



AGENDA PACKET

**REGULAR MEETING OF THE CITY COUNCIL
MONDAY, MAY 12, 2025 7:00 PM**

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



AGENDA

REGULAR MEETING OF THE CITY COUNCIL MONDAY, MAY 12, 2025 7:00 PM

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

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Minutes of the Regular Meeting of the City Council of 03/24/2025

Minutes of the Regular Meeting of the City Council of 04/14/2025

Minutes of the Special Meeting of the City Council of 04/15/2025

COMMUNICATIONS FROM HIS HONOR THE MAYOR

1. C0136-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$82,000 from General Fund Budgetary Fund Balance (Free Cash) to the Human Resources Local 25 benefits account. This appropriation is necessary to cover additional costs related to the three local 25 unions

On Wednesday, May 7, 2025, the City Council Office received a request from the Administration to place this item on the City Council Agenda for May 12, 2025 for reconsideration (Additional Information was provided.)

2. C0150-25 Appointment/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation of promotions for the following Everett Police Department personnel: Sergeant Mark Zielinski to Lieutenant, and Officer Michael Lavey to Sergeant

3. **C0159-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend donations totaling \$200.00 from City of Everett employees during the month of April for the Fire Victims Fund

4. **C0160-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend funds from the Massachusetts Emergency Management Agency (MEMA), totaling \$123,413.00 for the purpose of building a barrier wall to protect homes, critical transportation routes and vital infrastructure to mitigate economy crippling flood damage and food insecurity in Everett and the region

5. **C0165-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to issue a special one-day alcoholic beverage license to Everett Public Schools to serve at the Reception for Staff Volunteers event occurring on June 4, 2025 from 6:00pm – 11:00pm at the Connolly Center, 90 Chelsea Street

6. **C0174-25** Order/s/ Councilor Stephanie Martins, as President

That the amount of \$3,000,000.00 be appropriated by borrowing for the following two (2) capital improvement projects
#1) Streets & Sidewalks \$2,000,000.00, #2) Complete Streets \$1,000,000.00, for a total of \$3,000,000.00

PETITIONS AND LICENSES

7. **C0157-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a junk dealer/collector license for Radius Recycling at 69 Rover Street

8. **C0158-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a junk dealer/collector license for Second St Iron & Metals at 285 Second Street

9. **C0161-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a lodging house license for 134 Linden St LLC at 134 Linden Street

10. **C0169-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a second hand dealer's, antique, & precious metals license for Wentworth Precious Metals at 421 Second Street

11. **C0170-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a junk dealer/collector license for Wentworth Precious Metals at 421 Second Street

COMMITTEE REPORTS

12. C0027-25 Resolution/s/ Councilor Anthony DiPierro

A resolution requesting the CFO to appear before the Committee on Ways & Means to discuss the Hero Act; specifically the increased local flexibility for Veteran Tax Exemptions.

13. C0089-25 Order/s/ Councilor Michael K. Marchese, Councilor Stephanie Martins, Councilor Guerline Alcy-Jabouin

A Home Rule Petition proposing changes to the City Charter to create term limits for the offices of Mayor, City Council, & School Committee

14. C0154-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting the approval to appropriate by borrowing the amount of \$200,000.00 for the Everett Police station roof improvement project.

15. C0143-25 Resolution/s/ Councilor Robert J. Van Campen

That the City of Everett submit the question of whether to build a professional soccer stadium on lower Broadway to the voters of Everett during the City's biennial municipal election which is to be held in November of 2025.

16. C0147-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the re-appointment of Maeve Kernan to the Conservation Commission for a term of Three (3) years, expiring May 1, 2028

UNFINISHED BUSINESS

17. C0055-25 Ordinance/s/ Councilor Robert J. Van Campen, & the entire city council

An ordinance regulating the demolition of historical structures in the City of Everett

18. C0066-25 Resolution/s/ Councilor Stephanie Martins

That the administration consider providing equitable funding to support local organizations providing emergency assistance to residents

19. C0072-25 Resolution/s/ Councilor Peter Pietrantonio, Councilor Robert Van Campen

That the city purchasing agent appear at the next meeting to discuss the wellness center RFP

20. C0103-25 Resolution/s/ Councilor Stephanie Martins

That the administration provide a copy of any proposed host agreements with Jupiter Battery Storage

21. C0141-25 Order/s/ Councilor Stephanie Martins, as President

An order to amend the City of Everett's Administrative Code to create a separate and distinct position of City Auditor.

22. C0155-25 Resolution/s/ Councilor Stephanie Martins, as President

Pursuant to Charter Section 2-7(c), the Council requires the Administration (Mayor, CFO, and Budget Director) to provide the following information and documents within seven (7) days: copies of all emails, text messages, other correspondence and draft ordinances from January 1, 2016 to the present regarding proposed or approved increases in the Mayor's salary or other compensation other than the longevity ordinances, including but not limited to C0218-16 and C0185-17

NEW BUSINESS

23. C0162-25 Resolution/s/ Councilor Katy L. Rogers

That the Department of Public Works, in coordination with the Mayor's Office or relevant city department, develop and submit to the City Council an up-to-date map identifying all existing public trash receptacles within city limits, including those in parks, business districts, and residential areas

24. C0164-25 Resolution/s/ Councilor Wayne A. Matewsky

That the police traffic division enforce Uber & Lyft drivers parking all day long on Bow Street, and taking up parking spaces in that neighborhood.

25. C0166-25 Resolution/s/ Councilor Katy L. Rogers

That the Administration and the appropriate departments assess Rivergreen Park and identify areas currently lacking surveillance coverage, as well as the implementation of enhanced security features in these areas, including but not limited to the installation of security cameras, improved lighting, and emergency communication systems, to ensure the continued safety and enjoyment of the park for all

26. C0167-25 Resolution/s/ Councilor Anthony DiPierro

Respectfully requesting that the Engineering Department work to address the standing water concerns on Vaughan Street

27. C0168-25 Resolution/s/ Councilor Wayne A. Matewsky

That the administration provide any information that they have on a potential train stop in the Bailey Street area

28. C0171-25 Resolution/s/ Councilor Anthony DiPierro

Requesting repairs be made to the wall behind the skating rink that abuts 116 Woodlawn Street, as pieces continue to fall onto the property owners driveway

29. C0172-25 Resolution/s/ Councilor Anthony DiPierro

Requesting that the Department of Transportation install a crosswalk at the intersection of Jefferson and Elm

30. C0173-25 Resolution/s/ Councilor Peter Pietrantonio

That the City of Everett defer execution of a Community Benefits agreement with the

Kraft Group until after the upcoming biennial municipal elections.

ADJOURMENT

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, MARCH 24, 2025 7:00 PM

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

ROLL CALL

Members Present

Guerline Alcy Jabouin, Anthony DiPierro, Holly Garcia, John Hanlon, Michael Marchese, Wayne Matewsky, Peter Pietrantonio, Katy Rogers, Stephanie Smith, Robert Van Campen, Stephanie Martins

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

COMMUNICATIONS FROM HIS HONOR THE MAYOR

1. **C0098-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the re-appointment of Michael O'Connor to the Planning Board for a term of three (3) years, expiring March 31, 2028

Items 1 & 2 were taken collectively and referred to the Legislative Affairs committee.

MOTION:	Refer
MOVER:	Robert Van Campen
SECONDER:	Stephanie Smith
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

2. **C0099-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the re-appointment of James Tarr to the

MOTION:	Refer
MOVER:	Robert Van Campen
SECONDER:	Stephanie Smith
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

3. **C0107-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$225.00 from General Fund Budgetary Fund Balance (Free Cash) to pay Human Resources prior year recruitment bills

The item was referred to the Ways and Means committee.

MOTION:	Refer
MOVER:	Stephanie Smith
SECONDER:	Wayne Matewsky
RESULT:	[0 TO 0]
AYES:	
NAYS:	
AWAY:	

4. **C0108-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$100,000 from General Fund Budgetary Fund Balance (Free Cash) to the Legal Department litigation/professional services account. This amount is requested to ensure the legal department has sufficient funds through the remainder of the fiscal year

The item was referred to the Ways and Means committee.

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

PETITIONS AND LICENSES

5. **C0094-25** Petition/s/ Councilor Stephanie Martins, as President

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Wayne Matewsky
RESULT:	Passed [9 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Van Campen, Martins
NAYS:	
AWAY:	Marchese, Smith

6. **C0095-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of an inn holder license for Broadway & Main Hotel at 13 School Street

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Wayne Matewsky
RESULT:	Passed [9 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Van Campen, Martins
NAYS:	
AWAY:	Marchese, Smith

COMMITTEE REPORTS

7. **C0064-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval that the amount of \$1,500,000 be appropriated by borrowing for the Lead Service Replacement program

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	Marchese

The committee recommended favorable action on the item. Councilor Hanlon requested periodic reports on the spending and progress of the lead service replacement program as the work is done. The council voted to approve the appropriation with the reporting request.

8. **C0091-25** Order/s/ Councilor Stephanie Martins, as President Item Number {{item.number}}

An order requesting approval to appropriate \$500,000 from the General Fund Budgetary Fund Balance (Free Cash) to the Human Resources employee buyback and other account

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Robert Van Campen
RESULT:	Passed [9 TO 1]
AYES:	DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	Alcy Jabouin
AWAY:	Marchese

The committee recommended favorable action on the item. Councilor Smith noted that this appropriation is contractually obligated per union contracts, mostly for public safety buybacks. The council voted to approve the appropriation.

9. **C0093-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$500,000 from the Capital Improvement Stabilization Fund for the costs of design services and related ancillary costs associated with the potential reuse of additional space at the former Everett High School

The committee reported back with no recommendation on the item. There was a question in committee about whether unspent ARPA funds could be used for this instead. Councilor Smith moved to postpone the item to the next meeting until an answer is provided on the ARPA funds question.

MOTION:	Postpone
MOVER:	Stephanie Smith
SECONDER:	Holly Garcia
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

10. **C0084-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation of the appointment of Simone Holyfield to the Historical Commission for a term of three (3) years expiring February 27, 2028

MOTION:	Favorable Action
----------------	------------------

MOVER:	Anthony DiPierro	Item Number {{item.number}}
SECONDER:	Wayne Matewsky	
RESULT:	Passed [10 TO 0]	
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins	
NAYS:		
AWAY:	Marchese	

UNFINISHED BUSINESS

11. **C0343-24** Resolution/s/ Councilor Guerline Alcy Jabouin

That the Everett City Council engage the State Auditor's office for an audit of accounts, programs, activities and other public functions (in accordance with Mass General Law Part I, Title II, Chapter 11, Section 12)

The council received a response from the mayor regarding reaching out to the State Auditor's Office (SAO). The SAO advised they have limited resources for local audits and recommended the council provide more specificity on the issues/areas to be audited to determine a scope, as each department/program audit could cost up to \$10,000. Council President Martins stated she spoke directly with the state auditor who provided similar advice. Councilor Alcy Jabouin and Council President Martins will work to refine the audit request and seek input from other councilors. The item was postponed to the next meeting.

MOTION:	Postpone
MOVER:	Stephanie Martins
SECONDER:	Wayne Matewsky
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

12. **C0005-25** Resolution/s/ Councilor Katy L. Rogers, & Councilor Stephanie Martins

A resolution to implement a multi-lingual City of Everett app to enhance accessibility and communication

MOTION:	Postpone
MOVER:	Katy Rogers
SECONDER:	Holly Garcia
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

Item Number {item.number}
Councilor Rogers stated the administration is in conceptual favor of the app idea. Two app companies are being considered. Councilor Rogers will follow up on comparing the options and getting more administrative feedback. She moved to postpone the item for one month.

13. **C0033-25** Resolution/s/ Councilor Stephanie Martins, Councilor Stephanie V. Smith, Councilor Guerline Alcy Jabouin

That the CFO provide an update on the ARPA funds expiring in December and the disbursement to recipients

No written updates were provided prior to the meeting. Chief of Staff Erin Devaney was invited to speak on the matter. She provided details on the total ARPA funds received (\$47.2 million) and the amounts spent/committed so far. Subrecipient agreements have been sent out and the city will allow recipients to request up to 50% of their awards upfront, with the rest on a reimbursement basis. Quarterly reporting will be required from recipients. She also provided an update on the \$745,000 allocated for small business assistance - the Chamber of Commerce is assisting and the city will be doing multilingual outreach to promote the program to local businesses.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Stephanie Smith
SECONDER:	Wayne Matewsky
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

14. **C0058-25** Resolution/s/ Councilor Wayne A. Matewsky

That the group or association called The Island End appear at the second meeting in March to discuss any plans or future development in the area

Councilor Matewsky spoke with the community development director and Senator DiDomenico about the Island End area. He stated Island End is not actually a formal group. He took a tour of the area and noted some businesses maintain their properties well while others like Amazon do not. The Davis Company owns part of the Amazon property. Councilor Matewsky said the Davis Company representative agreed to try to get some beautification done in that area. He thanked his colleagues for their comments and referred the item back to sponsor.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Wayne Matewsky

SECONDER:	Holly Garcia	Item Number {{item.number}}
RESULT:	Passed [0 TO 0]	
AYES:		
NAYS:		
AWAY:		

15. C0059-25 Resolution/s/ Councilor Wayne A. Matewsky, & The Entire City Council

That the Davis Development Corporation be invited to the second meeting in March to discuss thier future plans on the 98 acres site

Representatives from the Davis Companies, appeared and gave a presentation on their plans for the ~100 acre former ExxonMobil site. Key points:

- Extensive environmental remediation work is underway, budgeted at over \$200 million. This includes demolishing tanks, treating contaminated soil, and raising the site elevation for resiliency.
- The vision is to create the "Everett Docklands Innovation District" - a walkable, mixed-use neighborhood with housing, office/lab space, retail, open space, etc.
- Current zoning allows a wide range of uses. Density/uses will depend on market demand. Scenarios range from 5-7 million square feet.
- 20 acres is designated for a proposed battery storage facility. This is meant to provide a buffer/transition from heavy industrial uses.
- Advocating for improved public transit access is a priority.
- There is 16 acres of waterfront land but with some access challenges that need to be worked out.
- Full buildout is a long-term proposition that could take 20+ years.

Councilors asked many follow-up questions and raised some concerns, especially about the battery storage component. The Davis team was thanked for their presentation and patience. The item was referred back to sponsor.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Robert Van Campen
SECONDER:	Wayne Matewsky
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

16. C0066-25 Resolution/s/ Councilor Stephanie Martins

That the administration consider providing equitable funding to support local organizations providing emergency assistance to residents

MOTION:	Postpone
MOVER:	Robert Van Campen

SECONDER:	Holly Garcia	Item Number {{item.number}}
RESULT:	Passed [0 TO 0]	
AYES:		
NAYS:		
AWAY:		

17. C0071-25 Resolution/s/ Councilor Peter Pietrantonio, Councilor Stephanie Smith, Councilor Holly Garcia, Councilor Stephanie Martins

That the CFO or representative appear at the next meeting to discuss the distribution of Opioid Settlement Funds

This item was taken out of order earlier in the meeting. Chris Simonelli from the city and Chief of Staff Erin Devaney provided an update on the use and reporting of opioid settlement funds. Key points:

- The city started receiving annual payments in 2023, totaling \$1.65 million through 2039.
- Funds are being used to pay for treatment/recovery services for residents. Payments are made to sober homes when they take in a resident exiting detox.
- Some earlier services were paid for with other grant funds before settlement funds were available.
- Quarterly reporting to the state is required. Reports for the settlement funds spending will be ready after the current fiscal year ends.

