AUL areas, a RAM Plan(s) pursuant to 310 CMR 40.0440 of the MCP must be prepared and submitted to the MassDEP prior to the commencement of any excavation work and earthwork.
- The Gateway Park Owner and their LSP should be consulted regarding any requested planting work that penetrates the ground surface within the Fund Land Area or the overlying fill/marker barriers and/or engineered caps within the Mystic View and Cape Cod Areas. Alternatively, the placement and compaction of clean fill used to aid in the establishment of plantings or construction of jogging/bicycle paths is permitted under the AULs.

- If a boathouse/community building is constructed within the Rivergreen area, the building likely must be constructed with a vapor barrier and a passive sub-slab venting system, and subsequent indoor air sampling and analysis would be performed to confirm the vapor barrier and venting system's effectiveness in preventing vapor intrusion into the building. Alternatively, an LSP may render an opinion which states that one or more of these measures are not necessary to maintain a condition of No Significant Risk.
- Due to the language regarding structures contained within the Village Landing Park AUL, the construction and use of a river overlook in the Village Landing Park area requires evaluation by an LSP to confirm that No Significant Risk exists related to future use of this structure.
- The use of portion of the Gateway Park Area as a possible canoe/kayak launch must be approved by the Gateway Park Owner and their LSP to confirm that No Significant Risk exists for these aquatic activities.
- Any other future activity and use associated with the proposed public walkway that is inconsistent with the permitted activities and uses contained within the Site's AUL Opinions will require evaluation by an LSP and an Amendment to one or more of the Notice of AULs.
- In the event of future soil/sediment removal activities at the Site, characterization sampling and analysis would be required prior to off-site disposal.
- Based on the documented impacts to sediment within the Malden River, additional evaluation and assessment would be warranted for any proposed construction and/or future use of the river bank.
- Although regulatory closure for the release at the Berberian Property will likely be achieved in the future, based on the current open status of the release, a periodic file review of MassDEP records for RTN 3-35309 should be performed. Also, if any excavation or earthwork is to occur prior to regulatory closure, the LSP for RTN 3-35309 should be consulted regarding the work.

Although considered unlikely at this time based on the proposed design plans, if future soil excavation and disposal and/or dredging of sediments is anticipated as part of the redevelopment activities, it is recommended that a pre-characterization investigation of areas within the proposed public walkway and improvements be performed. The investigation would include the characterization of on-site soil and/or sediments and to determine costs for the off-site export of soil and/or sediments to an approved receiving facility. Any potential off-site reuse and disposal of contaminated soil at Massachusetts landfills should be performed in accordance with MassDEP Policy #COMM-97-001, and any potential off-site reuse and disposal of dredged

sediments at Massachusetts landfills should be performed in accordance with MassDEP Interim Policy #COMM-94-007. Also, although excavation dewatering is considered unlikely based on the reported depth to groundwater across the Site and the proposed redevelopment activities, any dewatering activities would require the collection and analysis of groundwater obtained from the excavation areas for characterization for on-site recharge, off-site discharge, or for off-site disposal. If excavation dewatering is necessary, a temporary on-site treatment system would likely be required for off-site discharge, which would require a United States Environmental Protection Agency (USEPA) National Pollutant Discharge Elimination System (NPDES) permit.

In addition, currently available information indicates that Site redevelopment activities can be conducted and managed under a Site-specific RAM Plan(s), SMP(s), HASP(s), and/or Remediation Waste Management Plan(s).

The RAM Plan(s) would outline the provisions for the management of Site soils and groundwater during redevelopment activities, as outlined in 310 CMR 40.0444 of the MCP.

The HASP(s) would be prepared to guide the conduct of the work in the event that the previously identified petroleum hydrocarbons and/or hazardous substances at the Site are encountered during fieldwork activities. The purpose of the HASP would be to minimize the likelihood of exposure of VERTEX employees to hazardous concentrations of chemicals during field activities, minimize impacts to the environment, and provide guidelines for contractors. *Contractors are also required to prepare their own HASP, as applicable to their discipline and potential exposures.*

As specified in 310 CMR 40.0445 of the MCP, RAM Status reports would be required within 120 days after the initial submittal of the RAM Plan to the MassDEP, and every six months thereafter. Upon the completion of the RAM activities, a RAM Completion Report would be required within 60 days as specified in 310 CMR 40.0446 of the MCP.

VERTEX has provided the following general timeline and table outlining a potential MCP strategy associated with development of the public walkway. This regulatory strategy is based on data obtained to date and may change based on additional data/analysis, construction design/schedule, and/or regulatory timelines.

Regulatory Strategy Action/Item	Action/Item Schedule
Periodic Review of MassDEP Regulatory Records for RTN 3-35309 (The Berberian Property)	Following authorization for public walkway redevelopment and performed on an annual basis
Pre-Characterization Investigation (If Necessary)	Following authorization for public walkway redevelopment and prior to excavation-related redevelopment work. The investigation could be completed within



Memorandum – Regulatory Strategy for Development  
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	three to four weeks from Client authorization, depending on contractor availability
<b>Assessment of Malden River Sediment (If Necessary)</b>	Following authorization for public walkway redevelopment and prior to any construction work to occur within the Malden River
<b>Site-specific RAM Plan(s)</b>	Prior to excavation-related redevelopment work
<b>Site-specific HASP(s), SMP(s) and/or Remediation Waste Management Plan(s)</b>	Prior to excavation-related redevelopment work
<b>Environmental Oversight, Dust Monitoring, and Project Management</b>	During excavation-related redevelopment work
<b>Excavation Dewatering and Groundwater Treatment (If Necessary)</b>	During excavation-related redevelopment work
<b>Bill of Lading/Waste Manifest(s) (If Necessary)</b>	During and/or following excavation-related development work
<b>Off-Site Transportation and Disposal of Soil/Sediment (If Necessary)</b>	During and/or following excavation-related development work
<b>Attestation of Bill of Lading/Waste Manifest (If Necessary)</b>	Following excavation-related development work
<b>RAM Status Reports (If Necessary)</b>	First RAM Status Report is due 120 days from submittal of the RAM Plan. Each subsequent RAM Status report is due every six months thereafter until the RAM Completion is submitted
<b>RAM Completion Report(s)</b>	Within 60 days of the completion of RAM activities
<b>Amendment(s) of Notice of AUL (If Needed)</b>  <i>(Not including the Amendment of Notice of AUL for Rivergreen, which is anticipated to be completed in the near future)</i>	Following excavation-related development work  Written notification to the Site parcel's current record interest holders is required within 30 days prior to the implementation of the Amendment of the Notice of AUL. Also, within 30 days of recording and/or registering an AUL with the Middlesex South Registry of Deeds, the Site owner must submit to MassDEP a registry-certified copy of the Amendment of the Notice of AUL and a registry copy of all survey plans referenced in the AUL Amendment.





Please note that, as tasks and response actions become more defined and additional data is collected, analyzed, and evaluated, VERTEX reserves the right to modify this action/item schedule based on changes in conditions.

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### **Summary of Regulatory Strategy**

The historical industrial use as well as filling of the Site and surrounding vicinity over the course of the past 100+ years resulted in documented subsurface impacts to the Site. With the exception of a currently open release on file with the MassDEP for the Berberian Property, the several prior releases of oil and/or hazardous materials (OHM) at the Site have each achieved regulatory closure and the remaining on-site contamination is appropriately managed under five separate AULs. Also, remediation is not planned for the Berberian Property and it appears that regulatory closure for that release can be achieved in the future.

In general, an AUL in Massachusetts is a legal notice that provides notice of the presence of OHM contamination remaining at the Site after a cleanup has been conducted in accordance with the MCP. An AUL identifies activities and uses of a property that may and may not occur, as well as the property owner's obligations and maintenance conditions that must be followed to ensure the safe use of the property.

The Site's five AULs restrict human access to and contact with OHM in the subsurface and/or restrict certain activities occurring at the Site. Any and all future excavation work and earthwork within the Site's AUL areas must be performed in accordance with the permitted activities and obligations & conditions contained in the AULs. VERTEX notes that future excavation/earthwork activities associated with the proposed walkway are likely somewhat limited in scope, appear feasible, and can be performed under a Site-specific Release Abatement Measure (RAM) Plan(s), Soil Management Plan(s), Health & Safety Plan(s), and any other documentation required by the AULs and in accordance with the MCP. In the event of any future soil removal and sediment dredging activities at the Site, characterization would be required prior to off-site disposal.

VERTEX also notes that the future use of the Site's AUL areas as public walkways will be in compliance with their respective AULs, with the exception of the current AUL for Rivergreen that is in the process of being amended to allow for use as a pedestrian walkway. The current Site owners/Responsible Parties and their respective LSPs should be consulted with, and approve of, the potential future excavation activities/earthwork, plantings, construction of a river overlook, and use of portion of the Site as a canoe/kayak launch.

Memorandum – Regulatory Strategy for Development  
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Please do not hesitate to contact the undersigned if you have questions or comments regarding this memorandum.