The item was referred back to sponsor.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Peter Pietrantonio
SECONDER:	Holly Garcia
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

18. C0072-25 Resolution/s/ Councilor Peter Pietrantonio, Councilor Robert Van Campen

That the city purchasing agent appear at the next meeting to discuss the wellness center RFP

The purchasing agent was unavailable for the meeting but did provide some information in advance via the chief of staff. Councilors still had questions. The item was postponed to the next meeting.

MOTION:	Postpone
MOVER:	Peter Pietrantonio

SECONDER:	Robert Van Campen	Item Number {{item.number}}
RESULT:	Passed [0 TO 0]	
AYES:		
NAYS:		
AWAY:		

19. **C0073-25** Resolution/s/ Councilor Peter Pietrantonio, Councilor Stephanie Martins

That a representative from National Grid appear at the next meeting to explain the power outages we had in Everett recently.

MOTION:	Postpone
MOVER:	Peter Pietrantonio
SECONDER:	Holly Garcia
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

20. **C0077-25** Ordinance/s/ Councilor Stephanie V. Smith, Councilor Katy L. Rogers, Councilor Guerline Alcy Jabouin, Councilor Holly D. Garcia, Councilor Michael K. Marchese, Councilor Peter Pietrantonio, Councilor Robert J. Van Campen, Councilor Stephanie Martins

That the City Council hereby deletes section 7-167 Longevity-Mayor in its entirety and replaces it as follows:

Councilor DiPierro proposed an amendment that elected official service would not count towards longevity pay for non-elected positions going forward, but without asking for any past payments back. Councilor Smith summarized the amendment and stated it was meant to be fair, noting some other communities do provide longevity to elected officials. The council voted to approve the ordinance as amended.
Motion for favorable action on item C0077-25 as amended

MOTION:	Enroll
MOVER:	Anthony DiPierro
SECONDER:	Wayne Matewsky
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	Marchese

21. **C0078-25** Resolution/s/

Councilor Stephanie Martins, Councilor Guerline Alcy Jabouin, Councilor Holly D. Garcia, Councilor Katy L. Rogers, Councilor Michael K. Marchese, Councilor Peter Pietrantonio, Councilor Robert J. Van Campen, Councilor Stephanie V. Smith

That the DeMaria Administration immediately implement enhanced safeguards and controls in the City's finance department by separating the positions of Auditor and Chief Financial Officer, and comply with all other recommendations as stated in the letter of findings and recommendations issued by the Office of the Inspector General on February 27, 2025

Item Number {item.number}}

A communication from the chief of staff stated the city solicitor is working on this item but is currently out of the office. The item was postponed until further communication is received from the solicitor.

MOTION:	Postpone
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

22. **C0079-25** Resolution/s/ Councilor Anthony DiPierro

A resolution requesting the administration work with the MBTA to eradicate the public safety issues caused at the intersection of Elm Street and Washington Avenue when multiple buses are present

This item was taken out of order earlier in the meeting. Councilor DiPierro explained the safety issues caused when multiple MBTA buses queue at the Elm/Washington intersection. He suggested using a nearby lot for bus staging. The item was referred to the administration and traffic director for a response by the next meeting.

MOTION:	Postpone
MOVER:	Anthony DiPierro
SECONDER:	Holly Garcia
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

23. **C0081-25** Resolution/s/ Councilor Michael K. Marchese, Councilor Stephanie V. Smith

That the administration update the council on who is paying for the legal representation of the Mayor and the CFO, as well as what the cost was to have the two lawyers that appeared at the special meeting on Tuesday, March 4th. Please provide a copy of the invoice for the attorneys, as well as who is paying for them by the next regular council meeting

The council received a response that was not included in the agenda packet but physical copies were made available to the public. The Paik Deal firm submitted an invoice for about \$14,000 related to the March 4 meeting, to be paid by the city. The Greenberg Traurig firm has not submitted any invoices yet. The item was referred back to sponsor.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Stephanie Smith
SECONDER:	Wayne Matewsky
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

24. C0085-25 Resolution/s/ Councilor Stephanie V. Smith, Councilor Peter Pietrantonio

That Administration provides the City Council with all invoices and/or a financial summary by matter paid to Paik Deal, LLP and Greenberg Traurig, LLP from 2016 to 2025 by the second meeting in March

The requested information was received but heavily redacted. Councilor Smith said the subject matter summary was not accurate as all charges were attributed to one matter instead of being broken out. She asked the city solicitor to go back to the firms for a more detailed breakdown. The item was postponed to the next meeting.

MOTION:	Postpone
MOVER:	Stephanie Smith
SECONDER:	Wayne Matewsky
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

25. C0086-25 Resolution/s/ Councilor Stephanie V. Smith, Councilor Peter Pietrantonio

That the Administration provides the City Council with all external law firms currently being retained by the City of Everett (excluding employment matters) and the spend and law firm(s) associated with each matter

The requested information was received, showing the city retained 7 external law firms over the past year for various matters. Councilor Smith read out the list of firms and general matter areas. Councilor Pietrantonio expressed concern about the number of outside firms and associated costs. The item was referred back to sponsor.

MOTION:	Postpone
MOVER:	Stephanie Smith

SECONDER:	Holly Garcia	Item Number {{item.number}}
RESULT:	Passed [0 TO 0]	
AYES:		
NAYS:		
AWAY:		

26. C0087-25 Ordinance/s/ Councilor Katy L. Rogers

An ordinance pertaining to trees in the City of Everett

Councilor Rogers explained this long-anticipated ordinance has been thoroughly vetted and would help protect trees, allow for a tree warden to take enforcement actions, and enable the city to get certain grant funds. Some councilors expressed concerns about limitations the ordinance could place on private property owners. Councilor Rogers provided some clarifications. Motion for favorable action to ordain item C0087-25.

MOTION:	Ordain
MOVER:	Katy Rogers
SECONDER:	Robert Van Campen
RESULT:	Passed [6 TO 4]
AYES:	DiPierro, Hanlon, Matewsky, Rogers, Van Campen, Martins
NAYS:	Alcy Jabouin, Garcia, Pietrantonio, Smith
AWAY:	Marchese

27. C0088-25 Resolution/s/ Councilor Stephanie Martins

That Chief Strong and/or the administration share the steps that are being taken to address roof leak issues at the Police Station.

MOTION:	Postpone
MOVER:	Robert Van Campen
SECONDER:	Wayne Matewsky
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

NEW BUSINESS

28. C0096-25 Resolution/s/ Councilor Stephanie Martins, as President

Executive Session pursuant to G.L. c. 30A, s. 21(a)(3) to discuss strategy with respect to anticipated litigation and 21(a)(7) to act in accordance with the provisions of the Public Records Law (discuss litigation strategy and privileged written legal advice

The council voted to enter executive session, inviting special counsel Atty. Petrini, the city clerk, and the clerk of committees to participate.

After reconvening in open session, the city clerk announced some of the votes taken in the executive session:

- To reconvene in open session
- To authorize the council president to send three letters as drafted in executive session to the mayor, CFO, and budget director, to be released to the public once sent
- To have the council president send a letter to the Inspector General in response to actions taken related to the IG's findings and recommendations, to be released once sent
- To seal the executive session minutes until administrative use ceases

Motion that the city clerk take custody of the executive session minutes and that they remain sealed until administrative use ceases

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

29. **C0100-25** Resolution/s/ Councilor Wayne A. Matewsky

That the city, in partnership with the MBTA, consider moving the bus stop in Everett Square down a short distance between the library and the fire station

MOTION:	Refer Back to Sponsor(s)
MOVER:	Wayne Matewsky
SECONDER:	Holly Garcia
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

30. **C0101-25** Resolution/s/ Councilor Stephanie Martins, Councilor Robert J. Van Campen, Councilor Stephanie Smith

In accordance with the findings and recommendations set forth in correspondence dated February 27, 2025 from the Office of the Massachusetts Inspector General, that the President of the Everett City Council is hereby authorized to retain the services of

The item was amended to add all councilors present as co-sponsors. Councilor Van Campen noted this was one of the Inspector General's recommendations. The council voted to authorize the council president to retain an independent auditor.

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

31. **C0102-25** Resolution/s/ Councilor Holly D. Garcia

That contractors that work in the city have a designated staging area for their equipment and construction materials when they are going to be working in a designated area for more than three days

Motion to refer item C0102-25 to the administration and engineering department for a response by April 14th.

MOTION:	Refer
MOVER:	Holly Garcia
SECONDER:	Robert Van Campen
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

32. **C0103-25** Resolution/s/ Councilor Stephanie Martins

That the administration provide a copy of any proposed host agreements with Jupiter Battery Storage

Motion to refer item C0103-25 to the administration for a written response by the next meeting

MOTION:	Postpone
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia
RESULT:	Passed [0 TO 0]

AYES:	Item Number {{item.number}}
NAYS:	
AWAY:	

33. C0104-25 Resolution/s/ Councilor Stephanie V. Smith, Councilor Stephanie Martins

That the Postmaster General provides the City Council with a list of the tentative consolidating of 5 routes in the Ward 2/Ward 3 area and anything other route consolidations that are happening in Everett

Motion to amend item C0104-25 to add Councilor Martins as a co-sponsor and a motion to refer item C0104-25 as amended to the Postmaster General for a response within a month if possible.

MOTION:	Refer
MOVER:	Stephanie Smith
SECONDER:	Peter Pietrantonio
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

34. C0105-25 Resolution/s/ Councilor Stephanie V. Smith

That the General Manager of the MBTA directs bus operations to fully utilize bus stops to minimize traffic disruptions

Motion to send correspondence to the MBTA requesting bus drivers properly use bus stops

MOTION:	Refer
MOVER:	Stephanie Smith
SECONDER:	Anthony DiPierro
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

35. C0106-25 Resolution/s/ Councilor Stephanie V. Smith

That the City Council and all City Employees use Optical Character Recognition for Document Scanning for emailing and uploading documents

Motion to refer item C0106-25 to the administration and city council office staff

MOTION:	Refer	Item Number {{item.number}}
MOVER:	Stephanie Smith	
SECONDER:	John Hanlon	
RESULT:	Passed [0 TO 0]	
AYES:		
NAYS:		
AWAY:		

36. **C0109-25** Resolution/s/ Councilor Stephanie Martins, Councilor Robert J. Van Campen

That the Everett City Council transmit correspondence to the Mayor of the City of Everett, as authorized and approved in an Executive Session held on March 24, 2025, in connection with its investigatory authority over matters related to those findings and recommendations issued by the Office of the Inspector General dated February 27, 2025

Motion to authorize the council president to a letter as drafted in executive session to the mayor to be released to the public once sent

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	DiPierro

37. **C0110-25** Resolution/s/ Councilor Stephanie Martins, Councilor Robert J. Van Campen, Councilor Stephanie Smith

That the Everett City Council transmit correspondence to the Chief Financial Officer of the City of Everett, as authorized and approved in an Executive Session held on March 24, 2025, in connection with its investigatory authority over matters related to those findings and recommendations issued by the Office of the Inspector General dated February 27, 2025

Motion to authorize the council president to a letter as drafted in executive session to the CFO to be released to the public once sent

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia

RESULT:	Passed [11 TO 0]	Item Number {{item.number}}
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins	
NAYS:		
AWAY:		

38. **C0111-25** Resolution/s/ Councilor Stephanie Martins, Councilor Robert J. Van Campen, Councilor Stephanie V. Smith

That the Everett City Council transmit correspondence to the Budget Director of the City of Everett, as authorized and approved in an Executive Session held on March 24, 2025, in connection with its investigatory authority over matters related to those findings and recommendations issued by the Office of the Inspector General dated February 27, 2025

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	DiPierro

Motion to authorize the council president to a letter as drafted in executive session to the budget director to be released to the public once sent

39. **C0112-25** Resolution/s/ Councilor Stephanie Martins, Councilor Robert J. Van Campen

That the DeMaria Administration immediately cease and desist in its use of public funds in challenging the findings and recommendations issued by the Office of the Inspector General dated February 27, 2025, that it not use public funds to compensate attorneys for work performed on February 27, 2025 and thereafter to challenge the findings and recommendations issued by the Office of the Inspector General dated February 27, 2025, and provide written confirmation of the same within seven (7) days

The item was amended to add all councilors present as co-sponsors. Attorney Christopher Petrini, special counsel to the city council, was invited to speak. He advised that based on the Inspector General's report, city funds should no longer be used to pay for attorneys representing the mayor's personal interests in opposing the IG's findings, as those interests are now adverse to the city's. He recommended the council take action to request the mayor cease using city funds for this purpose, while noting the mayor would need to voluntarily agree absent a court order. The council voted to approve the item as amended, requesting written confirmation from the mayor within 7 days.

Motion for favorable action on item C0112-25 as amended with a required response within 7 days

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia
RESULT:	Passed [9 TO 0]
AYES:	Alcy Jabouin, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	DiPierro, Marchese

40. **C0113-25** Resolution/s/ Councilor Stephanie Martins

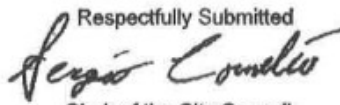
That the members of the Everett City Council, Mayor DeMaria and members of the Mayor's finance team take specialized training as to their respective fiduciary duties in the area of municipal finance.

The item relates to the Inspector General's recommendations. It was amended to add all councilors present as co-sponsors. The council voted to approve the item as amended.

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Wayne Matewsky
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	DiPierro

ADJOURNMENT

Adjourned at 11:55 PM

Respectfully Submitted

 Clerk of the City Council



MEETING MINUTES

REGULAR MEETING OF THE CITY COUNCIL

MONDAY, APRIL 14, 2025 7:00 PM

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

ROLL CALL

Members Present

Guerline Alcy Jabouin, Anthony DiPierro, Holly Garcia, John Hanlon, Michael Marchese, Wayne Matewsky, Peter Pietrantonio, Katy Rogers, Stephanie Smith, Robert Van Campen, Stephanie Martins

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. **C0097-25** Public Hearing/s/ Councilor Stephanie Martins, as President

A petition from National Grid requesting permission to install approximately 300 feet of new gas main to service 380 Second Street

Diana Cuddy from National Grid Gas presented the request to install approximately 300 feet of 8-inch plastic gas main on Second St. to provide service to a facility at 380 Second St., which she learned today is currently a vacant lot that will be used for a housing development.

Councilor Matewsky confirmed the location is the new project in the brick building.

Councilor Rogers stated she cannot support the petition due to National Grid's failure to address the path issue that is owed to Everett under Chapter 91.

Councilor Hanlon confirmed with Ms. Cuddy that all necessary police details, wagons, barriers, and signs will be in place during the work as legally required.

There were no speakers in favor or opposition to the petition. The public hearing was closed.

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Wayne Matewsky
RESULT:	Passed [10 TO 1]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Smith, Van Campen, Martins
NAYS:	Rogers
AWAY:	

PUBLIC PARTICIPATION

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Minutes of the Special City Council Meeting of 03/04/2025

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Anthony DiPierro
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

Minutes of the Regular Meeting of the City Council of 03/10/2025

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Anthony DiPierro
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

COMMUNICATIONS FROM HIS HONOR THE MAYOR

2. **C0114-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend a donation in the amount of \$1,000.00 from Carlo DeMaria for the Fire Victims Fund

MOTION:	Favorable Action
MOVER:	John Hanlon
SECONDER:	Holly Garcia
RESULT:	Passed [10 TO 1]

AYES:	DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	Alcy Jabouin
AWAY:	

3. **C0115-25** Order/s/ Councilor Stephanie Martins, 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 \$150,000 to purchase and install trees around the city

MOTION:	Favorable Action
MOVER:	John Hanlon
SECONDER:	Wayne Matewsky
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

4. **C0120-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend a donation from Members Plus Credit Union in the amount of \$400 to assist with holiday celebrations

MOTION:	Favorable Action
MOVER:	John Hanlon
SECONDER:	Holly Garcia
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

5. **C0121-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting confirmation on the appointment of Belushi Previlon to the Cultural Council for a term of three years expiring May 1, 2028

Referred to the Committee on Legislative Affairs

MOTION:	Refer
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia

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

6. **C0122-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation to promote the following Everett Fire Department personnel: Lieutenant Michael Sullivan to Captain, & Private Kevin DeVanna to Lieutenant

MOTION:	Favorable Action
MOVER:	John Hanlon
SECONDER:	Michael Marchese
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

7. **C0123-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the re-appointment of Carol Garrett to the Council on Aging for a term of Two (2) years expiring May 1, 2027

Referred to the Committee on Legislative Affairs

MOTION:	Refer
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

8. **C0124-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend a grant from the Massachusetts Executive Office of Economic Development in the amount of \$1,500,000 to support the infrastructure for redevelopment in the lower Broadway area, Everett Docklands Innovation District

MOTION:	Favorable Action
MOVER:	John Hanlon
SECONDER:	Wayne Matewsky
RESULT:	Passed [0 TO 0]
AYES:	

NAYS:	Item Number {{item.number}}
AWAY:	

9. **C0130-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend funds from the Massachusetts Executive Office of Public Safety and Security, in the amount of \$11,090 for the purpose of purchasing essential firefighter safety equipment

MOTION:	Favorable Action
MOVER:	John Hanlon
SECONDER:	Wayne Matewsky
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

10. **C0131-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend donations totaling \$115.00 from City of Everett employees during the month of March for the Fire Victims Fund

MOTION:	Favorable Action
MOVER:	John Hanlon
SECONDER:	Holly Garcia
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

11. **C0132-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend a donation to the Diversity, Equity, and Inclusion Office in the amount of \$250.00 from Alliance Detective & Security Service to support the G.I.R.L.S. Day event

MOTION:	Favorable Action
MOVER:	John Hanlon
SECONDER:	Holly Garcia
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

MOTION:	Accept Committee Report
----------------	-------------------------

MOVER:	Item Number {{item.number}}
SECONDER:	
RESULT:	[0 TO 0]
AYES:	
NAYS:	
AWAY:	

12. C0134-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend funds from the Massachusetts Executive Office of Public Safety and Security, totaling \$9,500.00 for the purpose of providing fire safety education to school-age children and senior residents

MOTION:	Favorable Action
MOVER:	John Hanlon
SECONDER:	Wayne Matewsky
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

13. C0135-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$6,672 from General Fund Budgetary Fund Balance (Free Cash) to pay prior year legal bills per the attached list

Referred to the Committee on Ways and Means

MOTION:	Refer
MOVER:	Stephanie Smith
SECONDER:	Peter Pietrantonio
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

14. C0136-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$82,000 from General Fund Budgetary Fund Balance (Free Cash) to the Human Resources Local 25 benefits account. This appropriation is necessary to cover additional costs related to the three local 25 unions

Referred to the Committee on Ways and Means

MOTION:	Refer
MOVER:	Stephanie Smith
SECONDER:	Peter Pietrantonio
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

15. C0137-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend a donation in the amount of \$5,000 from Everett Fire Local 143 for the Fire Victims Fund

MOTION:	Favorable Action
MOVER:	John Hanlon
SECONDER:	Holly Garcia
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

16. C0138-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the appointment of Beninson Pena to the position of City Assessor for a one-year term ending May 1, 2026

Referred to the Committee on Legislative Affairs

MOTION:	Refer
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

17. C0141-25 Order/s/ Councilor Stephanie Martins, as President

An order to amend the City of Everett's Administrative Code to create a separate and distinct position of City Auditor.

Referred to the Committee on Legislative Affairs

MOTION:	Refer	Item Number {{item.number}}
MOVER:	Robert Van Campen	
SECONDER:	Holly Garcia	
RESULT:	Passed [0 TO 0]	
AYES:		
NAYS:		
AWAY:		

18. C0144-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting that the City Council vote to rescind its designation of the position of Board of Assessors as a special municipal employee, pursuant to MGL Chapter 268A, as of June 30, 2025

Referred to the Committee on Legislative Affairs

MOTION:	Refer
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

PETITIONS AND LICENSES

19. C0118-25 Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a class two motor vehicle dealer license for Malden Auto Repair & Sales at 80 Tremont Street

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Wayne Matewsky
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Van Campen, Martins
NAYS:	
AWAY:	Smith

20. C0119-25 Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a class two motor vehicle dealer license for MYM Auto Motors at 1993 Revere Beach Pkwy

MOTION:	Favorable Action
MOVER:	Anthony DiPierro

SECONDER:	Wayne Matewsky	Item Number {{item.number}}
RESULT:	Passed [10 TO 0]	
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Van Campen, Martins	
NAYS:		
AWAY:	Smith	

21. **C0125-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a lodging house license for Bill Moore House at 76 Norwood Street

MOTION:	Favorable Action
MOVER:	John Hanlon
SECONDER:	Michael Marchese
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

22. **C0126-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a lodging house license for Hancock Hotel at 19 Hancock Street

MOTION:	Favorable Action
MOVER:	John Hanlon
SECONDER:	Michael Marchese
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

23. **C0128-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a class two motor vehicle dealer license for R.D. Auto Repair at 88 East Elm Street

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Wayne Matewsky
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Van Campen, Martins
NAYS:	
AWAY:	Smith

24. **C0140-25** Petition/s/ Councilor Stephanie Martins, as President Item Number {{item.number}}

A petition requesting the renewal of a class two motor vehicle dealer license for Glendale Gas & Service at 725 Broadway

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Wayne Matewsky
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Van Campen, Martins
NAYS:	
AWAY:	Smith

COMMUNICATIONS AND REPORTS

25. **C0142-25** Resolution/s/ Councilor Stephanie Martins, as President

That the response to the Office of the Inspector General submitted by the Everett City Council at the end of the 30 day period along with the OIG's response to the same be shared with the public for transparency

Council President Martins stated that for the sake of transparency, the council's response submitted to the Office of the Inspector General and the OIG's response have been attached and made available online on the city website. Physical copies are also available in the council office.

A motion was made for favorable action to accept and place the documents on file.

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Michael Marchese
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

COMMITTEE REPORTS

26. **C0070-25** Ordinance/s/ Councilor Katy L. Rogers

An ordinance promoting transparent marketing practices in rental housing advertisements by prohibiting the use of the word "LUXURY"

MOTION:	Refer Back to Sponsor(s)
----------------	--------------------------

MOVER:	Katy Rogers	Item Number {{item.number}}
SECONDER:	Wayne Matewsky	
RESULT:	Passed [0 TO 0]	
AYES:		
NAYS:		
AWAY:		

27. **C0327-24** Resolution/s/ Councilor Stephanie Martins

That the Director of Engineering appear at the next GOPS meeting to explain why permit applications have been taking months for approval with no response or communications with applicants

MOTION:	Refer Back to Sponsor(s)
MOVER:	Robert Van Campen
SECONDER:	Stephanie Smith
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

28. **C0107-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$225.00 from General Fund Budgetary Fund Balance (Free Cash) to pay Human Resources prior year recruitment bills

Councilor Smith stated this item was amended in committee to be \$3,930. A motion was made and seconded to amend the amount to \$3,930.

Councilor Smith noted that while they don't like paying prior year bills, it is becoming a habit.

MOTION:	Favorable Action
MOVER:	Stephanie Smith
SECONDER:	John Hanlon
RESULT:	Passed [8 TO 2]
AYES:	Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	Alcy Jabouin, Marchese
AWAY:	DiPierro

29. **C0108-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$100,000 from General Fund Budgetary Fund Balance (Free Cash) to the Legal Department litigation/professional services account. This amount is requested to ensure the legal department has sufficient funds through the remainder of the fiscal year

MOTION:	Postpone	Item Number {{item.number}}
MOVER:	Stephanie Smith	
SECONDER:	Katy Rogers	
RESULT:	Passed [0 TO 0]	
AYES:		
NAYS:		
AWAY:		

30. C0098-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the re-appointment of Michael O'Connor to the Planning Board for a term of three (3) years, expiring March 31, 2028

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	John Hanlon
RESULT:	Passed [10 TO 1]
AYES:	DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	Alcy Jabouin
AWAY:	

31. C0099-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the re-appointment of James Tarr to the Planning Board for a term of three (3) years, expiring March 31, 2028.

Councilor Alcy Jabouin questioned whether Mr. Tarr resides in the city. Councilor Smith stated Mr. Tarr provided a copy of his 4th quarter real estate tax bill for an address in the city.

The City Clerk clarified that per the administrative code, except for 2-3 boards, living in the city is not a requirement - members can either live in the city or own property.

UNFINISHED BUSINESS

32. C0343-24 Resolution/s/ Councilor Guerline Alcy Jabouin

That the Everett City Council engage the State Auditor's office for an audit of accounts, programs, activities and other public functions (in accordance with Mass General Law Part I, Title II, Chapter 11,Section 12)

Councilor Alcy Jabouin stated in response to resolution C0343-24, the council agreed to request the State Auditor's office focus the audit on the following:

- 1) Employee complaints, settlement agreements, and nondisclosure agreements from 2017 to 2025
- 2) Contracts awarded with change requests from 2019 through 2024

A motion was made and seconded to send the recommendations to the administration for action.

MOTION:	Refer
MOVER:	Guerline Alcy Jabouin
SECONDER:	Stephanie Smith
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

33. **C0034-25** Resolution/s/ Councilor Stephanie Martins, Councilor Stephanie V. Smith, Councilor Robert J. Van Campen

That the Director of Health and Human Services and Interim Director of HR appear at the next meeting to provide a status on the efforts to hire new school nurses as funded in 2024

Councilor Smith stated the interim HR director provided a response that they are up to 15 full-time nurses with 7 per diem, had 2 interviews last week, and another interview this week for more per diem positions. They are making progress.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Stephanie Smith
SECONDER:	Robert Van Campen
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

34. **C0036-25** Resolution/s/ Councilor Katy L. Rogers

That the Everett City Council formally requests a detailed report from the appropriate departments, agencies, or representatives associated with the proposed Kraft Soccer Stadium project, outlining:

1. The current status of the project, including approvals, permits, and progress.
2. Any obstacles or delays affecting the project timeline.
3. A projected timeline for the project's next phases and expected completion.
4. Any agreements, commitments, or obligations made between the City of Everett and the Kraft Group related to the project

.On April 3, 2025, Councilor Stephanie V. Smith, with the concurrence of the sponsor, contacted the City Council office and requested that the item be brought back to the agenda for the next regular meeting of the City Council as additional information pertinent to the item has become available

Item Number {{item number}}

The senator discussed a recent MBTA report on the stadium project. He noted the pedestrian bridge funding is not in the MBTA report because it falls under DOT jurisdiction and is already funded by the state. The MBTA has approved a commuter rail stop, which will be privately funded by the casino host agreement, and the site of the stop is being discussed.

An extension of the Silver Line has also been approved and funded. The governor has assigned a point person to oversee the agencies involved in making the project successful. Senator DiDomenico believes this is a once in a generation opportunity and catalyst for expanding mass transit access in the area that will benefit the entire community year-round.

Councilors asked about the delay in the casino releasing funds for the commuter stop (previously due to MBTA concerns about train acceleration after stopping on that grade), dollar commitment for the stop given increased construction costs, restaurants/nightclubs planned beyond just the stadium, and thoughts on a ballot question.

The senator stated he has not seen plans for additional development beyond the stadium at this time. On a ballot question, he differentiated this private development from cases of public financing for stadiums. He noted other large development projects in Everett and surrounding communities did not go to a ballot. After the discussion, Councilor Rogers moved to refer the item back to sponsor.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Katy Rogers
SECONDER:	Robert Van Campen
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

35. **C0066-25** Resolution/s/ Councilor Stephanie Martins

That the administration consider providing equitable funding to support local organizations providing emergency assistance to residents

MOTION:	Postpone
MOVER:	Robert Van Campen
SECONDER:	Stephanie Smith
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	

AWAY:

Item Number {{item.number}}

36. C0072-25 Resolution/s/ Councilor Peter Pietrantonio, Councilor Robert Van Campen

That the city purchasing agent appear at the next meeting to discuss the wellness center RFP

MOTION: Postpone
MOVER: Peter Pietrantonio
SECONDER: Stephanie Smith
RESULT: Passed [0 TO 0]
AYES:
NAYS:
AWAY:

Councilor Smith expressed issues with the wellness center, noting scrutiny over outsourcing, vendor payments, discrepancies in hours, operational losses, and the current emergency contract at \$30,000 per month. She questioned the qualifications of the sole RFP applicant and the administration's determination process. She argued it seems shady and stinks of scandal, favoritism and litigation. Councilor Marchese agreed the wellness center should be run by the city with city employees.

Councilor Van Campen asked the City Solicitor to explain the emergency procurement. Solicitor Colleen Mejia stated it was applied for and approved by the Inspector General's office for public health issues for a certain time period which has expired.

Councilors questioned the cost implications of the city running the center versus outsourcing. Ms. Mejia stated the mayor is considering a hybrid model with city employees managing but vendors performing training and classes.

A motion was made and seconded to postpone the item to the first meeting in May.

37. C0073-25 Resolution/s/ Councilor Peter Pietrantonio, Councilor Stephanie Martins

That a representative from National Grid appear at the next meeting to explain the power outages we had in Everett recently.

MOTION: Postpone
MOVER: Peter Pietrantonio
SECONDER: Stephanie Smith
RESULT: Passed [0 TO 0]
AYES:
NAYS:
AWAY:

38. **C0078-25** Resolution/s/

Item Number {{item.number}}

Councilor Stephanie Martins, Councilor Guerline Alcy Jabouin, Councilor Holly D. Garcia, Councilor Katy L. Rogers, Councilor Michael K. Marchese, Councilor Peter Pietrantonio, Councilor Robert J. Van Campen, Councilor Stephanie V. Smith

That the DeMaria Administration immediately implement enhanced safeguards and controls in the City's finance department by separating the positions of Auditor and Chief Financial Officer, and comply with all other recommendations as stated in the letter of findings and recommendations issued by the Office of the Inspector General on February 27, 2025

MOTION:	Refer Back to Sponsor(s)
MOVER:	Robert Van Campen
SECONDER:	Stephanie Smith
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

39. **C0079-25** Resolution/s/ Councilor Anthony DiPierro

A resolution requesting the administration work with the MBTA to eradicate the public safety issues caused at the intersection of Elm Street and Washington Avenue when multiple buses are present

Councilor DiPierro read a letter from Mr. Monti addressing the issue of multiple MBTA route 111 buses layovering at the Elm St/Washington Ave intersection. The MBTA increased service frequency in 2024, identified the issue, and made curb alterations on Elm St in fall 2024 to accommodate, but pavement markings are not yet installed. The MBTA informed Mr. Monti the markings will be installed this week to inform bus/vehicle drivers and help resolve the issue. He will continue monitoring and hopes the markings work. If no improvement in a few months, he may revisit having the empty lot used as a turnaround.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Anthony DiPierro
SECONDER:	John Hanlon
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

40. **C0085-25** Resolution/s/ Councilor Stephanie V. Smith, Councilor Peter Pietrantonio

That Administration provides the City Council with all invoices and/or a financial summary by matter paid to Paik Deal, LLP and Greenberg Traurig, LLP from 2016 to 2025 by the second meeting in March

Councilor Smith thanked Attorney Mejia for working with Greenberg to provide a breakout for the three items which previously had the wrong subject matter.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Stephanie Smith
SECONDER:	Wayne Matewsky
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

41. C0088-25 Resolution/s/ Councilor Stephanie Martins

That Chief Strong and/or the administration share the steps that are being taken to address roof leak issues at the Police Station.