Sincerely,

**The Vertex Companies, Inc.**



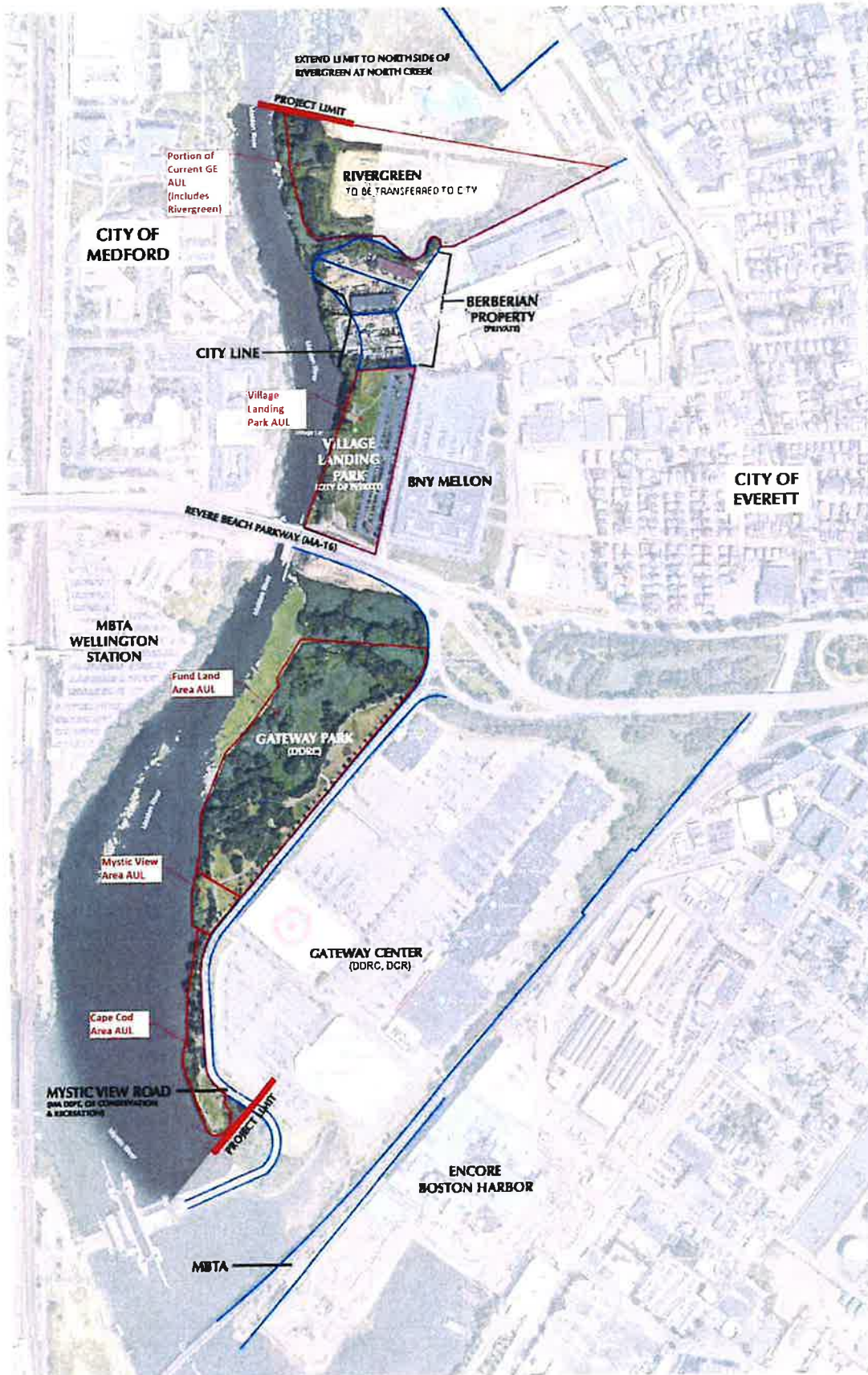
Eric Wirtanen  
Project Manager



Sean E. Dinneen  
Division Manager - Remediation

**Attachments**

Everett Riverfront Walkway Project Area with AULs



**EVERETT RIVERFRONT WALKAY - PROJECT AREA**  
Everett, Massachusetts

Shadley Associates, P.C.

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## Estimate of Probable Cost

**Shadley Associates, P.C.**

Estimate of Probable Construction Cost  
 Job: Everett Riverfront Walkway - Everett, MA  
 Status: Preliminary Design / Master Plan  
 Date: November 25, 2020

Landscape Architects  
 Site Planners  
 1730 Mass Ave.  
 Lexington, MA 02420  
 TEL: (781) 652-8809  
 FAX: (781) 862-2687

Estimate Summary	PROJECT SITE AREA					
	1. Gateway Park South	2. Gateway Park Central	3. Gateway Park North	4. Village Landing Park	5. Berthieran Property	6. Rivergreen
Contractor General Conditions (20%)	\$204,611.50	\$164,928.00	\$283,321.00	\$203,205.50	\$916,848.00	\$137,326.00
A. Demolition and Site Preparation	\$76,590.00	\$123,515.00	\$72,735.00	\$51,110.00	\$565,550.00	\$38,050.00
B. Earthwork	\$146,400.00	\$109,050.00	\$30,200.00	\$229,600.00	\$202,050.00	\$197,500.00
C. Paving and Curbing	\$305,025.00	\$251,300.00	\$447,125.00	\$330,640.00	\$855,265.00	\$103,000.00
D. Drainage and Utilities	\$20,000.00	\$20,000.00	\$30,000.00	\$10,000.00	\$20,000.00	\$16,000.00
E. Site Improvements	\$162,150.00	\$99,050.00	\$1,128,200.00	\$179,400.00	\$2,796,175.00	\$116,830.00
F. Landscaping	\$107,192.50	\$31,425.00	\$11,575.00	\$75,222.50	\$42,100.00	\$43,350.00
G. Electrical	\$205,500.00	\$190,500.00	\$46,500.00	\$140,000.00	\$98,100.00	\$67,500.00
Subtotal	\$1,227,669.00	\$190,500.00	\$1,190,500.00	\$1,219,233.00	\$5,501,088.00	\$823,956.00
Design Contingency (25%)	\$306,917.25	\$47,625.00	\$297,462.50	\$304,808.25	\$1,375,272.00	\$205,989.00
Construction Contingency (5%)	\$61,383.45	\$49,493.40	\$85,011.30	\$60,961.65	\$275,054.40	\$41,197.80
ESTIMATE OF PROBABLE CONSTRUCTION COST BY AREA	\$1,595,969.70	\$1,286,828.40	\$2,210,293.80	\$1,585,002.90	\$7,151,414.40	\$1,071,142.80
<b>TOTAL ESTIMATED CONSTRUCTION COST (ALL AREAS)</b>	<b>\$14,900,652.00</b>					

**NOTES:**

- 1 This estimate of probable construction cost is based on the preliminary Concept Plan prepared by Shadley Associates dated November, 2020. Prices are based on public bid 2020 prices.
- 2 The extent of the presence of contaminated soils within the project limit is generally known. The estimate assumes contaminated soils at Berthieran are onsite and capping of the walkway site with clean fill will be required. Other sites require modification & repair of the existing cap to construct the improvements. The items under "Earthwork" are approximate only at this early stage of design and are for general budget purposes. Detailed artwork calculations will be necessary once a field survey is developed, construction drawings are prepared, and the exact quantities can be calculated.
- 3 A design contingency is included to cover the cost of site improvements that cannot yet be determined at this early stage of design. A construction contingency is included to anticipate costs that may arise during construction.
- 4 This estimate does not include costs for the construction of the Boathouse at Rivergreen, as that should be prepared by an architectural/engineering team.
- 5 This estimate does not include costs for reconstructing the proposed wetlands at Gateway Park per the Kleinfield/Hatch concept plan. The perimeter walkway around the proposed wetlands is not included in this estimate.
- 6 This estimate does not include costs for consultant fees for survey, including wetlands flagging, final design, construction administration, and permitting which will be necessary to construct the proposed improvements.
- 7 This estimate does not include costs for legal fees for easements or other legal requirements.

Shadley Associates, P.C.  
 Estimate of Probable Construction Cost  
 Job: Everett Riverfront Walkway - Everett, MA  
 Status: Preliminary Design / Master Plan  
 Date: November 25, 2020

Landscape Architects  
 Site Planners  
 1730 Mass. Ave.  
 Lexington, MA 02420  
 TEL: (781) 652-8809  
 FAX: (781) 862-2687