Facilities Director Angelo Febbo explained that ice dams from the extremely cold winter caused melting water to leak through the aging roof. The water was remediated, damaged ceiling tiles replaced, and bids procured from contractors to repair the roof.

Mr. Febbo detailed the scope of work, which involves putting a new PVC polymer roof over the existing roof, replacing insulation, and removing some defunct rooftop units. This should make the building watertight for 10-15 years until a new police station is built, at a cost under \$200,000.

Councilor Pietrantonio asked about the roof materials and if anything inside was destroyed besides ceiling tiles, which Mr. Febbo said was the only interior damage.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Michael Marchese
SECONDER:	Robert Van Campen
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

42. C0093-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$500,000 from the Capital Improvement Stabilization Fund for the costs of design services and related ancillary costs associated with the potential reuse of additional space at the former Everett High School

Councilor Smith stated they received partial communication from the administration but had questions about what will happen to the \$2.5 million ARPA funds since the high school roof project came under budget. She cannot vote on this item until she knows where those funds are being reallocated.

Councilor Pietrantonio and Garcia shared the same concerns as Councilor Smith.

A motion was made and seconded to postpone the item and invite the CFO to the next meeting to explain how the roof project ARPA funds are being reallocated before voting.

MOTION:	Postpone
MOVER:	Stephanie Smith
SECONDER:	Anthony DiPierro
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

43. **C0102-25** Resolution/s/ Councilor Holly D. Garcia

That contractors that work in the city have a designated staging area for their equipment and construction materials when they are going to be working in a designated area for more than three days

Councilor Garcia did not receive a written response but continues to get emails from Ferry Street area residents complaining about the issues.

A motion was made and seconded to postpone to the April 28 meeting in hopes of receiving a written response by then.

MOTION:	Postpone
MOVER:	Holly Garcia
SECONDER:	Stephanie Smith
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

44. **C0103-25** Resolution/s/ Councilor Stephanie Martins

That the administration provide a copy of any proposed host agreements with Jupiter Battery Storage

Council President Martins stated they received communication there are no host agreements. A motion was made and seconded to postpone the item to the next meeting, now asking for a copy of the PILOT (payment in lieu of taxes) proposals.

MOTION:	Postpone
MOVER:	Anthony DiPierro
SECONDER:	John Hanlon
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

NEW BUSINESS

45. **C0116-25** Resolution/s/ Councilor Stephanie V. Smith, Councilor Holly D. Garcia, Councilor Katy L. Perry

That the City shall reinstate the seasonal overflow trash collection service in both the Fall and Spring, as was customarily done in previous years. In order to discourage illegal dumping and ensure the efficient use of City resources, the City shall implement an online request system whereby residents may obtain a limited number of designated stickers per household to be used during this period

Councilor Smith stated the city is a dump with trash everywhere. The administration said reinstating overflow trash collection is too expensive as people from other cities come and dump furniture. She argued the city should implement an online system for residents to request a limited number of stickers to help clean up the city. If code enforcement ticketed, this may not be needed, but people's yards are full of trash that needs disposal. She requested the administration find a way to bring overflow collection back twice per year to clean up, noting they give away \$400,000 for a gym so they should be able to clean the city.

Councilor Garcia suggested having a central dumpster for people to bring trash,

A motion was made and seconded to refer to the administration with a written response in two weeks on if they will implement something, and if not, why not.

MOTION:	Refer
MOVER:	Stephanie Smith
SECONDER:	Holly Garcia
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

46. **C0117-25** Resolution/s/ Councilor Stephanie Martins, Councilor Stephanie V. Smith, Councilor Holly D. Garcia Item Number {{item.number}}

That the head of the Communications Department and the Administration appear at the next meeting to discuss the Communications Department resources being used exclusively for the Mayor.

Council President Martins invited the head of the Communications Department and a member of the administration to discuss concerns about city communications resources being used as a personal communications team for the mayor. She stated councilors are deliberately excluded from photos and communications even when present at events, which is disrespectful and a misuse of taxpayer dollars. She wants to understand how decisions are made on what gets sent to media.

Councilor Smith agreed, praising the communications staff for their work but noting her photos have been removed after posting. This seems to be an issue with leadership above the communications director level.

Councilor Martins motioned to postpone the item to the next meeting, inviting the communications head and administration to discuss the practices.

47. **C0127-25** Resolution/s/ Councilor Stephanie Martins, & The Entire City Council

That a representative from the Kraft group appear at the first meeting in May to provide a presentation on the renderings and site plans for the soccer stadium

Councilor Rogers stated this is a continuation of efforts for transparency on the Kraft Stadium discussion. The council heard from the mayor and Senator DiDomenico but would like to hear directly from a Kraft Group representative with renderings, models and visuals similar to the Davis Companies presentation.

Council President Martins asked if the council still wants to extend the invitation or just refer to the community meeting. Councilor Pietrantonio argued if the community meeting won't be televised, the presentation should still be made at City Hall so it is on TV for residents who can't attend.

A motion was made and seconded to postpone the item to May 12, ask the administration to have the April 30 meeting televised, and amend the resolution to invite the full body to the Kraft presentation. The invitation will remain open unless they confirm the community meeting will aired.

MOTION:	Postpone
MOVER:	Katy Rogers
SECONDER:	Stephanie Smith
RESULT:	Passed [0 TO 0]

AYES:	Item Number {{item.number}}
NAYS:	
AWAY:	

48. **C0129-25** Resolution/s/ Councilor Holly D. Garcia

That the administration considers adding visual communication boards to both the Parlin and Shute libraries

Councilor Garcia worked with the Communications Department last year to get visual communication boards with pictures installed in City Hall offices as an accessibility tool for those with limited speech. They were well-received. She spoke with disabled individuals who suggested also having them in the libraries.

A motion was made and seconded to refer the item to the administration for action.

MOTION:	Refer
MOVER:	Holly Garcia
SECONDER:	Stephanie Smith
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

49. **C0133-25** Order/s/ Councilor Stephanie Martins, as President

Executive Session pursuant to G.L. c. 30A, s. 21, purpose (7) as the chair declares- to discuss a request for the approval to appropriate \$100,000 from the General Fund Budgetary Fund Balance (Free Cash) to the Litigation/Professional Services account where details of invoices cannot be made public, privileged discussion and response to same; votes may be taken.

The City Council voted to enter into executive session for the stated purpose, inviting the city solicitor, city clerk, and clerk of committees to participate. The meeting minutes for this item would be sealed until the administrative use has ceased.

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	DiPierro

50. **C0143-25** Resolution/s/ Councilor Robert J. Van Campen Item Number {{item.number}}

That the City of Everett submit the question of whether to build a professional soccer stadium on lower Broadway to the voters of Everett during the City's biennial municipal election which is to be held in November of 2025.

Councilor Van Campen introduced this resolution to potentially put the proposed Kraft soccer stadium on the November 2025 ballot. He argued it is an issue on everyone's mind, and many residents ask why they don't get a say in whether it's a good development.

While exclusively privately funded projects typically don't go to ballot, he believes there is a major public component here with the legislature passing a law to lift port area restrictions and the MBTA studying transportation impacts. A commuter rail station would have to be built. So there are huge public implications for this potentially transformative project.

He made a motion to refer the item to the Committee on Legislative Affairs and Elections and invite the City Solicitor and City Clerk to provide guidance on the council's authority to propose this type of ballot question, either binding or non-binding.

MOTION:	Refer
MOVER:	Robert Van Campen
SECONDER:	Stephanie Smith
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

MAINTENANCE REQUESTS

A. Councilor Anthony DiPierro

That DCR repair the damaged fence at the corner of Elm and Woodlawn Street at the Allied Veterans Skating Rink

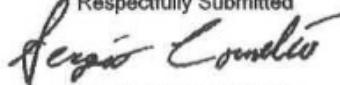
The item was sent directly to the agency stated in the resolution after the item was read, there is no vote necessary on maintenance requests.

ADJOURNMENT

Adjourned at 10:30 PM

MOTION:	Adjourn
MOVER:	Robert Van Campen
SECONDER:	Stephanie Smith
RESULT:	Passed [0 TO 0]

AYES:	Item Number {{item.number}}
NAYS:	
AWAY:	

Respectfully Submitted

 Clerk of the City Council



MEETING MINUTES

SPECIAL MEETING OF THE CITY COUNCIL TUESDAY, APRIL 15, 2025 7:00 PM

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

ROLL CALL

Members Present

Guerline Alcy Jabouin, Holly Garcia, John Hanlon, Michael Marchese, Katy Rogers, Peter Pietrantonio, Stephanie Smith, Robert Van Campen, Stephanie Martins

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

NEW BUSINESS

1. **C0139-25** Resolution/s/ Councilor Stephanie Martins, as President

Executive Session pursuant to G.L. c. 30A, s. 21(a)(3) to discuss strategy with respect to anticipated litigation and 21(a)(7) to act in accordance with the provisions of the Public Records Law (discuss litigation strategy and privileged written legal advice regarding longevity payments to the Mayor)

The City Council will adjourn from Executive Session

Peggy Serino and Paula Sterite spoke at public participation and thanked the Council for taking the Inspector General's report about the Mayor's longevity payments seriously and trying to get the \$180,000 returned to the city.

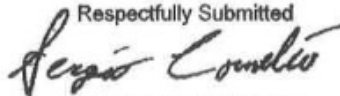
President Martins reiterated the purpose of the executive session and stated the Council would adjourn from Executive Session. The minutes of the Executive Session will be sealed until the Administrative use has ceased. A motion was made and seconded to enter executive session and invite the city clerk, special counsel attorney Christopher Petrini, and the city council members present.

MOTION:	Favorable Action	Item Number {{item.number}}
MOVER:	Stephanie Smith	
SECONDER:	Holly Garcia	
RESULT:	Passed [9 TO 0]	
AYES:	Alcy Jabouin, Garcia, Hanlon, Marchese, Rogers, Pietrantonio, Smith, Van Campen, Martins	
NAYS:		
AWAY:		

ADJOURNMENT

Adjourned at 8:08 PM

MOTION:	Adjourn
MOVER:	John Hanlon
SECONDER:	Robert Van Campen
RESULT:	Passed [9 TO 0]
AYES:	Alcy Jabouin, Garcia, Hanlon, Marchese, Rogers, Pietrantonio, Smith, Van Campen, Martins
NAYS:	
AWAY:	

Respectfully Submitted

 Clerk of the City Council



C0136-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: April 14, 2025

Agenda Item:

An order requesting approval to appropriate \$82,000 from General Fund Budgetary Fund Balance (Free Cash) to the Human Resources Local 25 benefits account. This appropriation is necessary to cover additional costs related to the three local 25 unions

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

April 9, 2025

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

Dear Honorable Members:

I hereby submit for your consideration an order to appropriate \$82,000 from General Fund Budgetary Fund Balance (Free Cash) to the Human Resources Local 25 benefits account. This appropriation is necessary to cover additional costs related to the three local 25 unions.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



April 9, 2025

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:

Bill Type: Order

Be it

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

That the sum of \$82,000 be appropriated from the General Fund Budgetary Fund Balance (Free Cash) to the Human Resources Local 25 benefits account.

This appropriation is necessary to cover additional costs related to the three local 25 unions.

#3 - C0136-25

Ways and Means Committee
April 28, 2025

The Committee on Ways and Means met on Monday, April 28, 2025 at 5:30pm 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 Stephanie Smith, presiding; Councilors Anthony DiPierro, John Hanlon and Peter Pietrantonio.

The Committee met on an Order offered by Councilor Stephanie Smith, as President: An Order requesting approval to appropriate \$82,000.00 from the General Fund Budgetary Fund Balance to the Human Resources Local 25 benefits account.

Acting Human Resource Director John Russolillo was also present.

Mr. Russolillo explained that the appropriation is necessary to cover additional costs related to the three local 25 unions. Councilor DiPierro requested that he provide a breakdown of these additional costs. Mr. Russolillo noted that due to contractual agreement the City would have to pay \$22 a week per union member for dental benefits resulting in an increased cost of \$37,000.00. In addition he stated that due to contractual requirements he would need to fund the Legal defense fund for \$45,000.00 since it was budgeted in the wrong account. Councilor Pietrantonio stated he cannot vote for this if it was not budgeted correctly. Mr. Russolillo informed the Committee that he did not prepare the FY25 Human Resource budget. Chairperson Smith remarked shame on the Administration for not having someone at this meeting to answer the committees question on where the item was budgeted and whether it can be transferred from that account rather than being funded from free cash.

The Committee voted: to report back to the City Council with no recommendation pending the budgeting questions being answered for this appropriation.

Respectfully Submitted,

John W. Burley
Clerk of Committees



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

May 7, 2025

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

Dear Honorable Members:

I hereby resubmit for your consideration an order to appropriate **\$82,000** from General Fund Budgetary Fund Balance (Free Cash) to the Human Resources Local 25 benefits account. Because this matter relates to benefits for the city's union members under applicable collective bargaining agreements, it is important for the City Council to reconsider this matter.

Based on the discussion at the last City Council meeting in which it was stated that not all councilors understood the matter before the council, the following is information shared to explain the purpose of this request. There is a Local 25 Benefits Account in the HR budget. The account is responsible for paying a fixed amount weekly of \$22 per enrolled employee in the Teamsters Dental Plan as well as a fixed amount weekly for .175 cents on the hour for every hour worked by Local 25 members that goes towards a legal defense fund for the Union. These benefits are part of terms in labor contracts negotiated by the city with Local 25. We are asking for \$82,000 to cover the Teamsters dental benefits as well as the payments for the legal defense fund.

As Interim HR Director John Russolillo previously shared with the City Council, these funds inadvertently were not requested in the FY25 HR Department Budget as part of the "Local 25 Health Services" line-item funding where these expenses should be charged properly. Having identified this error, the Administration is requesting this funding to pay the union contract benefits that have been bargained and to ensure that these expenses are paid from the proper line-item.

It is important to note that attention has been paid to the FY26 budget recommendation being submitted to the City Council for its consideration to make sure that the amount needed is requested in that document to prevent this situation from occurring again. You also will see that we have taken steps to rename this line-item in the budget for

Item Number 1
further clarity because additional contractual benefits with Local 25 are paid from this line-item and no longer just health related services as the prior name suggested.

I wanted to make sure that it was absolutely clear to the Council that failure to fund these accounts under the terms of the applicable collective bargaining agreements that benefit the city's union employees will force Teamsters Local 25 to have to take action against the city, which I know is not a situation that the Council wishes to face.

I hope that this additional information is helpful to you. I recommend your favorable passage of this order.

Thank you.