Item #	Item/Remarks	Unit	Unit Cost	1. Gateway Park South		2. Gateway Park Central		3. Gateway Park North		4. Village Landing Park		5. Berberian Property		6. Rivergreen	
				Quantity	Subtotal	Quantity	Subtotal	Quantity	Subtotal	Quantity	Subtotal	Quantity	Subtotal	Quantity	Subtotal
<b>PROJECT SITE AREA</b>															
<b>A. Demolition and Site Preparation</b>															
1	Erosion control	LF	\$20.00	1,225	\$24,500.00	525	\$10,500.00	1,500	\$30,000.00	700	\$14,000.00	600	\$12,000.00	850	\$17,000.00
2	Temporary shoring & dewatering for boat launch / Berberian prop	LF	\$750.00	0	\$0.00	80	\$60,000.00	0	\$0.00	0	\$0.00	700	\$525,000.00	0	\$0.00
3	Remove & dispose of bituminous concrete pavement	SY	\$18.00	830	\$14,940.00	230	\$4,140.00	35	\$630.00	570	\$10,260.00	0	\$0.00	225	\$4,050.00
4	Remove & dispose of concrete pavement	SY	\$25.00	0	\$0.00	365	\$9,125.00	5	\$125.00	0	\$0.00	0	\$0.00	0	\$0.00
5	Remove & dispose of existing curb	LF	\$10.00	15	\$150.00	120	\$1,200.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
6	Remove & dispose of bench	EA	\$250.00	0	\$0.00	1	\$250.00	0	\$0.00	3	\$750.00	0	\$0.00	0	\$0.00
7	Remove & dispose of picnic table, including footings	EA	\$500.00	0	\$0.00	1	\$500.00	0	\$0.00	10	\$5,000.00	0	\$0.00	0	\$0.00
8	Remove & dispose of chain link fence, including footings	LF	\$15.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	100	\$1,500.00	0	\$0.00
9	Remove & dispose of concrete blocks	LF	\$15.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	470	\$7,050.00	0	\$0.00
10	Clear & grub existing vegetation for improvements + views	LF	\$15.00	1	\$5,000.00	1	\$10,000.00	1	\$15,000.00	1	\$2,500.00	1	\$5,000.00	1	\$5,000.00
11	Remove invasive plant species (phragmites, knotweed, bitternweed)	ALLOW	---	1	\$5,000.00	1	\$8,000.00	1	\$10,000.00	1	\$8,000.00	1	\$8,000.00	1	\$8,000.00
12	Tree protection	EA	\$400.00	30	\$12,000.00	12	\$4,800.00	5	\$2,000.00	9	\$3,600.00	0	\$0.00	5	\$2,000.00
13	Miscellaneous site protection	ALLOW	---	1	\$10,000.00	1	\$5,000.00	1	\$10,000.00	1	\$10,000.00	1	\$10,000.00	1	\$10,000.00
14	Miscellaneous demolition	ALLOW	---	1	\$10,000.00	1	\$10,000.00	1	\$10,000.00	1	\$10,000.00	1	\$10,000.00	1	\$10,000.00
				<b>Subtotal Earthwork</b>		<b>\$76,590.00</b>		<b>\$72,755.00</b>		<b>\$51,110.00</b>		<b>\$665,550.00</b>		<b>\$38,850.00</b>	
<b>B. Earthwork</b>															
1	Rough grading	SY	\$10.00	6,100	\$61,000.00	4,200	\$42,000.00	500	\$5,000.00	9,600	\$96,000.00	2,355	\$23,550.00	6,000	\$60,000.00
2	Clean fill	CY	\$80.00	250	\$20,000.00	200	\$16,000.00	130	\$10,400.00	445	\$35,600.00	1,600	\$128,000.00	250	\$20,000.00
3	Engineered fabric below clean fill	SF	\$3.00	3,500	\$9,900.00	2,600	\$7,800.00	1,750	\$5,250.00	6,000	\$18,000.00	10,500	\$31,500.00	7,500	\$22,500.00
4	New loan for seeded areas, 6" depth	CY	\$70.00	650	\$45,500.00	475	\$33,250.00	65	\$4,550.00	1,000	\$70,000.00	200	\$14,000.00	720	\$50,400.00
5	Miscellaneous earthwork/konkrete handling of soil	ALLOW	---	1	\$10,000.00	1	\$10,000.00	1	\$10,000.00	1	\$10,000.00	1	\$10,000.00	1	\$10,000.00
				<b>Subtotal Earthwork</b>		<b>\$146,400.00</b>		<b>\$109,050.00</b>		<b>\$279,600.00</b>		<b>\$202,050.00</b>		<b>\$157,900.00</b>	
<b>C. Paving and Curbing</b>															
1	Bituminous concrete pavement	SY	\$55.00	990	\$54,450.00	480	\$26,400.00	85	\$4,675.00	1,355	\$74,525.00	105	\$5,775.00	700	\$38,500.00
2	Concrete pavement	SF	\$9.00	575	\$5,175.00	1,950	\$17,550.00	50	\$450.00	2,135	\$19,215.00	110	\$990.00	4,700	\$42,300.00
3	Concrete curb ramp with warning tile	EA	\$2,000.00	2	\$4,000.00	1	\$2,000.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
4	Brick or paver pavement on concrete base	SF	\$60.00	2,900	\$174,000.00	935	\$56,100.00	700	\$42,000.00	2,655	\$159,900.00	10,600	\$636,000.00	0	\$0.00
5	Fieldstone paving on gravel base at boat launch	SF	\$60.00	0	\$0.00	380	\$22,800.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
6	Crushed stone surfacing at boat launch / gangway	SF	\$6.00	0	\$0.00	300	\$1,800.00	0	\$0.00	0	\$0.00	0	\$0.00	1,200	\$7,200.00
7	Granite curbing - linear	LF	\$50.00	15	\$750.00	100	\$5,000.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
8	Granite curbing - radial	LF	\$60.00	145	\$8,700.00	30	\$1,800.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
9	Granite block seawall/retaining wall on concrete foundation	LF	\$700.00	0	\$0.00	160	\$112,000.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
10	Concrete retaining wall, reinforced	LF	\$300.00	0	\$0.00	0	\$0.00	0	\$0.00	90	\$27,000.00	0	\$0.00	0	\$0.00
11	Segmental block retaining wall, 3' height	EA	\$15,000.00	2	\$30,000.00	0	\$0.00	0	\$0.00	0	\$0.00	535	\$166,500.00	0	\$0.00
12	Concrete ramp with handrails both sides, 30' length	EA	\$15,000.00	0	\$0.00	0	\$0.00	0	\$0.00	2	\$30,000.00	0	\$0.00	1	\$15,000.00
13	Concrete stairs with handrails	EA	\$4,000.00	0	\$0.00	0	\$0.00	0	\$0.00	50	\$200,000.00	0	\$0.00	0	\$0.00
14	Concrete seating steps, 2' treads, 3 risers	EA	\$1,000.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	115	\$46,000.00	0	\$0.00
15	Crosswalk striping	EA	\$1,000.00	2	\$2,000.00	1	\$1,000.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
16	Drop-off/loading parking striping	LS	\$2,000.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
17	Bicycle lane striping, 5' width	LF	\$15.00	1,650	\$24,750.00	150	\$2,250.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
18	Bicycle pavement symbol	EA	\$300.00	4	\$1,200.00	2	\$600.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
				<b>Subtotal Paving and Curbing</b>		<b>\$305,025.00</b>		<b>\$47,125.00</b>		<b>\$330,640.00</b>		<b>\$855,265.00</b>		<b>\$103,000.00</b>	
<b>D. Drainage and Utilities</b>															
1	Budget for utility connections to boathouse	ALLOW	\$100,000.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$100,000.00
2	Budget for drainage improvements	ALLOW	---	1	\$20,000.00	1	\$20,000.00	1	\$30,000.00	1	\$10,000.00	1	\$20,000.00	1	\$60,000.00
				<b>Subtotal Drainage and Utilities</b>		<b>\$20,000.00</b>		<b>\$30,000.00</b>		<b>\$10,000.00</b>		<b>\$20,000.00</b>		<b>\$160,000.00</b>	

				1. Gateway Park South	2. Gateway Park Central	3. Gateway Park North	4. Village Landing Park	5. Berberian Property	6. Rivergreen
E.	Site Improvements								
1	6' bench with back	EA	\$3,500.00	6	\$21,000.00	\$0.00	\$0.00	4	\$14,000.00
2	6' backless bench	EA	\$3,000.00	0	\$0.00	\$0.00	4	\$0.00	0
3	15' backless metal bench	EA	\$6,000.00	3	\$18,000.00	\$0.00	\$0.00	0	\$0.00
4	Round stone seat on pedestal	EA	\$400.00	0	\$0.00	\$0.00	3	\$1,200.00	3
5	Contemporary plaza seat (timber bench or precast concrete)	EA	\$8,000.00	0	\$0.00	\$0.00	0	\$0.00	2
6	Table, 42" dia with 4 seats	EA	\$6,500.00	0	\$0.00	\$0.00	9	\$58,500.00	0
7	Bicycle parking post	EA	\$900.00	6	\$5,400.00	\$0.00	3	\$2,700.00	4
8	Trash receptacle	EA	\$2,500.00	2	\$5,000.00	\$2,500.00	1	\$2,500.00	1
9	Shade shelter, 35'x35'	EA	\$75,000.00	0	\$0.00	\$0.00	0	\$0.00	0
10	Kinetic sculpture, including pedestal & concrete footing	ALLOW	\$20,000.00	1	\$0.00	\$0.00	0	\$0.00	0
11	Wayfinding sign, metal with custom cutout	EA	\$1,250.00	1	\$2,500.00	\$2,500.00	1	\$1,250.00	1
12	Informative sign	EA	\$8,000.00	1	\$8,000.00	\$16,000.00	1	\$8,000.00	1
13	Regulatory signage on post with footing	EA	\$950.00	2	\$4,250.00	\$1,700.00	5	\$4,250.00	2
14	8 ft chain link fence, 2" mesh black vinyl coated	LF	\$125.00	0	\$0.00	\$0.00	0	\$0.00	555
15	Prefabricated bridge, 10' wide x 60' long, including abutments	ALLOW	\$120,000.00	0	\$0.00	\$0.00	0	\$0.00	1
16	Boardwalk								
	Structure & decking, 10' wide, on helical piers	LF	\$1,250.00	0	\$0.00	\$950,000.00	0	\$0.00	205
	Guardrail	LF	\$200.00	0	\$0.00	\$272,000.00	0	\$0.00	400
	Concrete abutment	EA	\$10,000.00	0	\$0.00	\$20,000.00	0	\$0.00	2
17	Fishing pier								
	Piles	EA	\$1,500.00	14	\$21,000.00	\$0.00	\$0.00	0	\$0.00
	Superstructure	LS	\$10,000.00	1	\$10,000.00	\$0.00	\$0.00	0	\$0.00
	Decking	SF	\$10.00	800	\$8,000.00	\$0.00	\$0.00	0	\$0.00
	Guardrail	LF	\$200.00	164	\$32,800.00	\$0.00	\$0.00	0	\$0.00
	Concrete abutment	EA	\$10,000.00	1	\$10,000.00	\$0.00	\$0.00	0	\$0.00
18	Docking system at Gateway Park								
	Timber floating dock, 20' x 6' per section	SF	\$40.00	0	\$0.00	\$14,400.00	0	\$0.00	360
	Anchor	EA	\$1,500.00	0	\$0.00	\$9,000.00	0	\$0.00	6
	Gangway	LS	\$20,000.00	0	\$0.00	\$20,000.00	0	\$0.00	1
	Concrete abutment	EA	\$10,000.00	0	\$0.00	\$10,000.00	0	\$0.00	1
	Kayak easy launch	EA	\$1,500.00	0	\$0.00	\$3,000.00	0	\$0.00	2
19	Stabilized shoreline								
	Sheet pile wall	LF	\$3,500.00	0	\$0.00	\$0.00	0	\$0.00	0
	Concrete wall cap (2.5' x 2' x Length)	CY	\$1,500.00	0	\$0.00	\$0.00	0	\$0.00	0
	Guardrail on cap	LF	\$200.00	0	\$0.00	\$0.00	0	\$0.00	0
20	Articulated block mats at canoe/kayak launch								
	Subgrade preparation	SF	\$10.00	0	\$0.00	\$3,200.00	0	\$0.00	320
	Gravel	SF	\$3.00	0	\$0.00	\$1,200.00	0	\$0.00	400
	Articulated block mats	SF	\$30.00	0	\$0.00	\$6,400.00	0	\$0.00	320
21	Crew dock and water access at Rivergreen								
	Low profile floating dock (10' wide x 120' long)	EA	\$45,000.00	0	\$0.00	\$0.00	0	\$0.00	0
	Gangway landing float	SF	\$40.00	0	\$0.00	\$0.00	0	\$0.00	0
	Anchor	EA	\$1,500.00	0	\$0.00	\$0.00	0	\$0.00	0
	Gangway	LS	\$20,000.00	0	\$0.00	\$0.00	0	\$0.00	0
	Concrete abutment	EA	\$10,000.00	0	\$0.00	\$0.00	0	\$0.00	0
	Subtotal Site Improvements		\$162,150.00		\$99,050.00	\$1,126,700.00		\$2,796,175.00	
F.	Landscaping								
1	Deciduous shade tree, 2.5-3' cal	EA	\$1,000.00	4	\$4,000.00	\$0.00	\$0.00	14	\$14,000.00
2	Ornamental tree or evergreen tree, 10-12' ht	EA	\$850.00	5	\$4,250.00	\$0.00	\$5,100.00	4	\$3,400.00
3	Shrubs, mixed sizes, assume 3' o.c.	EA	\$42,500.00	425	\$42,500.00	\$3,000.00	\$18,500.00	135	\$13,500.00
4	Herbaceous plants (grasses, perennials), 1' ht	EA	\$20.00	1,000	\$20,000.00	\$4,000.00	\$2,000.00	200	\$4,000.00
5	New planting soil, 12" depth	CY	\$70.00	260	\$18,200.00	\$2,450.00	\$5,600.00	80	\$5,600.00
6	Lawn seed and fine grading	SY	\$4.00	2,750	\$11,000.00	\$350.00	\$24,900.00	1,150	\$4,600.00
7	Conservation seed and fine grading	SY	\$6.50	1,145	\$7,442.50	\$1,625.00	\$6,677.50	0	\$0.00
	Subtotal Landscaping		\$107,392.50		\$31,475.00	\$11,275.00	\$75,277.50		\$47,100.00
G.	Electrical								
1	Ornamental site light with concrete footing	EA	\$6,250.00	15	\$93,750.00	\$18,750.00	\$56,250.00	7	\$43,750.00
2	Handhole	EA	\$1,250.00	15	\$18,750.00	\$3,750.00	\$11,250.00	7	\$8,750.00
3	Conduit & wiring (electrical + security)	LF	\$60.00	1,000	\$60,000.00	\$12,000.00	\$40,500.00	560	\$33,600.00
4	Security camera	EA	\$1,000.00	3	\$3,000.00	\$2,000.00	\$2,000.00	2	\$2,000.00
5	Blind light call box	EA	\$10,000.00	1	\$10,000.00	\$10,000.00	\$10,000.00	1	\$10,000.00
6	Electrical cabinet & power connection	EA	\$20,000.00	1	\$20,000.00	\$0.00	\$20,000.00	0	\$0.00
	Subtotal Electrical		\$205,500.00		\$190,500.00	\$46,500.00	\$140,000.00		\$98,100.00







# Habitat at Rivergreen Park

Welcome to the City of Everett's Rivergreen Park on  
the Malden River

Presented by NAWCA, MyRWA, The Everett Conservation Commission,  
National Grid and the BSC Group  
May 12, 2021


## **Nature-based Solutions in the Park**

This project will apply Nature-based Solutions to jumpstart the ecological processes needed to establish a community of plants, insects, birds, animals, fungi and microbes. Working to promote select species in specific order for expedited succession can bring us a healthier future.

Care to know more? Lets explore!

understand how our world works to build life.

Scroll down to find more or wander the park and meet them in person. Look for more of our markers as you explore. Please be respectful of the species you find as we are guests in their home. Below is an example of one of the markers.

<https://arcg.is/LvjG9> 



Habitat tagging

## **The Park**

Rivergreen Park is organized along its central trail, an accessible paved walkway from the sidewalk of Rivergreen drive along South Creek, up past active play fields and courts along the North Creek, to Airforce Rd.

This trail follows the ridgeline created by filling the wetlands to cap the contaminated soils left by its historic manufacturing uses.

On the Malden River side of the main trail are wooded buffer zone slopes and wetlands bordering the river. This is where our ecological restoration project will focus.

foundation for ecological and climate resiliency in the urban wild.

### **Accessing the wild**

Next we have stabilized existing foot trails with a combination of 'wattles' bound bundles of Phragmites , logs, and local woodchips. Wet or soft soil crossings are further protected by raised wood puncheons. These allow explorers to enter the urban wild with minimal soil or habitat disruption and allow our volunteers to monitor and maintain the resource area.

A puncheon in the path, protects wetland soil.



## Cleanup



**Invasive Species to manage**

Chief among these are: Phragmites / common reed, an aggressive tall grass that chokes out other species, Ailanthus /





**If you cant beat them - Repurpose them**

We are working with the resources on site including the invasive species.





Predator and nest parasite resistant bird box built by the Everett Science club installed by Interns

### **The other urban housing crunch**

Birds, bats, and amphibians help balance the insect populations, transport seed and improve genetic diversity. In urban areas living space is a limiting factor for these populations. That living space in the wild would be old and dead trees or open soil which are usually removed from cities. We are adding bird boxes, bat boxes, bee boxes, snags, thickets, and sand banks as temporary housing while our urban forest (and public understanding) mature.

features. Some include protection from predation and scavenging.



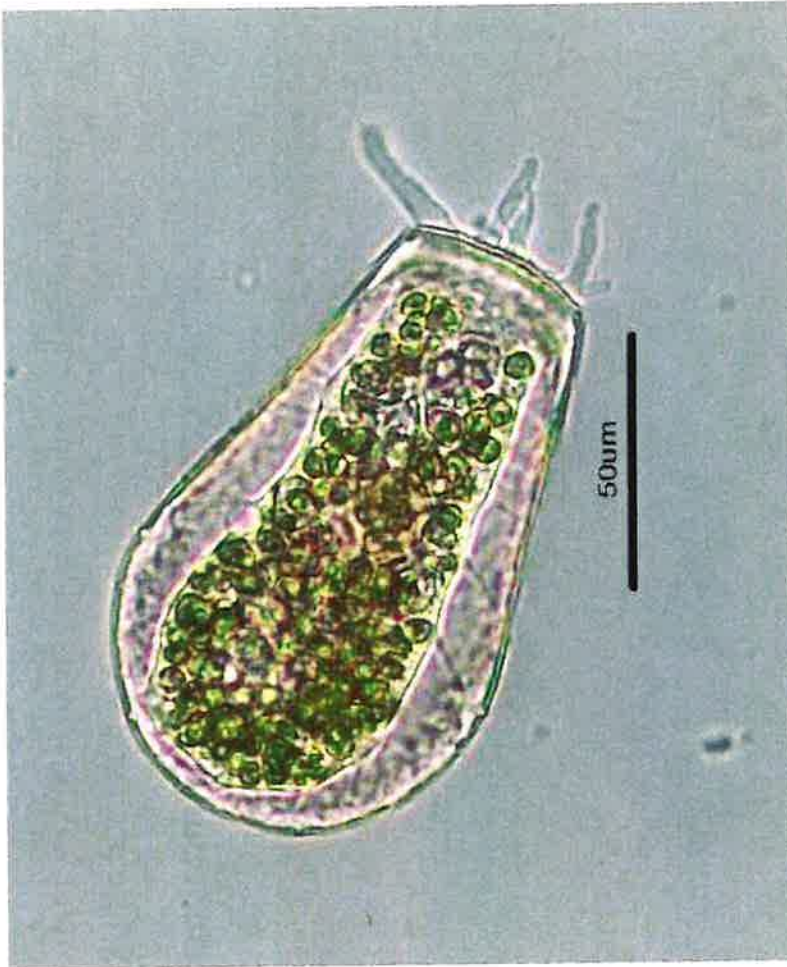
Parts pre-cut by Everett DPW Carpenter Tom Mahoney for assembly by Volunteers.

toxins that persist or continue to arrive through polluted air and water. This includes mounds where woodchip and logs have been inoculated with fungal spores and propagules then mulched with sterilized mulch and straw. Others fungi plantings include pounding inoculated plugs into dead trees and logs.



Fungi absorbing a droplet of crude oil. This is a lethal meal, but with successive generations of fungi it will break down.

Certain tiny animals (macro-invertebrates) are also essential for the creation of healthy soil to introduce them we first build a fungal and plant community for them to live with and then



Protozoa single celled animals eat bacteria and make nutrients available to plants. We are comparing their benefit by inoculating certain plots. with

Soil-Sauce a Humate by our partners at Ecotone Renewables

Ecotone Renewables

a temporary barrier. This smothers without leaving a permanent barrier like plastics. Above this a layer of compost and seed fill in between new trees and provide more immediate food for our pollinators. Something that wouldn't be possible with plastic sheets or poison treatments. While we hold back the phrag. our wetland habitat plants get a head start essential to successfully shading out the invasives in the long run.



**Threats and Natural allies**

Among the most prolific and dangerous invasive plants on site is Ailanthus tree. This foreign tree while pretty is poisonous to



webworm-moth a valuable pollinator and bird food who does  
the second round of weeding for us.



Native Webworm moth strips ailanthus down to the stem

Clearing the riverbanks of these trees would risk erosion and water quality impairment, it would be prohibitively expensive and would open fresh ground for their seedlings to return in their place, often at greater density. We are strategically replacing them with native trees and converting the larger ailanthus to dead standing habitat snag trees.

and natural medicines for local wildlife and food sources for a plethora of insects, rodents, birds, and other animal species.

To establish the meadow, many invasive weeds like phragmites, black swallow wort, and ailanthus had to be removed first chemically for two years, then by hand. Native plants will start to take hold through successive rounds of strategic seeding. This began with nurse seed a mix of phytoremediation grasses, nitrogen fixers, and both annual and perennial wildflowers.

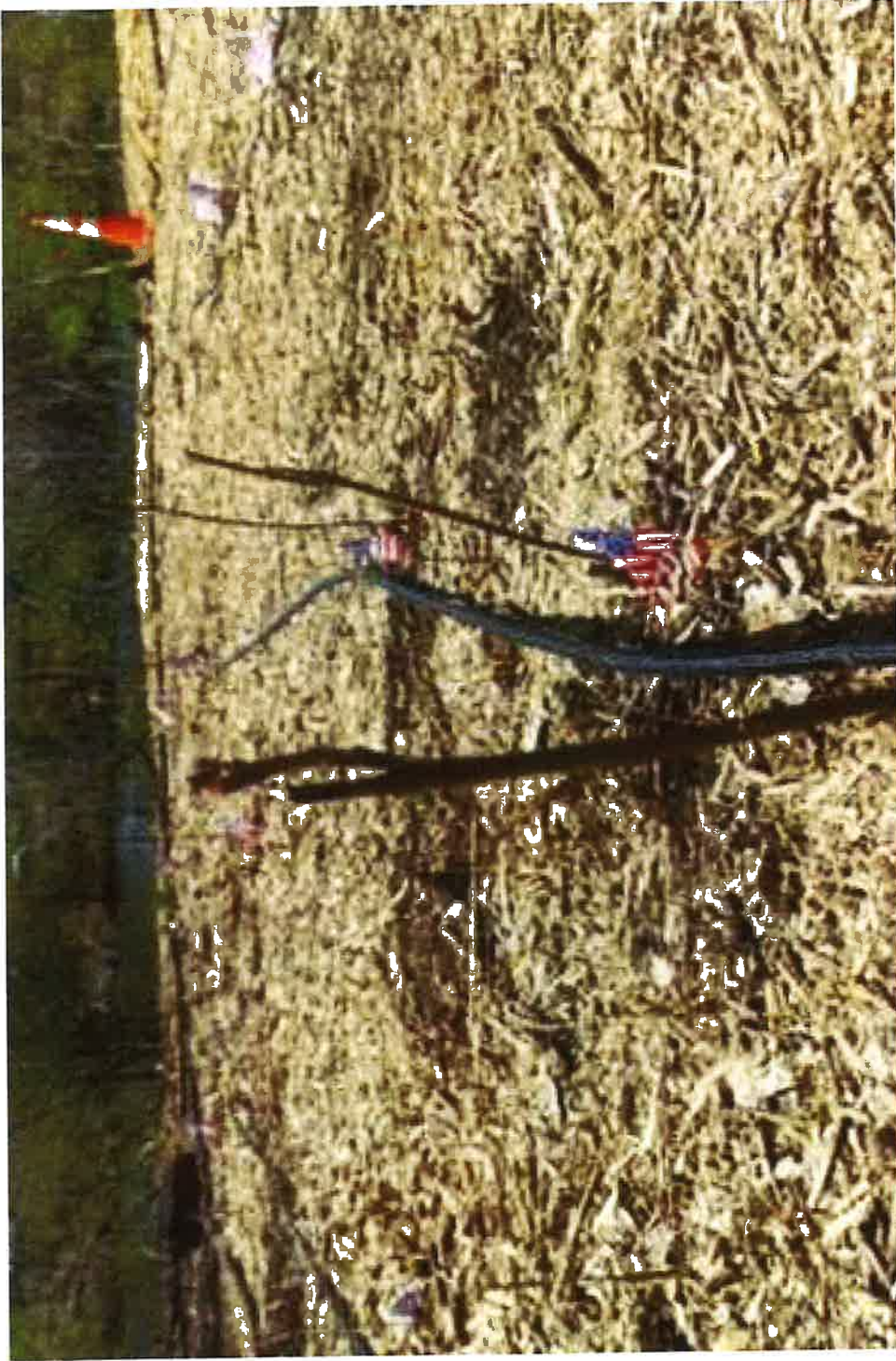
Pollinators like the firefly are important to our community. To celebrate this Local artist Carolyn Lewenberg led students in decorating and installing the firefly sculptures.