Respectfully submitted,



Carlo DeMaria
Mayor



C0150-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 12, 2025

Agenda Item:

An order requesting the confirmation of promotions for the following Everett Police Department personnel: Sergeant Mark Zielinski to Lieutenant, and Officer Michael Lavey to Sergeant

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

April 22, 2025

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your approval an order to promote the following Everett Police Department personnel:

Sergeant Mark Zielinski to Lieutenant
Officer Michael Lavey to Sergeant

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



C0159-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 12, 2025

Agenda Item:

An order requesting approval to accept and expend donations totaling \$200.00 from City of Everett employees during the month of April for the Fire Victims Fund

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

April 28, 2025

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 \$200.00 from City of Everett employees during the month of April for the Fire Victims Fund. Employees are given the opportunity to wear jeans on Thursdays by making a \$5.00 to the Fire Victims Fund. These funds are collected weekly.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



April 28, 2025
City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, 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 \$200.00 from City of Everett employees during the month of April for the Fire Victims Fund.



C0160-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 12, 2025

Agenda Item:

An order requesting approval to accept and expend funds from the Massachusetts Emergency Management Agency (MEMA), totaling \$123,413.00 for the purpose of building a barrier wall to protect homes, critical transportation routes and vital infrastructure to mitigate economy crippling flood damage and food insecurity in Everett and the region

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

April 28, 2025

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend funds from the Massachusetts Emergency Management Agency (MEMA), totaling \$123,413.00 for the purpose of building a barrier wall to protect homes, critical transportation routes and vital infrastructure to mitigate economy crippling flood damage and food insecurity in Everett and the region.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



April 28, 2025

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:
Bill Type: Order

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

to accept and expend funds from the Massachusetts Emergency Management Agency (MEMA), totaling \$123,413.00 for the purpose of building a barrier wall to protect homes, critical transportation routes and vital infrastructure to mitigate economy crippling flood damage and food insecurity in Everett and the region.



C0165-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 12, 2025

Agenda Item:

An order requesting approval to issue a special one-day alcoholic beverage license to Everett Public Schools to serve at the Reception for Staff Volunteers event occurring on June 4, 2025 from 6:00pm – 11:00pm at the Connolly Center, 90 Chelsea Street

Background and Explanation:

Attachments:



EVERETT PUBLIC SCHOOLS

May 5, 2025

Everett City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members,

I respectfully request favorable consideration for a special one-day alcoholic beverage license for June 4, 2025. This purpose of the permit is to provide a reception following the Everett High School Graduation Ceremonies at Everett Veterans Memorial Stadium. The reception will be for school department staff and members of the platform party only (who volunteer a considerable amount of their time support the Everett High School Graduation Exercises). A cash bar will be provided during the reception.

I am grateful for the vital service provided by the City for this important celebration of student achievement in our community. Thank you for your consideration.

Respectfully submitted,

A handwritten signature in blue ink that reads "William D. Hart". The signature is written in a cursive, flowing style.

William D. Hart,
Superintendent, Everett Public Schools



C0174-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 12, 2025

Agenda Item:

That the amount of \$3,000,000.00 be appropriated by borrowing for the following two (2) capital improvement projects

#1) Streets & Sidewalks \$2,000,000.00, #2) Complete Streets \$1,000,000.00, for a total of \$3,000,000.00

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

May 7, 2025

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

Dear Honorable Members:

I hereby request the amount of **\$3,000,000.00** be appropriated by borrowing for the following two (2) capital improvement projects:

No.	Project Title	Cost
1	Streets and Sidewalks	\$ 2,000,000.00
2	Complete Streets	\$ 1,000,000.00
TOTAL:		\$ 3,000,000.00

I recommend your favorable passage of this order.

Thank you.

Respectfully submitted,

Carlo DeMaria
Mayor



May 7, 2025

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:
Bill Type: Order

Be it

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

That the City hereby appropriates the amount of Three Million Dollars (\$3,000,000) to be funded by borrowing as set forth in the attached letter of the Mayor requesting such borrowing dated May 7, 2025, 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.

**FY25 Capital Improvement Projects (CIP's) funded
through this borrowing request**

No.	Project Title	Cost
1	Streets and Sidewalks	\$ 2,000,000.00
2	Complete Streets	\$ 1,000,000.00
TOTAL :		\$ 3,000,000.00



C0157-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 12, 2025

Agenda Item:

A petition requesting the renewal of a junk dealer/collector license for Radius Recycling at 69 Rover Street

Background and Explanation:

Attachments:



C0158-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: April 28, 2025

Agenda Item:

A petition requesting the renewal of a junk dealer/collector license for Second St Iron & Metals at 285 Second Street

Background and Explanation:

Attachments:



C0161-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 12, 2025

Agenda Item:

A petition requesting the renewal of a lodging house license for 134 Linden St LLC at 134 Linden Street

Background and Explanation:

Attachments:



C0169-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 12, 2025

Agenda Item:

A petition requesting the renewal of a second hand dealer's, antique, & precious metals license for Wentworth Precious Metals at 421 Second Street

Background and Explanation:

Attachments:



C0170-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 12, 2025

Agenda Item:

A petition requesting the renewal of a junk dealer/collector license for Wentworth Precious Metals at 421 Second Street

Background and Explanation:

Attachments:



C0027-25

To: Mayor and City Council

From: Councilor Anthony DiPierro

Date: January 27, 2025

Agenda Item:

A resolution requesting the CFO to appear before the Committee on the Ways & Means to discuss the Hero Act; specifically the increased local flexibility for Veteran Tax Exemptions.

Background and Explanation:

- Signed into law during the summer of 2024, the historic Hero Act is a comprehensive piece of veterans' legislation, including over 30 provisions that will positively impact hundreds of thousands of veterans' in Massachusetts. Included in the legislation is an increased local flexibility for veterans' property tax exemptions, allowing municipalities to double property tax exemptions with local options and ties the annual property tax abatement amount to inflation

Attachments:

#1 - C0027-25

Ways and Means Committee
February 10, 2025

The Committee on Ways and Means met on Monday, February 10, 2025 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 Stephanie Smith, presiding; Councilors Anthony DiPierro, John Hanlon and Pietrantonio.

The Committee met on a Resolution offered by Councilor Anthony DiPierro: That the CFO appear before the Committee to discuss the Hero Act; specifically the increased local flexibility for Veteran Tax Exemptions.

Chief Financial Officer Eric Demas was also present.

Councilor DiPierro asked Mr. Demas if this Act was something the City was interested in taking advantage of and Mr. Demas responded that it was noting that 64 Veterans in the City currently receive some type of exemption. Mr. Demas informed the Committee that this item would be on the next Board of Assessors agenda so that they can make a recommendation to the Mayor and City Council. Councilor Pietrantonio asked what the total abatement to date was for the 64 Veterans and Mr. Demas agreed to provide that information but noted that some receive as low as \$400 up to full benefits. Councilor Hanlon inquired to what would happen if these Veterans moved out of the City and Mr. Demas explained that they would have to apply in their new community. Councilor DiPierro asked if they had to be home owner occupied residents and Mr. Demas responded yes.

The Committee voted: to grant further time to the month of April or earlier upon the Board of Assessors action on the matter.

Respectfully Submitted,

John W. Burley
Clerk of Committees

**CITY OF EVERTT
BOARD OF ASSESSORS
MEETING MINUTES
FEBRUARY 20, 2025**

The meeting of the Board of Assessors for the City of Everett on February 20, 2025 was called to order by Ronald J. Keohan, Jr. at 6:01 P.M.

Board member in attendance was as follows:

Ronald J. Keohan, Jr & Francis A Parker, Jr., Millie Cardello

In addition to the Board members, the following personnel of the Assessor's Office were present:

Beninson Peña, Interim Assessor

No members of the public were present.

- I. ROLL CALL – BY FRANK PARKER -
- II. APPROVAL OF MINUTES

On a motion made by Member Parker and seconded by Mille Cardello the Board approved and accepted the minutes from the January 23, 2025 meeting as presented.

- III. NEW BUSINESS

A – MONTHLY REPORTS – On a motion made by Member Parker and seconded by Millie Carello the monthly reports from January 2025 to February 2025 were accepted as presented

B – WARRANTS – On a motion made by Frank Parker and seconded by Millie Cardello the warrant for 2024 Commitment 7 for Motor Vehicle Excise Tax in the amount of \$35,774.96 and 2025 Commitment 1 for Motor Vehicle Excise Tax in the amount of \$3,906,524.40 were accepted as presented.

C – HERO ACT – On motion made by Chairman Frank Parker and seconded by Millie Cardello discussed the HERO ACT and are in Favor.

IV. EXECUTIVE SESSION

On a motion made by Member Parker and seconded by Chairperson Keohan the Board voted to go into Executive Session at 6:29 P.M. and adjourn from there.

Pursuant to MGL c. 30A §21(a)(7), to comply with M.G.L c.59 §60 the Board of Assessors may vote to go into executive session to review and/or approve executive minutes of prior meetings and to review and approve tax commitments and warrants, monthly reports, statutory exemptions, residential exemptions, 3ABC charitable exemptions and abatement applications. Pursuant to M.G.L. c.30A, s.21(a)(3) executive session may also be entered into for purposes of reviewing and discussing pending litigation strategy for cases under appeal at the Appellate Tax Board.

Came out of executive session at 6:47 P.M. and on a motion by a Member Parker and seconded by Chairperson Keohan the meeting was adjourned at 7:13 P.M.

Ronald J. Keohan, Jr., Chairperson

Francis A. Parker, Jr., Member

Millie Cardello, Member

Beninson Peña, as Clerk

#1 - C0027-25

Ways and Means Committee
April 7, 2025

The Committee on Ways and Means met on Monday, April 7, 2025 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 Stephanie Smith, presiding; Councilors Anthony DiPierro, John Hanlon and Peter Pietrantonio.

The Committee met on a Resolution offered by Councilor Anthony DiPierro: That the CFO appear before the Committee to discuss the Hero Act; specifically the increased local flexibility for Veteran Tax Exemptions.

City Assessor Bennison Pena was also present.

Councilor DiPierro welcomed Mr. Pena to the meeting and asked if he could provide the Committee with an update. Mr. Pena informed the Committee that the Board of Assessors had their meeting recently in which they discussed and voted favorably for the Hero Act. He noted that the implementation of the ACT was still in the preliminary stages until the City Council could provide the Board of Assessors with more information for implementation. Councilor DiPierro suggested keeping the matter in Committee so the Committee could work with the Assessing office on implementing.

The Committee voted: to grant further time to the month of May and invite the Board of Assessors to the meeting to finalize implementation of the ACT.

Respectfully Submitted,

John W. Burley
Clerk of Committees

#1 - C0027-25

Ways and Means Committee
April 28, 2025

The Committee on Ways and Means met on Monday, April 28, 2025 at 5:30pm 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 Stephanie Smith, presiding; Councilors Anthony DiPierro, John Hanlon and Peter Pietrantonio.

The Committee met on a Resolution offered by Councilor Anthony DiPierro: That the CFO appear before the Committee to discuss the Hero Act; specifically the increased local flexibility for Veteran Tax Exemptions.

Representatives from the Assessors office were invited but were not present.

Councilor DiPierro stated that he was hoping to get some questions answered on the implementation on the Hero Act which was recently approved by the Board of Assessors, but informed the Committee that he would reach out personally to the Assessors office to seek those answers and recommended that the matter be referred back to Sponsor.

The Committee voted: to report back to the City Council with a recommendation to refer back to Sponsor.

Respectfully Submitted,

John W. Burley
Clerk of Committees



C0089-25

To: Mayor and City Council

From: Councilor Michael K. Marchese, Councilor Stephanie Martins

Date: March 10, 2025

Agenda Item:

An Order to amend the City of Everett Charter Sections

Background and Explanation:

Attachments:



CITY COUNCILNo.C089-25
IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

An Order to amend the City of Everett Charter Sections

/s/Councilors Michael Marchese and Stephanie Martins

Be it ordered: By the City Council of the City of Everett, Massachusetts, as follows:

WHEREAS, many municipalities in the Commonwealth allow for term limits of their elected officials, and

WHEREAS, each municipality is authorized by the Home Rule Amendment to the Massachusetts Constitution and G.L. c.43B, the Home Rule Procedures Act, to select a form and structure of government most appropriate for its unique circumstances; and

WHEREAS, term limits will be established in Everett with the express understanding that such limits will only affect a person's service in that particular elected position, and

WHEREAS, there is a need to simplify the process required to determine eligibility for office and make such process uniform across elected offices; and

WHEREAS, such proposed special legislation does not cut short or otherwise terminate the term of any incumbent elected officials, and provides for the implementation of term limits over the next two terms.

NOW THEREFORE, it is hereby ordered that, consistent with the City of Everett's authority under Section 8 of the Home Rule Amendment of the Massachusetts Constitution, that the following special legislation amending the City of Everett Charter be filed with the City's State Representative and State Senator, and further, that the City Council President and Mayor be authorized to take such action as may be necessary to accomplish the purposes of this Order.

An Act Relative to Terms of Elected Officials in the City of Everett

SECTION 1. The city of Everett home rule charter as on file with the archivist of the commonwealth, as required by section 12 of chapter 43B of the general laws, is hereby amended

by inserting, at the end of subsection 1(b) of section 2 the following:- Councilors, whether district and/or at-large, shall serve no longer than six consecutive full terms of service. A councilor who has served 6 consecutive full terms shall again be eligible for election as a councilor when 1 year has passed following the expiration of their 6th term of service; provided, however, that such councilor shall nevertheless be eligible for election to any other office.

SECTION 2. Subsection 1(b) of section 3 of said charter shall hereby be amended by deleting the first sentence and inserting in place thereof the following: - The term of office for the mayor shall be 4 years. A mayor who has served 2 consecutive full terms shall again be eligible for election as a mayor when 1 year has passed following the expiration of their 3rd term of service; provided, however, that such mayor shall nevertheless be eligible for election to any other office.

SECTION 3. Said charter of the city of Everett shall hereby be further amended by inserting, at the end of subsection 1(b) of section 4, the following: - School committee members, whether district and/or at-large, shall serve no longer than six consecutive full terms of service. A school committee member who has served 6 consecutive full terms shall again be eligible for election as a school committee member when 1 year has passed following the expiration of their 6th term of service; provided, however, that such school committee member shall nevertheless be eligible for election to any other office.

SECTION 4. All incumbent elected officials holding office on the effective date of this act shall be deemed to have served 1 term for the purposes of this act.

SECTION 5. This act shall take effect upon its passage.

A true copy attest



Sergio Cornelio

Sergio Cornelio, City Clerk



CITY COUNCILNo.0089-25
IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

An Order to amend the City of Everett Charter Sections

/s/Councilor Michael Marchese, Stephanie Martins and Guerline Alcy Jabouin

Be it ordered: By the City Council of the City of Everett, Massachusetts, as follows:

WHEREAS, many municipalities in the Commonwealth allow for term limits of their elected officials, and

WHEREAS, each municipality is authorized by the Home Rule Amendment to the Massachusetts Constitution and G.L. c.43B, the Home Rule Procedures Act, to select a form and structure of government most appropriate for its unique circumstances; and

WHEREAS, term limits will be established in Everett with the express understanding that such limits will only affect a person's service in that particular elected position, and

WHEREAS, there is a need to simplify the process required to determine eligibility for office and make such process uniform across elected offices; and

WHEREAS, such proposed special legislation does not cut short or otherwise terminate the term of any incumbent elected officials, and provides for the implementation of term limits over the next two terms.