Solar recycled Light-up firefly sculptures.

Visit Carolyns Blog







**Low energy-low effort High value.**

We use solar powered pumps and drip tape to nurse our young bare root saplings. Little flags help us not to trample



Interns assemble Bumblebee nests and anti-tick tubes. Bumblebees are our most prolific and productive native bee we include special ground nesting boxes to protect them from predators and discourage ground wasps.



**The Process**



Here is the first test plot two months after installation. In the background young scientists start new plots.

We could be tempted to plant rare species, but these plants and animals usually need a well-established biome of living soil, microclimate, and companion species. Here they would fail to compete with the invasive species.

To heal the land and prepare for a future where these species can be reintroduced successfully, we need to take some interim steps and choose some strategic pioneer species. They are planted in dense clusters mimicking successional growth most won't mature, but as a group they will self select for strong secondary growth conditions.

gotten our full wish list yet we have gotten some strategic picks like Black willow, Linden, Black cherry, Black gum, Black walnut, Black elderberry, Winterberry, Bur Oak, Spice bush and many others.

What is more important is really the selection criteria. Our prime criteria is that they be native/ regionally native or native to the ecotype with climate change factored in. Most are (Ruderal), adapted to colonizing disturbed sites, not reliant on special companions or conditions that we can't provide yet. Choose plants that provide better than average forage value to a number of birds, pollinators and soil builders. We include species that provide enhanced pollution capture or conversion, these are our phyto-remediators, and myco-remediators. Across all of this we want a diverse mix preferably seed grown for genetic diversity too.

This means making some compromises and hedging our bets but with sustained management we plan to open a path to sustainable restoration over the next century.

Plots are cleared, then amended with volcanic ash for micronutrient balance and pH balance. The soil is inoculated



**2021 Efforts and the Community**

Volunteers under the direction of BSC Group Ecologists install the first test planting plot on Earth day 2021.



**2022 Community**



Feed us and we will come. (MyRWA fireflies)



Teach and we will learn. (Science club explain their Arbor day project to Mayor DeMaria)



**Gone but not Forgotten**

Rivergreen Park is a former GE industrial site and a filled tideland. Once a thriving saltmarsh it has been cut off from

BSC Group Project Team: Project Manager/ Habitat Designer: Caseylee Bastien RLA, CPSI

Permitting: Lee Curtis CESSWI, Senior Ecologist/Natural Climate Solutions Specialist: Gillian Davies, PWS, SSSSNE, NHCWS, CESSWI, Michael Clark P.E., LSP

Consulting Ecologists: Keith Hannon PWS, Mathew Burn , Truman Calavaro CWSA, Lindsey Carle MNR, CESSWI , John Maday, Sarah Barnum Ph.D CWB

Special Thanks' to: Karen Buck & Friends of the Malden, Mr. Bruce Jaffe and the Everette Middle School Science Club. Pam, Shadley Shadley Associates.

Earth-day volunteer groups: Rosie Salisbury and the Encore Boston Harbor team. National Grid, Aggregate Industires, and many others.





September 25,2023

Dear Council Members,

I am writing on behalf of Mystic Valley Regional Charter School (MVRCS) in support of the administration's request for \$1.334 to fund Waterfront Improvements. These funds are critical to the City's ongoing efforts to create recreational and educational opportunities for the residents of Everett and the region. We are proud to have partnered with the City of Everett to make the vision of the Everett waterfront become a reality. In just the past five years alone, more of Everett's waterfront has been open to the public, including a living shoreline, walking paths, a new canoe and kayak launch, a new crew dock and boat storage facility, and newly restored streams and wetlands that highlight historic natural features.

MVRCS currently has 295 of its 1,600 students that reside in Everett. Several years ago, we began working with the City of Everett to discuss launching a Crew Co Op program. During those discussions, we were informed about the plans discussed above and indicated our interest in partnering to make this happen. We began developing plans with Tom Philbin who has done a great job under the Mayor's direction to launch a CO Op Crew Program to serve as a catalyst for opening up access to the Malden River. Tom led the way in developing and getting approvals required that led to the clearing of the site and the procurement of a dock system. For our part, we invested around \$85,000 in crew equipment, coach boat launch, temporary storage containers, property maintenance and coaches. We look forward to continuing our partnership with the City of Everett by providing future investments to construct a new boat house.

We believe that a new boat house will significantly impact the future of our Crew Co Op program by providing a state-of-the-art facility complete with publicly accessible bathrooms, changing rooms, and exercise space which could also be utilized as community space when not being used by crew program and provide other residents of the city to have recreational access to the river.

Sincerely,

A handwritten signature in black ink that reads 'Rick Veilleux'.

Rick Veilleux  
Assistant Superintendent – Finance & Operations



**Living Root Dragon Boat, INC.**

September 25, 2023.

Dear Council Members,

I am writing on behalf of Living Root Dragon Boat in support of the administration's request for \$1.33 million to fund Waterfront Improvements. These funds are critical to the City's ongoing efforts to create recreational and educational opportunities for the residents of Everett and the region. We are proud to have partnered with the City of Everett to make the vision of the Everett waterfront become a reality. In just the past five years alone, more of Everett's waterfront has been open to the public, including a living shoreline, walking paths, a new canoe and kayak launch, a new crew dock and boat storage facility, and newly restored streams and wetlands that highlight historic natural features.

As part of the vision planning process for the waterfront, Everett residents and stakeholders established priority projects. The top priority was waterfront access and recreational amenities, specifically nature trails with a boardwalk, a canoe and kayak launch, and a boathouse. Much has been accomplished with previously approved City of Everett capital funds, state and federal funds, and non-profit foundational support.

Many years ago, the Everett School Committee requested that the Council and the administration commit to building a boathouse on the Malden River. The hope was to allow the Everett High crew team to train and compete in their home community on the Malden River like most of their rivals in wealthier communities. With the completion of Rivergreen Park, the City was able to access the river and construct a crew dock. Since then, the crew team has begun to compete and practice on the river. Currently, they store their boats and equipment in temporary storage containers at Rivergreen. But they desperately need a state-of-the-art facility complete with publicly accessible bathrooms, changing rooms, and exercise space which can also be utilized as community space, which several community organizations have requested. The boathouse is presently 85 percent designed and could go out to bid on construction soon. These CIP funds will allow the administration to begin that process.

My team, Living Root Dragon Boat, is also one of the entities that rely on public space as a non-profit organization. With the resurrection of the green space and waterfront access in the City of Everett, it was made possible for my team and for the community to access the sport of paddling on a dragon boat. The funds that are being requested to build the public boathouse will benefit generations to come, promote physical health, and the overall well-being of the people who live in the City of Everett and surrounding areas.

The other priority was the Everett Riverfront Boardwalk project, which began in 2022 as the first construction phase of the Riverfront Master Plan completed in 2021. This stand-alone project would accomplish two objectives: 1) make a public pedestrian and bicycle connection between Gateway Park and the walkways at Route 16, both beneath the bridge and to the sidewalks on the bridge, and 2) create the incentive and momentum to address invasive species threatening the existing wetland.

To construct the boardwalk, a geotechnical investigation is needed, and the order of conditions was issued by the Conservation Commission in the spring of 2022. The geotechnical work is being reviewed by Gateway Mall owners and their consultants. With the results of this work, final technical drawings will be prepared, permitting will be completed, and the project will be bid for construction.

In 2021, the City of Everett applied for and received a Transportation Planning Grant for \$200,000 for the design of the boardwalk. The City has also received a United States Forest Service (USFS) Grant – Community Project Funding FY2023: \$750,000 for restoring the wetland surrounding the boardwalk.



Friends of the Malden River

[friendsofthemaldenriver@gmail.com](mailto:friendsofthemaldenriver@gmail.com)

September 25, 2023

Dear Council Members,

I am writing on behalf of Friends of the Malden River (FoMR) in support of the administration's request for \$1.334 Million to fund Waterfront Improvements.

This citizens group, FoMR, is committed to reviving the Malden River back to a vibrant natural area for public enjoyment. The group was initiated in 2012 by community organizations, the former Tri-City Community Action Program, the Mystic River Watershed Association, environmental and urban justice advocates and Tufts University's interdisciplinary graduate program in Water: System, Science & Society. By creating resilient, equitable, and attractive open spaces with river access, our communities will realize that the river and its adjoining open spaces are important for public health and provide a safe haven from the densely developed neighborhoods.

The Friends of the Malden River encompasses the communities of Everett, Malden, and Medford. We have worked with all three communities to improve public access through hard work, public awareness, policy making, and collaboration with the municipalities and local organizations.

To compare the communities on the Malden River is to look at the history and legacy of the post-colonial ownership of its lands and compare the results of the industrial age that caused so much environmental harm.

Everett has the largest expanse of wetlands and river banks. There has been an incredible movement to restore and protect these endangered wetlands so that people can access the river via walkways and water access. When people have access to natural landscapes, their gratefulness creates good stewards of their community. This large expanse of green space is extended by the blue space of the Malden River for recreation. We are proud to have partnered with the City of Everett to make the vision of the Everett waterfront become a reality. We have been part of the movement to transform Everett's waterfront into a public open space, including a living shoreline lined with walking paths along with the newly restored North and South Creeks. The newly restored wetlands highlight important natural features and are a natural solution to combat climate change.