NOW THEREFORE, it is hereby ordered that, consistent with the City of Everett's authority under Section 8 of the Home Rule Amendment of the Massachusetts Constitution, that the following special legislation amending the City of Everett Charter be filed with the City's State Representative and State Senator, and further, that the City Council President and Mayor be authorized to take such action as may be necessary to accomplish the purposes of this Order.

An Act Relative to Terms of Elected Officials in the City of Everett

SECTION 1. The city of Everett home rule charter as on file with the archivist of the commonwealth, as required by section 12 of chapter 43B of the general laws, is hereby amended

by inserting, at the end of subsection 1(b)(2) of Article 2 the following: - Councilors, whether district and/or at-large, shall serve no longer than six consecutive full terms of service. A Councilor who has served 6 consecutive full terms shall again be eligible for election as a councilor when 1 year has passed following the expiration of their 6th term of service; provided, however, that such councilor shall nevertheless be eligible for election to any other office.

SECTION 2. Subsection 1(b)(2) of Article 3 of said charter shall hereby be amended by deleting the first sentence and inserting in place thereof the following: - The term of office for the mayor shall be 4 years. A mayor who has served 3 consecutive full terms shall again be eligible for election as a mayor when 1 year has passed following the expiration of their 3rd term of service; provided, however, that such mayor shall nevertheless be eligible for election to any other office.

SECTION 3. Said charter of the city of Everett shall hereby be further amended by inserting, at the end of subsection 1(b)(4) of Article 4, the following: - School committee members, whether district and/or at-large, shall serve no longer than six consecutive full terms of service. A school committee member who has served 6 consecutive full terms shall again be eligible for election as a school committee member when 1 year has passed following the expiration of their 6th term of service; provided, however, that such school committee member shall nevertheless be eligible for election to any other office.

SECTION 4. This act shall take effect upon its passage.

A true copy attest



Sergio Cornelio, City Clerk

#4- C0089-25

Legislative Affairs & Election Committee
March 24, 2025

The Committee on Legislative Affairs & Elections met on Monday, March 24, 2025 at 6:00pm in the City Council Chambers.

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

Members present were Councilor Robert Van Campen, presiding, Councilors Michael Marchese, Stephanie Smith, Katy Rogers and Stephanie Martins, as ex-officio.

The Committee considered an Order offered by Councilors Michael Marchese, Stephanie Martins and Guerline Alcy-Jabouin: A Home Rule Petition proposing changes to the City Charter to create term limits for the offices of Mayor, City Council and the School Committee.

City Clerk Sergio Cornelio was also present.

Chairman Van Campen informed the Committee that former Councilor Fred Capone had presented a similar piece for term limits before the Charter Review Commission at its last meeting, but that it was ultimately the City Council that would finalize the matter of term limits. Councilor Marchese remarked that he wasn't happy with the proposed term for Mayor. Councilor Rogers also expressed concern noting that there were many questions that needed to be answered and didn't want to see the City Council rush this decision to insure that it was fair across the board with it starting in the next election cycle of 2026. Council President Martins reminded the Committee that this issue was approved by the Council in 2022 but was vetoed by the Mayor with the intent of it becoming effective upon passage. She agreed the proposal still needed some work. Chairman Van Campen remarked that term limits makes good sense. Councilor Smith concurred but expressed some concerns on the limits placed on the City Council. Council President Martins explained that the current proposal was conservative start to get something going. Chairman Van Campen agreed to provide the Capone proposal for review which he felt was similar to the one being proposed by the City Council that could be discussed further at the next meeting.

The Committee voted: To grant further time.

Respectfully Submitted,

John W. Burley
Clerk of Committees

Proposed Charter change

SECTION 9-12 Term Limits

- 1)
 - a. Mayor – no individual shall serve more than three consecutive elected terms as mayor;
 - b. City council – no individual shall serve more than five consecutive elected terms on the city council, regardless whether the consecutive terms are as a ward councilor and/or as a councilor-at-large;
 - c. School committee – no individual shall serve more than five consecutive elected terms on the school committee, regardless whether the consecutive terms are as a ward school committee member and/or as a school committee member-at-large;
- 2) Appointments and/or special elections to fill an elected office vacancy shall not count against the term limits set forth in paragraph 1 above;
- 3) Once an individual has separated from his/her former elected office for at least one full term, term limit restrictions as per that office shall reset;
- 4) Term limits as set forth herein shall not prohibit:
 - a. a mayor from seeking election to the school committee or to the city council following a third consecutive elected term as mayor;
 - b. a member of the city council from seeking election to the office of mayor or to the school committee following a fifth consecutive elected term as a city councilor;
 - c. a member of the school committee from seeking election to the office of mayor or to the city council following a fifth consecutive elected term as a school committee member.

#2- C0089-25

Legislative Affairs & Election Committee
April 14, 2025

The Committee on Legislative Affairs & Elections met on Monday, April 14, 2025 at 6:00pm in the City Council Chambers.

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

Members present were Councilor Robert Van Campen, presiding, Councilors Michael Marchese, Stephanie Smith, Katy Rogers and Stephanie Martins, as ex-officio.

The Committee considered an Order offered by Councilor Michael Marchese, Councilor Stephanie Martins and Councilor Guerline Alcy-Jabouin: A Home Rule Petition proposing changes to the City Charter to create term limits for the offices of Mayor, City Council & School Committee.

The Committee discussed the term limit proposals offered by Councilors Marchese and Martins versus the proposal offered by former Councilor Fred Capone. Councilor Marchese recommended that the Mayor serve only 2 consecutive terms and that the City Council/School Committee serve only 6 consecutive terms, however Chairman Van Campen noted that the Fred Capone proposal recommended that the Mayor serve no more than 3 consecutive terms and the City Council School Committee serve not more than 5 consecutive terms. The Committee voted 3 to 2 for the Mayor to serve only 2 consecutive terms with Councilors Van Campen, Marchese and Martins in favor with Councilors Smith and Rogers in opposition. The Committee voted unanimously that the City Council/School Committee serve no more than 6 consecutive terms. Councilor Martins recommended amending Section 2 in Councilor Marchese's proposal by changing "3rd term of service" with "2nd term of service" and she recommended further that the proposal only reflect elected years of service and not appointed years of service. Chairman Van Campen recommended that the Appointments/Special elections section in the Fred Capone proposal into the Councilor Marchese proposal. Councilor Rogers asked if the Mayor upon the expiration of his 2nd term could then run for a City Council Office and the same upon the expiration of a City Councilors term in office could they run for a School Committee seat and Chairman Van Campen responded that there was nothing to prohibit that in the current proposals. Councilor Rogers inquired what if a Ward Councilor could then run for an At large City Council seat upon the expiration of their 6 consecutive term and Chairman Van Campen acknowledged that this needed to be addressed. Councilor Smith requested that the matter remain in Committee so it could be worked on further before being recommended out to the full body.

The Committee voted: To grant further time.

Respectfully Submitted,

John W. Burley
Clerk of Committees



CITY COUNCIL.....No. C0089-25

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

**A HOME RULE PETITION PROPOSING CHANGES TO THE CITY CHARTER TO
CREATE TERM LIMITS FOR THE OFFICES OF MAYOR, CITY COUNCIL, &
SCHOOL COMMITTEE**

/s/Councilors Michael K. Marchese & Stephanie Martins,

Whereas: Many municipalities in the Commonwealth allow for term limits of their elected officials, and

Whereas: Each municipality is authorized by the Home Rule Amendment to the Massachusetts Constitution and G.L. c.43B, the Home Rule Procedures Act, to select a form and structure of government most appropriate for its unique circumstances; and

Whereas: Term limits will be established in Everett with the express understanding that such limits will only affect a person's service in that particular elected position, and

Whereas: There is a need to simplify the process required to determine eligibility for office and make such process uniform across elected offices; and

Whereas: Such proposed special legislation does not cut short or otherwise terminate the term of any incumbent elected officials, and provides for the implementation of term limits over the next two terms.

Now, therefore, by the authority granted under Section 8 of the Home Rule Amendment of the Massachusetts Constitution to the City Council of the City of Everett, Massachusetts, with the concurrence of His Honor, The Mayor:

Be it Ordered that the following special legislation amending the City of Everett Charter be filed with the City's State Representative and State Senator, and further that the City Council President and Mayor be authorized to take such action as may be necessary to accomplish the purposes of this Order.

An Act Relative to Terms of Elected Officials in the City of Everett

SECTION 1. The city of Everett home rule charter as on file with the archivist of the commonwealth, as required by section 12 of chapter 43B of the general laws, is hereby amended by inserting, at the end of subsection (b) of section 2 the following:- Councilors, whether ~~wild~~ **wild** and/or at-large, shall serve no longer than 6 consecutive full terms of service. A councilor

who has served 6 consecutive full terms shall again be eligible for election as a councilor upon the passage of one full term of service following the expiration of their term of service as councilor when 1 year has passed following the expiration of their 6 term of service; provided, however, that such councilor upon the expiration of his or her tenure in office as councilor shall nevertheless be eligible for election to any other office.

SECTION 2. Subsection (b) of section 3 of said charter shall hereby be amended by deleting the first sentence and inserting in place thereof the following: "The term of office for the mayor shall be 4 years. A mayor who has served 2 consecutive full terms shall again be eligible for election as a mayor upon the passage of one full term of service following the when 1 year has passed following the expiration of their 2 term of service as mayor; provided, however, that such mayor upon the expiration of his or her tenure in office as mayor shall nevertheless be eligible for election to any other office."

SECTION 3. Said charter of the city of Everett shall hereby be further amended by inserting, at the end of subsection (b) of section 4, the following: "School committee members, whether ward-based and/or at-large, shall serve no longer than 6 consecutive full terms of service. A school committee member who has served 6 consecutive full terms shall again be eligible for election as a school committee member upon the passage of one full term of service following the expiration of their term of service as school committee member, when 1 year has passed following the expiration of their 6 term of service; provided, however, that such school committee member shall nevertheless be eligible for election to any other office."

SECTION 4. Any individual appointed, or elected through a special election, to fill an elected vacancy shall not have the term limit restrictions set forth herein applied against them for that period of time spent serving in public office following an appointment or special election.

SECTION 54. All incumbent elected officials holding office on the effective date of this act shall be deemed to have served 1 full term for the purposes of this act.

SECTION 65. This act shall take effect upon its passage.

Formatted: Not Highlight
Formatted: Not Highlight
Formatted: Not Highlight

Formatted: Not Highlight



A true copy attest

Sergio Cornelio

Sergio Cornelio, City Clerk

#1- C0089-25

Legislative Affairs & Election Committee
April 28, 2025

The Committee on Legislative Affairs & Elections met on Monday, April 28, 2025 at 6:00pm in the City Council Chambers.

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

Members present were Councilor Robert Van Campen, presiding, Councilors Michael Marchese, Stephanie Smith and Katy Rogers.

The Committee considered an Order offered by Councilor Michael Marchese, Councilor Stephanie Martins and Councilor Guerline Alcy-Jabouin: A Home Rule Petition proposing changes to the City Charter to create term limits for the offices of Mayor, City Council & School Committee.

Chairman Van Campen provided the Committee with a new version of the proposal and reviewed each of the revisions with the Committee. Both Councilors Smith and Rogers expressed their belief that the Mayors term should be for 3 years not 2 years as presented. Chairman Van Campen asked if the proposal should be put before the voters to vote on. Councilors Rogers and Smith remarked that they as Councilors were elected to make these decisions. Councilor Marchese suggested that the Committee let the people vote on it. After further discussion the Committee agreed to recommend it out of Committee so the entire City Council could vote on amended if the members so decided on Mayors term and presenting matter to voters.

The Committee voted: To report back to the City Council with a recommendation for favorable action as amended with the revisions presented by Chairman Van Campen.

Respectfully Submitted,

John W. Burley
Clerk of Committees



C0154-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: April 28, 2025

Agenda Item:

An order requesting the approval to appropriate the amount of \$200,000.00 by borrowing for the Everett Police station roof improvement project.

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

April 23, 2025

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

Dear Honorable Members:

I hereby request the amount of **\$200,000.00** be appropriated by borrowing for the Everett Police station roof improvement project. The existing roof can no longer be repaired and needs to be replaced in full.

In an effort to provide an accurate estimate of the cost of this work, the Facilities Maintenance Department had requested preliminary quotes of what the projected costs would be.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



April 23, 2025

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:
Bill Type:
Order

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

That the City hereby appropriates the amount of Two Hundred Thousand Dollars (\$200,000) to be funded by borrowing for roof improvements at the Police Station, located at 45 Elm Street, 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.



C0143-25

To: Mayor and City Council

From: Councilor Robert J. Van Campen

Date: April 14, 2025

Agenda Item:

That the City of Everett submit the question of whether to build a professional soccer stadium on lower Broadway to the voters of Everett during the City's biennial municipal election which is to be held in November of 2025.

Background and Explanation:

Attachments:

Part I	ADMINISTRATION OF THE GOVERNMENT
Title VIII	ELECTIONS
Chapter 53	NOMINATIONS, QUESTIONS TO BE SUBMITTED TO THE VOTERS, PRIMARIES AND CAUCUSES
Section 18A	NONBINDING PUBLIC OPINION ADVISORY QUESTIONS ON LOCAL BALLOTS

Section 18A. As used in this section "governing body" shall mean, in a city, the city council acting with the approval of the mayor subject to the provisions of the charter of said city, in a town having a town council, the town council, and in every other town the board of selectmen.

A nonbinding public opinion advisory question may be placed on the ballot for a regular municipal election in any city or town no later than the thirty-fifth day preceding such election: by vote of the city council of such city, with approval of its mayor where so required by the city charter; by vote of the board of selectmen of a town or by vote of the town council of a town having a town council or by vote of the annual town meeting; or in conformity with the following provision of this section:

A proposal to place a nonbinding public opinion advisory question on the ballot for a regular municipal election in any city or town may be presented to the governing body thereof on a petition signed by at least

ten registered voters of the city or town. If such governing body shall not approve said petition at least ninety days before said election, then the question may be so placed on said ballot when a petition signed by at least ten per cent of the registered voters of the city or town, but in no case less than twenty such voters, requesting such action is filed with the registrars, who shall have seven days after receipt of such a petition to certify the signatures. Upon certification of the signatures, the city or town clerk shall cause the question to be placed on the ballot at the next regular municipal election held more than thirty-five days after such certification.

The procedures established by this section shall be available to any city or town; provided, however, that if an alternative procedure is prescribed by a home rule charter, optional plan of government, or special act applying to such city or town, relative to the placing of public opinion questions upon the local ballot, then such alternative procedure shall apply.

Part I	ADMINISTRATION OF THE GOVERNMENT
Title VIII	ELECTIONS
Chapter 53	NOMINATIONS, QUESTIONS TO BE SUBMITTED TO THE VOTERS, PRIMARIES AND CAUCUSES
Section 18B	INFORMATION RELATING TO QUESTIONS ON CITY, TOWN OR DISTRICT BALLOT; CONTENTS; WRITTEN ARGUMENTS BY PRINCIPAL PROPONENTS AND OPPONENTS; PUBLIC INSPECTION

Section 18B. (a) As used in this section "governing body" shall mean, in a city, the city council or board of aldermen acting with the approval of the mayor subject to the charter of the city, in a town having a town council, the town council, in every other town, the board of selectmen and in a district as provided in sections 113 to 119, inclusive, of chapter 41, the prudential committee, if any, otherwise the commissioners of the district.