In Medford, Telecom City was converted to The River's Edge and is maintained by a private entity which has been a strong partner in the health of the Malden River and its communities. The environmental cleanup was instrumental in the initial restoration of Malden River. Modera Medford created a Malden River Walk that links with River's Edge and the Route 16 underpass which allows for safe cycling and walking around the river and to Gateway Park.

Unfortunately, there is little municipal ownership of Malden River banks in Malden. Most of Malden's shorelines are lined with parking lots and fences, leftover from its industrial past. The City of Malden in concert with residents has committed to create an Equitable Waterfront Park behind the Malden City Yard. This project will cost approximately \$13 million dollars to mitigate the polluted stormwater that inundates the Department of Public Works, to remove the contaminants and to create a climate resilient park for

the people of the region. We look forward to the growth of high school rowing and competitive regattas on the Malden River. Malden River Works Park will help connect Everett and Malden through team efforts of community boating.

We are so proud that the Madeleine English School has been recognized by the Massachusetts Association of Conservation Commissions for its environmental science program by helping restore the natural wetlands at Rivergreen Park. The Everett High School, the Mystic Valley Charter School, and Wentworth Institute of Technology Rowing Teams have a home base on the Malden River. The Malden River Walk is utilized by many residents and provides critical connectivity to parks and to a growing economy. In addition to the rowing teams, Living Root Dragon Boats which have an open enrollment for the general public also call the Rivergreen Park dock their home.

People are watching the Malden River transform into a public open space for all. The federal and state legislatures are investing in its open space and look forward to maximizing open space for our environmental justice communities. The City of Everett was recently awarded a \$92,000 Municipal Vulnerability Preparedness Program (MVP) for more restoration work at Rivergreen. On August 31, 2023, Energy and Environmental Affairs Secretary Tepper visited the Malden River Works site after the MVP Program awarded the project critical construction funds. She walked the Malden High School rowing dock. Secretary Tepper looked across the Malden River and saw the potential of uniting communities through waterways. Organizations such as the Stoneham Boys and Girls Club have recently toured the Rivergreen site to create a local youth-led community kayak program, both in Malden and Everett. This is one example of our potential connectivity to maximize our open space within all communities.

We applaud the City of Everett's commitment to the Malden River and its residents. These funds are critical to the City's ongoing efforts to create recreational and educational opportunities for the residents of Everett and the region. We look forward to a vibrant Malden River, complete with well-equipped and housed rowing teams on both sides of the river. A boardwalk through the Gateway Park will complete the pedestrian and bicycle connection and create a vibrant and environmentally responsible walkway for public health.

Public health, of both physical and mental nature, is about providing the environment for recreation and safe travel, ideally without the use of cars. The Malden River Walk and Bicycle routes provide equitable means for our environmental justice communities to connect with natural space and to provide means of transportation.

Everett can continue to be a role model for these endeavors to provide and to protect our open space for all people. The Friends of the Malden River appreciate these efforts and urge you to continue the work by providing the necessary funds.

Sincerely,

Karen Buck, President  
On behalf of the Friends of the Malden River

**Mission of The Friends of Malden River: The Friends of the Malden River seek to promote awareness of and interest in the Malden River, improve its water quality, and increase access for public enjoyment.**

Congress of the United States  
House of Representatives  
Washington, DC 20515

September 25, 2023

Committee on Ways and Means  
Everett City Hall, City Council  
484 Broadway, 3<sup>rd</sup> Floor  
Everett, MA 02149

Dear Council Members,

Thank you for your continued partnership and your service to the City of Everett. Please accept this letter of support for critical investments in Waterfront Improvements, including Everett's Gateway Park. This project supports the community's efforts to revitalize and enhance access to the Malden River waterfront while creating recreational and educational opportunities for residents of Everett and the region.

In 2022, my office worked with the Mayor and his team to submit a FY23 Community Project Funding request for improvements to Gateway Park as a component of the larger vision to activate and reclaim green space for future generations of Everett residents. The top priorities identified by community was waterfront access and recreational amenities, specifically nature trails with a boardwalk, a canoe and kayak launch, and a boathouse. This funding request builds on the previous and on-going work laid out in the master plan.

As you know, many years ago, the Everett School Committee identified the need to build a new boathouse for the student athletes of Everett High School as they compete with school districts across the Commonwealth. With the completion of Rivergreen Park, access has been restored and our student athletes have been able to compete and practice on the river. But our students deserve the amenities that their competitors enjoy, a place to store their equipment and for community to gather, but also the confidence and pride these types of facilities can instill in our young people. These CIP funds would allow for the design process to conclude and the construction phase to begin.

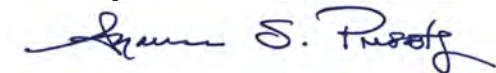
The other priority was the Everett Riverfront Boardwalk project, which began in 2022 as the first construction phase of the Riverfront Master Plan completed in 2021. This stand-alone project would accomplish two objectives first it would make a public pedestrian and bicycle connection between Gateway Park and the walkways at Route 16, both beneath the bridge and to the sidewalks on the bridge, and second it would create the incentive and momentum to address invasive species threatening the existing wetland.

To construct the boardwalk, a geotechnical investigation is needed, and the order of conditions was issued by the Conservation Commission in the spring of 2022. The geotechnical work is being reviewed by Gateway Mall owners and their consultants. With the results of this work, final technical drawings will be prepared, permitting will be completed, and the project will be bid for construction.

In 2021, the City of Everett applied for and received a Transportation Planning Grant for \$200,000 for the design of the boardwalk, in addition to the \$750,000 United States Forest Service (USFS) Grant – FY23 Community Project Funding in partnership with my office. To fulfil the community driven vision for the waterfront, I respectfully ask you to give the CIP funding request your full consideration.

If I can answer any questions, please do not hesitate to reach out to my office at 617-850-0040 or to my District Director, Eric White, at [eric.white@mail.house.gov](mailto:eric.white@mail.house.gov).

Sincerely,

A handwritten signature in black ink that reads "Ayanna S. Pressley". The signature is fluid and cursive, with the first name being the most prominent.

Ayanna Pressley  
Member of Congress



Moreschi, Robert <rmoreschi@everett.k12.ma.us>

**CIP Items**

1 message

Thu, Sep 21, 2023 at 11:40 AM

**Moreschi, Robert** <rmoreschi@everett.k12.ma.us>

To: Eric Demas <Eric.Demas@ci.everett.ma.us>

Cc: Anu Medappa Jayanth <ajayanth@everett.k12.ma.us>, Priya Tahiliani <ptahiliani@everett.k12.ma.us>, Kim Tsai <chtsai@everett.k12.ma.us>

Eric-

Please see below for description of items that are on the agenda for Monday's Ways and Means:

**Whittier Tot Lot Improvements- \$300,000** *CO257-23 - # 3*

In the back of the school there is a rear playground area that is a blank space where the kids are able to run around, however, there are currently no play structures for the them to enjoy. A new ADA accessible tot lot will be built with rubber surfacing in the area that used to be covered by trees, which have all since been removed.

**High School Elevators- \$500,000** *CO257-23 - # 4*

**Replace Whittier School Gym Floor- \$250,000** *CO257-23 # 5*

Current gym floor is original to the school, which was built in 1978. It is an old rubber surface that has become extremely worn and could potentially cause injury. Will be replaced with a wood floor.

**High School Replacement of Equipment Controls- \$1,200,000** *CO257-23 # 6*

Current HAV controls are original to the building and are in need of an upgrade to allow for greater operational efficiency.

**Parlin School Exterior Wall- \$650,000** *CO257-23 # 7*

The exterior wall in the parking and playground areas is in need of repairs in various areas surrounding the building. Resurfacing and enhanced structure will be done to firm up wall.

**Lafayette Locker Room Renovation- \$250,000** *CO257-23 # 8*

Currently the locker rooms are not being utilized as intended and will be turned into usable space for small group interventionists and other small group settings.

**Devens School Gym Floor Replacement- \$200,000** *CO257-23 # 9*

Current gym floor, which also serves as the cafeteria, is original to the school and has become worn over the years. Moisture from old roof leaks has caused some spots to be raised, causing a potential hazard situation.

**School Ford F250- \$50,000** *CO256-23 # 8*

Current pick up truck is 23 years old and the condition has deteriorated and cost of repairs on a yearly basis is greater than the value of the vehicle. The truck is used to transport desks, furniture and other items between the schools as well as being used to plow school parking lots in the winter.

**School- Rack Body Truck- \$60,000** *CO256-23 # 9*

Current rack body truck is 23 years old and the condition has deteriorated and cost of repairs on a yearly basis is greater than the value of the vehicle. The truck is used to transport desks, furniture and other items between the schools as well as used to plow school parking lots in the winter.

**School Building Painting- \$500,000** *CO256-23 # 10*

Interior painting is needed for all schools, to include hallways, classrooms, cafeterias and gym spaces.

Thank you-

Rob

Rob Moreschi

Director of Facilities

Everett Public Schools

rmoreschi@everett.k12.ma.us

#2 - C0257-23

Ways and Means Committee  
September 25, 2023

The Committee on Ways and Means met on Monday, September 25, 2023 at 6:00pm in the City Council Chambers at City Hall.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor John Hanlon, presiding; Councilors Darren Costa, Vivian Nguyen and Stephanie Smith.

The Committee met on an Order offered by Councilor Michael Marchese, as President: An Order requesting the approval to appropriate by borrowing the amount of \$9,834,000.00 to fund thirteen (13) capital improvement projects and as follows:

- 1 Citywide - Tot Lots Improvements \$ 200,000.00
- 2 Everett Water Front Improvements \$ 1,334,000.00
- 3 Whittier Tot Lot Improvements \$ 300,000.00
- 4 High School Elevators \$ 500,000.00
- 5 Replace Whittier School Gym Floor \$ 250,000.00
- 6 High School Replacement of Equipment Controls \$ 1,200,000.00
- 7 Parlin School Exterior Wall \$ 650,000.00
- 8 Lafayette Locker Room Renovation \$ 250,000.00
- 9 Devens School Gym Floor Replacement \$ 200,000.00
- 10 Street and Sidewalk Repairs \$ 1,000,000.00
- 11 Complete Streets \$ 1,000,000.00
- 12 Elton and Improvements \$ 2,100,000.00
- 13 Main Street Improvements \$ 850,000.00
- TOTAL: \$ 9,834,000.00**

CFO Eric Demas, Director of Facilities for School Rob Moreschi and Director of Engineering Eric Swanson, Director of Transportation Jay Monty, Conservation Agent Tom Philibin, State Representative Joe McGonagle, Assistant Superintendent Rick Veillevy of MVCS, Everett Rowing Coach Kate Mayes and Helen Quach of Living Root Dragon Boat were also present.

Mr. Moreschi provided an overview on the School funding requests noting that the folding doors to the elevator would be replaced with a single door to avoid the constant breakdown with the current door. He explained that the current HVAC controls needed to be upgraded. The Whittier school would be adding an ADA accessible tot lot in the rear of school and that the old rubber floor in gym would be replaced with a wood floor. The exterior wall around the Parlin needed to be resurfaced and enhanced. The Lafayette lockers rooms would be converted into usable space for small groups. The Devens school gym has become worn with conditions that could pose a potential hazard situation. Mr. Swanson explained that the funding for tot lots would be for general repairs and lighting. He agreed to provide a list to the City Council at the next meeting on which streets and sidewalks that are scheduled to have work done. He discussed the plan to address the flooding in the area of Air Force Road, Tremont Street and Elton Street. Mr. Monty provided an overview of the Complete Street funding request which has covered bike/bus lanes, signal improvements and intersection improvements. He mentioned that the funding should cover a two year period. Mr. Philbin noted that the top two priorities of the Everett Waterfront



improvement would be the Boardwalk gateway and he referenced some of the funding already provided for this project with the second priority being the Boathouse which he expected to be around \$3.3 million with some funding being provided by the State and further funding to be raised through a partnership with Wentworth College, Mystic Valley Charter School and the Dragon Boat Club. Representative McGonagle referenced the State funding for project and noted his support as he mentioned his walk through the area this past weekend and remarked what a great opportunity this was for the City. Mr. Veillevy announced his support for the project and informed the Committee that MVCS was willing to make a substantial investment to project. Mr. Philbin interjected that he was working hard to get other sponsors. Both Ms. Mayes and Ms. Quach informed the Committee of their support and acknowledged that the Boathouse would be a great benefit to the community.

The Committee voted: to report back to the City Council with a favorable recommendation

Respectfully Submitted,

John W. Burley  
Clerk of Committees



C0204-23

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**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese

**Date:** August 14, 2023

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**Agenda Item:**

A petition from National Grid requesting permission to install 1-4" underground duct beginning from existing Pole# 2548 on Devens Street, at a point approximately 300 feet southwest of the centerline of the intersection of Devens Street and Church Street, and continuing approximately 10 feet +/- in a southeast direction through the sidewalk to customer's property at 16 Devens Street.

**Background and Explanation:**

**Attachments:**

Questions contact – Rafael Kerguelen 781-288-9627

Petition of the Massachusetts Electric Company d/b/a National Grid  
Of NORTH ANDOVER, MASSACHUSETTS  
For Electric conduit Location:

To City Council of Everett, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a National Grid of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked: Devens St - Everett - Massachusetts.

The following are the streets and highways referred to:

Plan # 30768885 Devens St - National Grid to install beginning at a point approximately 300 feet southwest of the centerline of the intersection of Devens St and Church St and continuing approximately 10 feet in a south direction. Install 1-4" underground duct from existing Pole # 2548 on Devens St approximately 10ft +/- southeast through the sidewalk to customer's property at 16 Devens St.

Location approximately as shown on plan attached

Massachusetts Electric Company d/b/a

NATIONAL GRID *Bob Coulter*

BY \_\_\_\_\_

Engineering Department

Dated: June 20, 2023

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a National Grid be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 20th day of June, 2023.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Devens St - Everett - Massachusetts. Plan # 30768885.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

Devens St - National Grid to install beginning at a point approximately 300 feet southwest of the centerline of the intersection of Devens St and Church St and continuing approximately 10 feet in a south direction. Install 1-4” underground duct from existing Pole # 2548 on Devens St approximately 10ft +/- southeast through the sidewalk to customer’s property at 16 Devens St.

I hereby certify that the foregoing order was adopted at a meeting of the .....  
.....  
....., held on the ..... day of ....., 20 .....  
....., ..... 20 .....

Received and entered in the records of location orders of the City/Town of  
Book ..... Page .....

Attest:  
.....

..... hereby certify that on .....20....., at ..... o’clock, ....M  
at ....., a public hearing was held on the petition of  
Massachusetts Electric Company d/b/a National Grid for permission to construct the underground  
electric conduits described in the order herewith recorded, and that I mailed at least seven days  
before said hearing a written notice of the time and place of said hearing to each of the owners of  
real estate (as determined by the last preceding assessment for taxation) along the ways or parts of  
ways upon which the Company is permitted to construct the underground electric conduits under  
said order. And that thereupon said order was duly adopted.

.....  
.....  
.....

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a National Grid be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 20th day of June, 2023.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Devens St - Everett - Massachusetts. Plan # 30768885.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

Devens St - National Grid to install beginning at a point approximately 300 feet southwest of the centerline of the intersection of Devens St and Church St and continuing approximately 10 feet in a south direction. Install 1-4” underground duct from existing Pole # 2548 on Devens St approximately 10ft +/- southeast through the sidewalk to customer’s property at 16 Devens St.

I hereby certify that the foregoing order was adopted at a meeting of the .....  
.....  
....., held on the ..... day of ....., 20 .....  
....., 20 .....

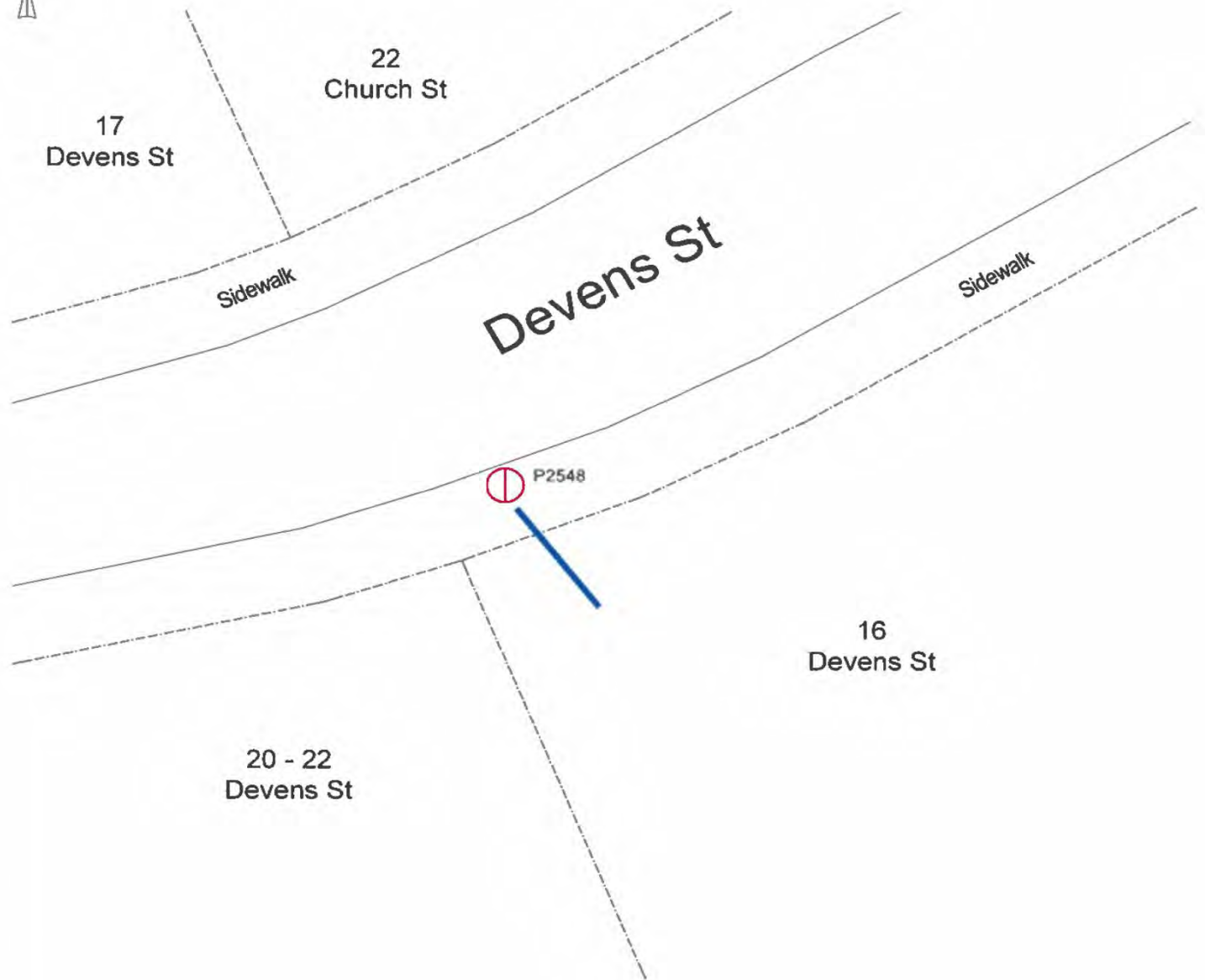
Received and entered in the records of location orders of the City/Town of  
Book ..... Page .....

Attest:  
.....

..... hereby certify that on .....20....., at ..... o’clock, ....M  
at ....., a public hearing was held on the petition of  
Massachusetts Electric Company d/b/a National Grid for permission to construct the underground  
electric conduits described in the order herewith recorded, and that I mailed at least seven days  
before said hearing a written notice of the time and place of said hearing to each of the owners of  
real estate (as determined by the last preceding assessment for taxation) along the ways or parts of  
ways upon which the Company is permitted to construct the underground electric conduits under  
said order. And that thereupon said order was duly adopted.

.....  
.....  
.....