(b) The governing body of a city, town or district which accepts this section in the manner provided in section 4 of chapter 4 shall print information relating to each question that shall appear on the city, town or district ballot. The information shall include: (1) the full text of each question; (2) a fair and concise summary of each question, including a 1 sentence statement describing the effect of a yes or no vote, which shall be prepared by the city solicitor, town counsel or counsel for the city, town or district; and (3) arguments for and against each question as

provided in subsections (d) and (e). Not later than 7 days before an election at which the question shall be submitted to the voters in a city, town or district, the information in this subsection shall be sent to each household wherein a person whose name appears on the current voting list for the city, town or district resides.

(c) Not later than the day following the date of the determination that a question shall appear on the ballot in an election, the governing body shall provide written notification to the city solicitor or town or district counsel and to the city or town clerk.

(d) Not later than 7 days after the determination that a question shall appear on the ballot, the city solicitor or town or district counsel, as applicable, shall seek written arguments from the principal proponents and opponents of the question. For the purposes of this section, the principal proponents and opponents of a question shall be those persons determined by the solicitor or counsel to be best able to present the arguments for and against the question. The solicitor or counsel shall provide not less than 7 days' written notice to the opponents and proponents of the date on which the written arguments shall be received. Proponents and opponents shall submit their arguments, which shall be not more than 150 words, to the solicitor or counsel, together with a copy thereof to the city or town clerk or, in a district, to the clerk of each city and town within the district. The arguments and summary shall be submitted by the solicitor or counsel to the governing body at least 20 days before the election for distribution to voters in accordance with subsection (b). A copy of the arguments and summary shall also be submitted by the solicitor or counsel to the city, town or district clerk.

(e) In determining the principal proponents and opponents of a ballot question, the solicitor or counsel shall contact each ballot question committee, if any, as defined in section 1 of chapter 55. The principal proponents or opponents of a ballot question may include officers of a ballot question committee or officers of a city, town or district office or committee including, but not limited to, a finance committee or a school committee. In addition, the principal proponents or opponents may include the first 10 signers or a majority of the first 10 signers of a petition initiating the placement of such question on the ballot. The solicitor or counsel shall determine, based on a review of arguments received, the person or group best able to present arguments for and against a question. If no argument is received by the solicitor or counsel within the time specified by the solicitor or counsel, the solicitor or counsel shall prepare an argument and submit the argument to the governing body and to the city or town clerk or, in a district, to the clerk of each city and town within the district within the time specified in subsection (d).

(f) All arguments filed or prepared pursuant to this section and the information prepared pursuant to subsection (b), shall be open to public inspection at the office of city or town clerk or, in a district, at the office of the clerk of each city and town within the district. In addition, each city or town clerk shall make such information available to the voters at all polling places within the city, town or district.

#6- C0143-25

Legislative Affairs & Election Committee
April 28, 2025

The Committee on Legislative Affairs & Elections met on Monday, April 28, 2025 at 6:00pm in the City Council Chambers.

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

Members present were Councilor Robert Van Campen, presiding, Councilors Michael Marchese, Stephanie Smith and Katy Rogers.

The Committee considered a Resolution offered by Councilor Robert Van Campen: That the City of Everett submit the question of whether to build a professional soccer stadium on lower Broadway to the Voters of Everett during the City's biennial municipal election which is to be held in November 2025.

Chairman Van Campen acknowledged that private resources would be spent to build the stadium but noted that public funds would also need to be expended to improve infrastructure and transportation. He stated that he would like the people of Everett to have a say on this type of project on a nonbinding public opinion. Councilor Smith questioned whether having the public vote on this would cause the Krafts to pullout of the project. She explained that she couldn't vote for this before she can get an answer to that question. Councilor Rogers stated that she also wants more information and also would like to hear from the Krafts. Chairman Van Campen informed the Committee that he was not looking to stop project but to make it better by forcing the developer to have more community meetings and provide more concessions. He requested that the matter be granted further time.

The Committee voted: To grant further time.

Respectfully Submitted,

John W. Burley
Clerk of Committees



C0147-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: April 28, 2025

Agenda Item:

An order requesting the confirmation on the re-appointment of Maeve Kernan to the Conservation Commission for a term of Three (3) years, expiring May 1, 2028

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

April 16, 2025

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

Dear Honorable Members:

Please be advised that in accordance with Section 3-3 of the City Charter and, Section III, E. II of the City of Everett Administrative Code, I hereby re-appoint, subject to confirmation by the City Council, Maeve Kernan to the Conservation Commission for a term of Three (3) years, expiring May 1, 2028.

Thank you for your favorable consideration in this matter.

Respectfully Submitted,

Carlo DeMaria
Mayor



April 16, 2025
City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:
Bill Type: Order

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

I hereby submit for your approval the appointment of Maeve Kernan to the Conservation Commission for a term of Three (3) years, expiring May 1, 2028.



C0055-25

To: Mayor and City Council

From: Councilor Robert J. Van Campen

Date: February 10, 2025

Agenda Item:

An ordinance regulating the demolition of historical structures in the City of Everett

Background and Explanation:

Attachments:

AN ORDINANCE REGULATING THE DEMOLITION OF HISTORICAL STRUCTURES IN THE CITY OF EVERETT

1. Purpose

This ordinance is intended to preserve and protect significant buildings within the City of Everett which constitute or reflect distinctive features of the architectural, cultural, political, economic or social history of the city; and to encourage owners of such buildings to seek out individuals who might be willing to purchase, preserve, rehabilitate or restore such buildings rather than demolishing them. In order to achieve these important purposes, the Everett Historical Commission is authorized to advise and consult with the Director of Inspectional Services/Building Commissioner, or his designee, with respect to the issuance of permits for the demolition of significant buildings. The issuance of demolition permits for significant buildings shall be regulated as set forth in this ordinance.

2. Definitions

For the purposes of this ordinance, the following definitions shall apply:

“Applicant” – any person or entity seeking a demolition permit.

“Building” – any combination of materials creating shelter for persons, animals or property.

“Director of Inspectional Services/Building Commissioner” – the municipal officer authorized to issue Demolition Permits pursuant to the Massachusetts State Building Code.

“Commission” – the Everett Historical Commission.

“Demolition” – any act of pulling down, destroying, removing, or razing a building in total, as such will necessitate the issuance of a Demolition Permit under the State Building Code.

“Demolition Permit” – a permit issued by the Director of Inspectional Services/Building Commissioner under the State Building Code for the demolition of a building or structure.

“Demolition Plan” – the plan submitted to the Commission by the Applicant setting forth the facts related to the property and its proposed use pursuant to section 3.5 of this ordinance.

“Preferably Preserved Building” – a significant building which is the subject of an application for a Demolition Permit, and thereafter determined by vote of the Commission to be worthy of preservation.

“Moratorium” – a period of six (6) months following the hearing date of the Commission’s Determination of Detriment regarding the demolition of a Preferably Preserved Building.

“Significant Building” – any building or portion thereof, not listed in the exemptions in Section 6, and which:

- i. is listed on, or is within an area listed on, the State or National Register of Historic Places, or is the subject of a pending application for listing in said National Register; or
- ii. was built in whole or in part prior to 1940 as based upon the age ascribed to the building in the records of the Assessor’s Office and that is used exclusively for dwelling purposes as defined and regulated under the State Building Code.

3. Determination/Procedure

3.1 The Director of Inspectional Services/Building Commissioner will hold in abeyance any application for a Demolition Permit affecting a Significant Building pending compliance with the procedures set forth herein.

3.2 Within ten (10) days of receipt, the Director of Inspectional Services/Building Commissioner will forward any application for a Demolition Permit affecting a Significant Building to the Commission.

3.3 The Commission will hold a public hearing within thirty-five (35) days of receipt of the application for the Demolition Permit. Such hearing may be adjourned at the discretion of the Commission, but in no event shall the hearing be held open for longer than sixty (60) days from receipt of the application for a Demolition Permit, unless the Commission and the applicant agree otherwise.

3.4 The Commission shall give public notice of the hearing by:

3.4.1 Publishing notice of the time, place and purpose of the hearing in a local newspaper at least fourteen (14) days prior to the hearing date; and

3.4.2 By mailing a copy of said notice by first class mail at least fourteen (14) days prior to the hearing to:

3.4.2.1 the applicant;

3.4.2.2 the owners of all property directly abutting the property that is the subject of the application, as they appear on the most recent tax list;

- 3.4.2.3 to such other persons as the Commission shall deem entitled to notice.

The applicant shall be responsible for the costs associated with the mailing, posting and publishing of the required notices.

3.5 No less than fourteen (14) days before the public hearing, the applicant shall submit a sufficient number of copies of the Demolition Plan to the Commission, as may be required by the Commission, which shall include the following:

- 3.5.1 An Assessor's Map or plot plan showing the location of the structure to be demolished on its property with reference to the neighboring properties;
- 3.5.2 Photographs of all façade elevations of the subject property, street elevations of abutting properties and photos of the subject property in the context of its surroundings;
- 3.5.3 A description of the structure to be demolished;
- 3.5.4 The reason for the proposed demolition and data supporting said demolition;

Data requested by the Commission may include:

3.5.4.1 If the Applicant or Owner claims that the structure is structurally deficient, an independent licensed structural engineer's report from a qualified structural engineer with proven expertise in historic building techniques.

3.5.4.2 If the Applicant or Owner claims financial hardship, (1) an estimate from an architect, developer, contractor, or appraiser experienced in rehabilitation as to the cost to rehabilitate the building to the level of reasonable use or a reasonable profit can be realized from the property, (2) appraised value from a licensed appraiser for the property's current condition, after completion of the proposed demolition, and after rehabilitation of the existing property for continued use, (3) amount paid for the property, and (4) proof of effort to obtain financing, tax incentives, or preservation grants to earn a reasonable economic return.

- 3.5.5 A brief description of the proposed reuse of the property on which the structure to be demolished is located;

- 3.6 The Commission shall distribute copies of the Demolition Plan to the Director of Inspectional Services/Building Commissioner, as well as any other city agency the Commission deems appropriate.
- 3.7 The Commission will make one of either of the alternative determinations, which it will forward to the Director of Inspectional Services/Building Commissioner:
 - 3.7.1 No Detriment. The Commission may determine that the demolition of the Significant Building would not be detrimental to the historical or architectural heritage or resources of the city.
 - 3.7.2 Detriment. The Commission may determine that the demolition of the Significant Building would be detrimental to the historical or architectural heritage or resources of the city, and is therefore a Preferably Preserved Building based on the following criteria: it is (1) importantly associated with one or more historic persons or events, or with the architectural, cultural, political, economic or social history of the City or the Commonwealth of Massachusetts or (2) historically or architecturally important by reason of period, style, method of building construction or association with a particular architect or builder, either by itself or in the context of a group of Buildings.

The Commission will forward a copy of its determination to the Director of Inspectional Services/Building Commissioner, the applicant, the building owner, and the City Clerk within ten (10) days of the Commission's determination. The failure to forward its determination as herein provided will be equivalent to a Determination of No Detriment.

3.8 In the event of a Determination of No Detriment, or in the event that the Building Commissioner has not received a notice of the Commission's Determination of Detriment within ten (10) days of the determination, then the Director of Inspectional Services/Building Commissioner may issue the Demolition Permit, subject to the requirements of the State Building Code and any other applicable laws, rules, or regulations.

3.9 In the event of a Determination of Detriment, the Director of Inspectional Services/Building Commissioner will hold the application in abeyance for the issuance of a Demolition Permit regarding the Preferably Preserved Building during the Moratorium, which will be for a period of six (6) months commencing from the date of the determination

3.9.1 Notwithstanding the foregoing, the Director of Inspectional Services/Building Commissioner may issue a Demolition Permit regarding the Preferably Preserved Building prior to the expiration of the Moratorium, upon receipt of a determination by the Commission that::

3.9.1.1 the Commission is satisfied that there is no reasonable likelihood that either the owner or some other person, group or entity is willing to purchase, preserve, rehabilitate or restore the Preferably Preserved Building; or,

3.9.1.2 in exceptional circumstances, the Commission has imposed additional conditions on an applicant, including but not limited to submission of photographic documentation and/or architectural rendering of the structure, salvage of materials, or installation of historic signage, and said conditions have been met.

4. Emergency Demolition

If the Director of Inspectional Services/Building Commissioner determines that the Building poses an imminent threat to public health and safety and that immediate Demolition of the Building is warranted, the Director of Inspectional Services/Building Commissioner may issue a Demolition Permit without requiring compliance with the provisions of this Ordinance. The Director of Inspectional Services/Building Commissioner will make every reasonable effort to inform the Chair of the Commission of his order to require demolition.

5. Remedies

5.1 The Commission and the Director of Inspectional Services/Building Commissioner are each authorized to institute any and all proceedings in law or in equity as they deem necessary and appropriate to obtain compliance with the requirements of this ordinance, or to prevent a violation thereof.

5.2 No Building Permit will be issued with respect to any premises upon which a Significant Building has been demolished in violation of this ordinance for a period of two years after the date of the completion of such demolition. As used herein, "premises" will include the parcel of land upon which the demolished Significant Building was located, together with abutting parcels in common ownership.

5.3 Upon filing an application for a Demolition Permit of a Significant Building, the owner will be responsible for properly securing and maintaining the building. Should the owner fail to secure the building, the loss of such building through fire or other cause will be considered a demolition in violation of this ordinance for the purposes of Section 5.2.

6. Exceptions

- 6.1 This ordinance shall not apply to any building or structure owned by the City of Everett and/or any of its various departments and agencies, nor shall it apply to any building that has received a Special Permit, Variance or Site Plan Approval from the relevant permit granting authorities at the time of adoption of this Ordinance.

DRAFT

#1- C0055-25

Legislative Affairs & Election Committee
February 24, 2025

The Committee on Legislative Affairs & Elections met on Monday, February 24, 2025 at 6:00pm in the City Council Chambers.

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

Members present were Councilor Robert Van Campen, presiding, Councilors Stephanie Smith, Katy Rogers and Stephanie Martins, as Ex-Officio. Member absent was Councilor Michael Marchese.

Communication received from Councilor Marchese that he would be away out of State and unable to attend.

The Committee considered an Ordinance offered by Councilor Robert Van Campen: An Ordinance regulating the demolition of historical structures in the City of Everett.

City Clerk Sergio Cornelio, Assistant City Solicitor Keith Slattery, Director of Planning Matt Lattanzi, Acting City Assessor Ron Keohan and Chairman of Historical Commission Larry Arinello were also present.