<b>S/NO.</b>	<b>ADDRESS</b>	<b>OWNER'S INFO</b>	<b>PARCEL ID</b>
1	20-22 DEVENS ST	NAME 1: TUTON JOHN W SR MAILING: 22 DEVENS ST, EVERETT - 02149	C4 129
2	17 DEVENS ST	NAME 1: MEI YI LAN MAILING: 17 DEVENS ST, EVERETT - 02149	C4 121
3	22 CHURCH ST	NAME 1: DEVENS EVERETT LLC MAILING: 3 MAGNOLIA DR, LYNNFIELD - 01940	C4 120



WR #: 30768885

**UNDERGROUND PETITION**

**nationalgrid**

 EXISTING POLE

 PROPOSED CONDUIT 1 - 4"

 TREE

 EXISTING MANHOLE

Date: 6-16-2023

**Job description**

NGRID is Petitioning to Install 1-4" underground Duct from Existing Pole # 2548 on Devens St approx 10ft+/- SE thru sidewalk to Customer's Property 16 Devens St

WORK REQUEST: # 30768885

To The: City Of Everett

For Proposed: 1 - 4" PVC Conduit Location: 16 Devens St

Drawn By: Rafael Kerguelen

DISTANCES ARE APPROXIMATE

Michael Mangan <michael.mangan@ci.everett.ma.us>

9/25/2023 9:09 PM

## FW: Answers to the Questions for the Proposed EV Charging Station on Devens St.

To Michael K. Marchese <michael\_marchese10@comcast.net> • Irene Cardillo <irene.cardillo@ci.everett.ma.us> • Darren Costa <darren.costa@ci.everett.ma.us> • Richard Dell Isola <richard.dellisola@ci.everett.ma.us> • John Hanlon <johnfhanlon@comcast.net> • Alfred Lattanzi <alfred.lattanzi@ci.everett.ma.us> • Jimmy Tri Le <jimmy.le@ci.everett.ma.us> • Stephanie Martins <stephanie.martins@ci.everett.ma.us> • Wayne A. Matewsky <matewsky@aol.com> • Vivian Nguyen <vivian.nguyen@ci.everett.ma.us> • Stephanie Smith <stephanie.smith@ci.everett.ma.us> Copy David Flood <david\_flood@comcast.net>

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**From:** Katherine Jenkins-Sullivan <[Katherine.Jenkins-Sullivan@ci.everett.ma.us](mailto:Katherine.Jenkins-Sullivan@ci.everett.ma.us)>

**Sent:** Thursday, September 21, 2023 1:21 PM

**To:** Michael Mangan <[Michael.Mangan@ci.everett.ma.us](mailto:Michael.Mangan@ci.everett.ma.us)>; Matt Lattanzi <[Matt.Lattanzi@ci.everett.ma.us](mailto:Matt.Lattanzi@ci.everett.ma.us)>

**Subject:** Answers to the Questions for the Proposed EV Charging Station on Devens St.

Good Afternoon Michael Mangan,

I apologize for the delay. Below are the answers to your questions to City Council for the Monday, September 25, 2023 meeting. I unfortunately cannot attend this meeting. I have included [@Matt Lattanzi](#) in this email as he will be present for the meeting. As stated below I would welcome the opportunity to speak in front of Council in the future to discuss the EV charging planning process.

Please let me know if you require any further information.

How many EV charging stations are being installed?

a. Proposed are two chargers with two ports each (four ports total). A total of 4 parking spaces will be served by these EV charging stations.

Where exactly will the EV charging stations be located?

a. The EV charging stations will be in the lot that runs parallel to Deven's St. and abuts Church St. Please see the attached pictures.

Will they use existing parking spaces, or will they be new spaces?

a. The proposed EV charging stations will take up a total of five existing parking spots. Four of the spots will be for parking, and one extra spot will be taken to ensure ADA compliance, which is a necessary measure with any of the state grants that we are applying to fund the installation and chargers.

How is the project being funded?

a. We applied for the Massachusetts Electric Vehicle Incentives Program (MassEVIP) and National Grid funding through the National Grid's Electric Vehicle Charging Incentives Program in July 2023. The funding would be for the installation and the purchasing of the EV chargers themselves.

It was stated that the EV charging stations will be donated. When will the Council see the donation for approval?

a. I am unaware of any EV Charging Station "donation."



Will the EV charging stations be available to the public?

a. It is necessary under the terms of our grant applications and the department's priorities that the EV charging stations being proposed at this site are accessible. We will ensure this through a community outreach campaign. We will increase clear signage throughout the City to increase usage and information for all residents.

Will payment be required? If so, who receives the revenue?

a. Payment will be required for use, and the City will receive a portion of the funding for each charge, which will be used to cover the cost of the electricity and other expenses.

Who will be in charge of operating the EV charging stations? Who pays the expenses?

a. The City will be in charge of operating the EV charging stations.

b. The users who charge their vehicles will be paying for the session. This payment is then used to cover the cost of the electricity during that charge and the other expenses of operating the chargers.

These questions asked by the Council, were answered by Kate Jenkins-Sullivan, Sustainability Planner for the City of Everett. I, (Kate), would welcome the opportunity to present in front of the Council on EV charging efforts throughout Everett to provide further clarity on our work and gather feedback on proposed locations throughout the City. Again, these are only proposed locations, subject to review by the Council, Everett residents, City staff, and businesses, and have not yet been confirmed, nor has funding been secured for these installations. We are working to provide sustainable solutions to Everett residents who deserve accessible EV charging stations in our Environmental Justice Community.

Thank you,

**Kate Jenkins-Sullivan** (She/Her)

Sustainability Planner

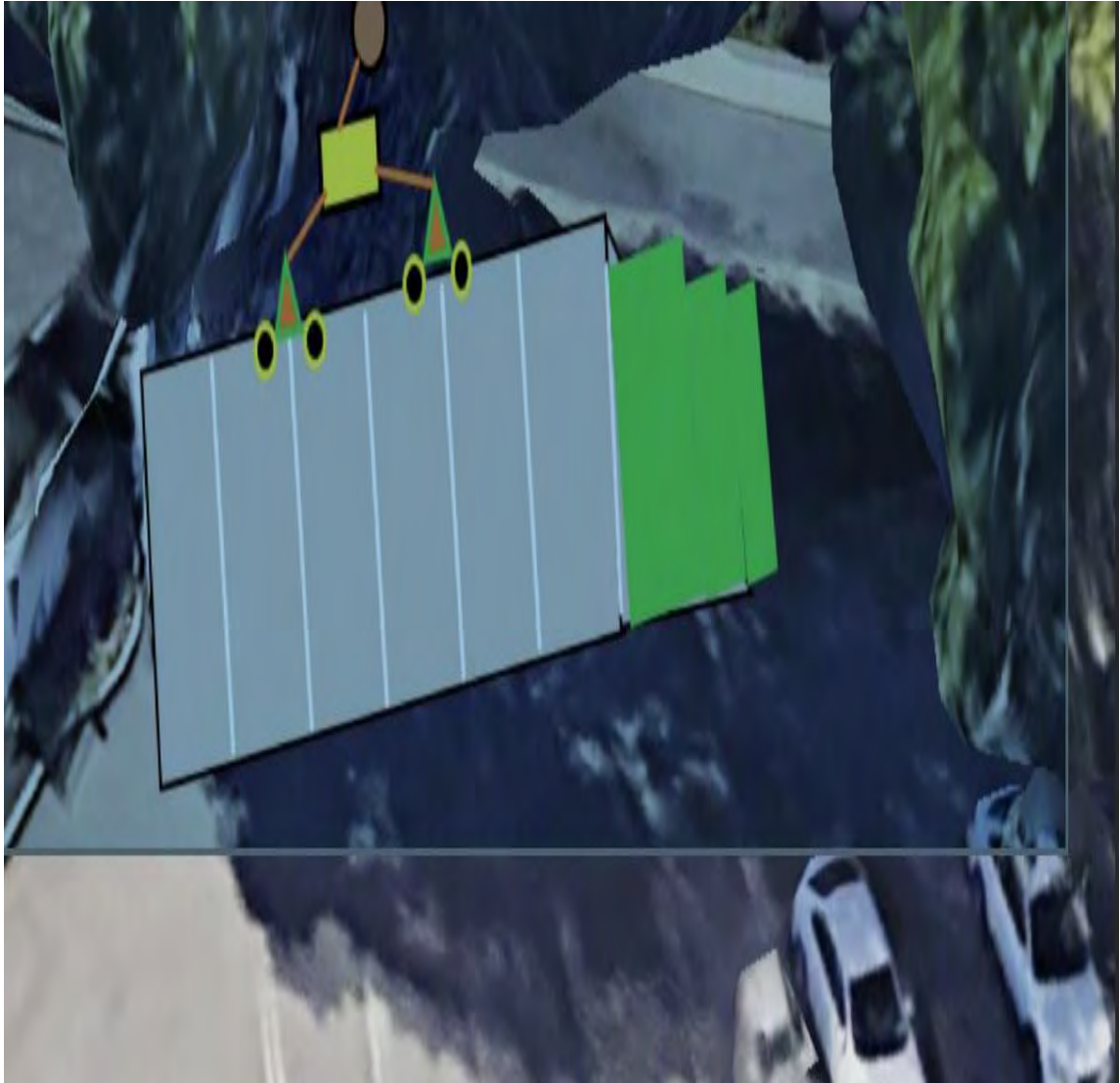
City of Everett

484 Broadway, Rm 25

Everett, MA 02149

P: 617-944-0236

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- Layout of EV Parking Deven's St..JPG (77 KB)
  - Devens St. Proposed EV Charging Station 2 .jpg (145 KB)
  - Devens St. Proposed EV Charging Station .jpg (189 KB)









C0265-23

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**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese

**Date:** September 25, 2023

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**Agenda Item:**

That the city provide an update on the status of the Davis Group in regards to the Exxon Mobil site in South Everett

**Background and Explanation:**

**Attachments:**



C0272-23

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**To:** Mayor and City Council

**From:** Councilor Jimmy Le,

**Date:** October 10, 2023

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**Agenda Item:**

That the city replace a couple of street lights on Lynn St near the park (Grover and Estes), at the request of residents in that area

**Background and Explanation:**

**Attachments:**



C0273-23

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**To:** Mayor and City Council

**From:** Councilor Jimmy Le

**Date:** October 10, 2023

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**Agenda Item:**

That the city implement city wide speed bumps

**Background and Explanation:**

**Attachments:**







C0275-23

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**To:** Mayor and City Council

**From:** Councilor Wayne A. Matewsky

**Date:** October 10, 2023

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**Agenda Item:**

That the Disability Commission/Traffic Commission send out letters to residents that have applied and have been approved to have handicap parking signs in front of their property, to see if the handicap accomodation that they were granted is still currently needed at this time

**Background and Explanation:**

**Attachments:**



C0280-23

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**To:** Mayor and City Council  
**From:** Councilor Stephanie V. Smith  
**Date:** October 10, 2023

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**Agenda Item:**

That the elections department provide additional training to clerks for voter check in prior to the election

**Background and Explanation:**

**Attachments:**



C0281-23

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** October 10, 2023

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**Agenda Item:**

That the administration consider reviving the Municipal Scholarship Fund Program as per Section 7- 181 through 190 of the revised ordinances including appointing the board of trustees and that the CFO provide information on whether donations being made through the tax bills have been deposited into the fund and its current balance if any

**Background and Explanation:**

**Attachments:**