Chairman Van Campen explained that the reason for the proposed Ordinance was due to the significant overdevelopment of the City in which two family homes were being torn down to make room for a development of a six to eight unit family housing. He noted that there were a significant number of historical buildings in the City in which this proposed Ordinance would protect against profit seeking developers. He mentioned that this may not stop the development but would pause it to allow a process to be followed. He stated that it also forces the developer to seek a better option for the property. Councilor Rogers asked what the current definition of historical properties was and Mr. Arinello responded that it included 6800 structures that were built prior to 1940. Chairman Van Campen remarked that the 1940 date was a starting point for us and could be further categorized by age – category – historical register. Councilor Rogers suggested that the City of Chelsea policies on historical designations be looked at. Mr. Cornelio informed the Committee that the City of Everett had no structures with a Federal designation but confirmed that there were 180 structures recognized by the State of Massachusetts. Chairman Van Campen provided Councilor Rogers with an explanation of the process as outlined in the proposed ordinance. Councilor Rogers announced that she supported the effort but expressed concern over the six month pause in the proposal. Councilor Martins stated that she was a little confused with the proposal since she didn't want to see historical buildings demolished at all especially if at the end of process outlined in the ordinance a demolition could still be allowed. Councilor Smith inquired if the Zoning Board of Appeals could allow developers an exemption from the proposed Ordinance and Chairman Van Campen noted that was the reason he did not want this as part of the zoning ordinances so it couldn't be overridden by ZBA. Solicitor Slattery confirmed that it could be listed as a condition for development. Councilor Smith also announced that she supports 100% especially after hearing that it would be taking away from ZBA overriding, but she suggested changing any language with the word "may" to "must". Councilor Martins asked the invited guests if they liked and supported the proposal and all agreed they did. Councilor Rogers stated that she would like to see three categories to help reduce the 6800 structures built prior to 1940. Assessor Keohan cautioned that many properties listed in the Assessors office that showed a 1900 construction date was because no actual date

was known when it was actually constructed. Chairman Van Campen requested that Director of ISD David Palumbo be invited to the next committee meeting with the number of demolition permits issued over the past 3 years. He also asked Mr. Cornelio to check with other communities to insure that the proposed Ordinance is in line with what they have on the books.

The Committee voted: To grant further time and that Director of ISD David Palumbo be invited to the next committee meeting with the number of demolition permits issued over the past 3 years.

Respectfully Submitted,

John W. Burley
Clerk of Committees

Inv. No.	Property Name	Town	SR	
<u>EVR.A</u>	Liberty Street Area	Everett		
<u>EVR.B</u>	Pleasant View - Villa - Arlington Streets Area	Everett		
<u>EVR.C</u>	Mount Washington	Everett		
<u>EVR.D</u>	Everett Square	Everett		
<u>EVR.E</u>	Everett - Prescott Streets Area	Everett		

<u>EVR.F</u>	Chestnut Streetscape	Everett	
<u>EVR.G</u>	Waverly Streetscape	Everett	
<u>EVR.H</u>	Sherman - Gilmore Streets Area	Everett	
<u>EVR.I</u>	Metropolitan Park System of Greater Boston	Everett	
<u>EVR.J</u>	Hampshire Streetscape	Everett	
<u>EVR.K</u>	Hendersonville	Everett	

<u>EVR.L</u>	Thurman Park	Everett	
<u>EVR.M</u>	Belmont Streetscape	Everett	
<u>EVR.N</u>	Ferry Streetscape	Everett	
<u>EVR.O</u>	Dartmouth Streetscape	Everett	
<u>EVR.P</u>	Cleveland Streetscape	Everett	

<u>EVR.Q</u>	Glendale Streetscape	Everett	
<u>EVR.R</u>	Vernal Streetscape	Everett	
<u>EVR.S</u>	Reynolds Avenue Streetscape	Everett	
<u>EVR.T</u>	Porter Streetscape	Everett	
<u>EVR.U</u>	Broadway - Charlton Street Industrial Area	Everett	

<u>EVR.V</u>	General Electric Company Foundry	Everett		
<u>EVR.W</u>	New England Oil, Paint and Varnish Company	Everett		
<u>EVR.X</u>	Paris - Garvey - Springs Streets Industrial Area	Everett		
<u>EVR.Y</u>	Saint Therese Roman Catholic Church Complex	Everett		
<u>EVR.Z</u>	Metropolitan Park System of Greater Boston	Everett	SR	
<u>EVR.AA</u>	Revere Beach Parkway	Everett	SR	

Massachusetts Cultural Resource Information System

MACRIS

MACRIS Search Results

Search Criteria: Town(s): Everett; Resource Type(s): Building, Burial Ground, Object, Structure;

Inv. No.	Property Name	Street	Town	Year
EVR.167	Porter, H. K. and Sons Battery Clippers Factory	6 Ashland St	Everett	1900
EVR.190	Colonial Beacon Oil Refinery Business Office	30 Beacham St	Everett	1926
EVR.44	Wood House	40 Beacon St	Everett	c 1885
EVR.45	Berghurst, Olaf House	143 Bell Rock St	Everett	c 1886
EVR.47	Northway, Luther E. House	127 Belmont St	Everett	c 1880
EVR.48	Blake, Thomas Proctor House	135-137 Belmont St	Everett	c 1880
EVR.49	Gramsdorf House	145 Belmont St	Everett	c 1875
EVR.50	Bonn, Blanchard J. House	51 Birch St	Everett	1911
EVR.170	Boston Varnish Company	Boston St	Everett	c 1900
EVR.171	Carpenter - Morton Varnish Company	Boston St	Everett	1909
EVR.176	Edmester, Lemuel House	199 Bow St	Everett	c 1835
EVR.51		145 Bradford St	Everett	c 1888
EVR.52		153 Bradford St	Everett	r 1885
EVR.1	Central Fire Station	Broadway	Everett	1908
EVR.19	Immaculate Conception Catholic Church	Broadway	Everett	1896
EVR.62	Everett High School	Broadway	Everett	1922
EVR.64	Parlin, Albert J. Junior High School	Broadway	Everett	1915
EVR.177	Glendale Baptist Church	Broadway	Everett	1892
EVR.180	Boston Elevated Railway Yard - Power Station	Broadway	Everett	1925
EVR.902	Wehner Park	Broadway	Everett	1919
EVR.178	Boston Elevated Railway Yard - Metal Shop	80 Broadway	Everett	1939
EVR.179	Boston Elevated Railway Yard - Bus Repair Facility	80 Broadway	Everett	1924
EVR.181	Boston Elevated Railway Yard - Carpentry Shop	80 Broadway	Everett	1923
EVR.173	Everett Station Garage	145 Broadway	Everett	1924
EVR.192	Everett Cycle Co. - Donovan, James Shoe Co.	210 Broadway	Everett	1895
EVR.193	Donovan, James Shoe Company Engine House	210 Broadway	Everett	1903

Thursday, June 22, 2017

Page 1 of 7

Inv. No.	Property Name	Street	Town	Year
EVR.194	Everett Factories - EFTC #2 Loft	210 Broadway	Everett	1916
EVR.195	Everett Factories - EFTC #3 Loft	210 Broadway	Everett	1919
EVR.196	Everett Factories - EFTC #5 Loft	210 Broadway	Everett	1951
EVR.53	Bogue, John House	306 Broadway	Everett	c 1830
EVR.54	Simpson, W. E. House	342 Broadway	Everett	c 1850
EVR.56	Kittridge, Frederick A. House	365 Broadway	Everett	c 1888
EVR.57	Police Station, Old	371 Broadway	Everett	1903
EVR.2	United States Post Office - Everett Branch	391 Broadway	Everett	1938
EVR.3	Parlin, Frederick E. Memorial Library	410 Broadway	Everett	c 1894
EVR.907	Everett Spanish-American Veterans Memorial	410 Broadway	Everett	1927
EVR.6	Everett Co-operative Bank	419 Broadway	Everett	c 1950
EVR.7	Evans Building	421-425 Broadway	Everett	c 1896
EVR.8	Whittier, Arthur H. Building	427-429 Broadway	Everett	1899
EVR.9	Everett Trust Company	431-437 Broadway	Everett	c 1918
EVR.10		432 Broadway	Everett	c 1926
EVR.11		434-436 Broadway	Everett	c 1930
EVR.12	Everett Savings Bank	440-442 Broadway	Everett	1885
EVR.13		444-458 Broadway	Everett	1928
EVR.16	Everett Associate Building	445-453 Broadway	Everett	1908
EVR.17	Everett National Bank	457-459 Broadway	Everett	c 1926
EVR.14	First Congregational Church	460 Broadway	Everett	1852
EVR.15	Everett Savings Bank	466 Broadway	Everett	1930
EVR.18	Howard, Charles W. Building	471 Broadway	Everett	c 1925
EVR.21	Everett City Hall	484 Broadway	Everett	c 1960
EVR.20	Immaculate Conception Rectory	489 Broadway	Everett	1904
EVR.58	Smith, Nathan B. House	499-501 Broadway	Everett	c 1858
EVR.59	Saltmarsh, George A. House	516 Broadway	Everett	1891
EVR.60		523-531 Broadway	Everett	1915
EVR.61	Hotchkiss, Robert E. House	534 Broadway	Everett	c 1888
EVR.43	Foster, Celden B. House	537 Broadway	Everett	c 1902
EVR.63	Masonic Building	538 Broadway	Everett	1910
EVR.65	Atwood, Hawes House	577 Broadway	Everett	c 1857
EVR.66	Brandon Apartment House	651 Broadway	Everett	c 1929
EVR.67	Malden Electric Company Substation	693 Broadway	Everett	1921
EVR.68	Glendale Building	712-722 Broadway	Everett	1898
EVR.69	Shute, William Memorial Library	781 Broadway	Everett	c 1898
EVR.227	Saint Therese Roman Catholic Church Parish Center	795 Broadway	Everett	c 1950

Thursday, June 22, 2017

Page 2 of 7

Inv. No.	Property Name	Street	Town	Year
EVR.70	Saint Therese Roman Catholic Church	801 Broadway	Everett	c 1928
EVR.908	Saint Therese of Lisieux Statue	801 Broadway	Everett	c 1930
EVR.909	Saint Therese Roman Catholic Church Garden Shrine	801 Broadway	Everett	c 1965
EVR.71	Porter, Ernest House	826 Broadway	Everett	c 1901
EVR.77	Saint Joseph's Roman Catholic Church	Bucknam St	Everett	1917
EVR.189	Saint Joseph's Roman Catholic Church Rectory	Bucknam St	Everett	c 1926
EVR.72	Carlisle, George W. House	3 Bucknam St	Everett	c 1860
EVR.73	Nowers, Alfred W. House	30 Bucknam St	Everett	c 1860
EVR.74	Averell, Ezekiel House	43 Bucknam St	Everett	c 1860
EVR.75	Bartlett, Joseph W. House	54 Bucknam St	Everett	c 1850
EVR.76	Swanson, Philip House	131 Bucknam St	Everett	c 1910
EVR.78	McDonald, Michael F. House	120 Central Ave	Everett	c 1845
EVR.206	Clark, W. E. and Company Steel Warehouse	3 Charlton St	Everett	r 1910
EVR.197	American Hard Paper-Ware Company Factory	7 Charlton St	Everett	c 1909
EVR.198	Everett Factories - EFTC Shed	7 Charlton St	Everett	1954
EVR.199	American Hard Paper-Ware Company Engine House	7 Charlton St	Everett	c 1903
EVR.200	American Agricultural Chemical Company Loft	7-41 Charlton St	Everett	1914
EVR.203	New England Bolt Company Machine Shop	9R Charlton St	Everett	c 1902
EVR.204	New England Bolt Company Warehouse	9R Charlton St	Everett	1953
EVR.205	New England Bolt Company Sheds	9R Charlton St	Everett	c 1954
EVR.201	American Agricultural Chemical Company Warehouse	31 Charlton St	Everett	c 1920
EVR.202	Everett Factories - EFTC Machine Shop	31 Charlton St	Everett	1953
EVR.34	Armory	Chelsea St	Everett	1902
EVR.23	Faith, C. B. Furniture Company Building	2-22 Chelsea St	Everett	1927
EVR.22		16-18 Chelsea St	Everett	c 1890
EVR.24	Young Men's Christian Association	26 Chelsea St	Everett	1888
EVR.25	Crown Theater	30 Chelsea St	Everett	1914
EVR.26	New England Telephone and Telegraph Building	33 Chelsea St	Everett	1925
EVR.36	Melanson Brothers Auto Salesroom	67 Chelsea St	Everett	c 1925
EVR.35	Edmester, Jonathan House	98 Chelsea St	Everett	c 1800
EVR.117	Oakes, Capt. Thomas House	71 Chestnut St	Everett	c 1810
EVR.80	First Baptist Church	Church St	Everett	1928
EVR.79	Prescott House	36 Church St	Everett	c 1896
EVR.81	Upton, Grafton House	22 Clay Ave	Everett	c 1898
EVR.83	Corey, Benjamin House	25-27 Corey St	Everett	1885
EVR.84	Daggett, Frederick K. House	43 Corey St	Everett	c 1845

Thursday, June 22, 2017

Inv. No.	Property Name	Street	Town	Year
EVR.39	Henderson Brothers House	78 Cottage St	Everett	1890
EVR.40		118-120 Cottage St	Everett	1890
EVR.168	Sexton Can Company	31 Cross St	Everett	1912
EVR.85	Harvey, Isaac C. House	10 Dartmouth St	Everett	c 1910
EVR.183	Harvey, Isaac C. House	12 Dartmouth St	Everett	c 1910
EVR.184	Harvey, Isaac C. House	14 Dartmouth St	Everett	c 1910
EVR.185	Harvey, Isaac C. House	16 Dartmouth St	Everett	c 1910
EVR.86	Grant, Horace L. House	25 Dyer Ave	Everett	1885
EVR.87	Dana, Francis W. House	26-28 Dyer Ave	Everett	1885
EVR.800	Woodlawn Cemetery	Elm St	Everett	1852
EVR.903	Glendale Park	Elm St	Everett	1902
EVR.174	Spooner, Joseph House	2 Everett Ave	Everett	c 1846
EVR.90	Ferry Street Engine House	Ferry St	Everett	c 1894
EVR.93	Glendale United Methodist Church	Ferry St	Everett	1924
EVR.88	Greenwood, Charles W. House	15 Ferry St	Everett	1883
EVR.182	Greenwood, Frederick P. House	23 Ferry St	Everett	1883
EVR.89	Nichols, Andrew House	137 Ferry St	Everett	c 1860
EVR.92	Willis, William F. House	314 Ferry St	Everett	c 1891
EVR.94	Alden House	462 Ferry St	Everett	c 1830
EVR.95	Green, Jonathan House	519 Ferry St	Everett	r 1720
EVR.96	Mills, M. Augustus House	535-537 Ferry St	Everett	c 1860
EVR.97	Murphy, James and William House	102 Florence St	Everett	1891
EVR.98	Lewis, Albert J. Grammar School	Floyd St	Everett	1915
EVR.99	Tibbetts, Charles House	50 Forest Ave	Everett	c 1878
EVR.100	Woodman, Artemus T. House	58 Forest Ave	Everett	1874
EVR.126	Mann, Horace School	Foster St	Everett	1900
EVR.42	Woodberry, Charles House	39 Fremont Ave	Everett	c 1868
EVR.41	Temple, W. D. House	74 Garland St	Everett	c 1870
EVR.220	Market Forge Company Works	35 Garvey St	Everett	1916
EVR.226	Saint Therese Roman Catholic Church Rectory	20 Gledhill Ave	Everett	c 1920
EVR.103	Hale, Edward Everett School	Glendale St	Everett	1903
EVR.104	Boynnton, Charles House	42 Hamilton St	Everett	c 1882
EVR.108	Chemical Engine House	Hancock St	Everett	1899
EVR.105	Alger, Edwin A. Jr. House	32 Hancock St	Everett	c 1865
EVR.106	Drysdale, George House	35 Hancock St	Everett	c 1876
EVR.107	Gleason, Loring W. House	45 Hancock St	Everett	c 1878
EVR.109	Harley, James House	174-176 Hancock St	Everett	c 1884
EVR.110	Higgins, Richard S. House	175 Hancock St	Everett	c 1890

Thursday, June 22, 2017

Inv. No.	Property Name	Street	Town	Year
EVR.111	Fernald, Benjamin E. House	193 Hancock St	Everett	c 1893
EVR.112	Hall, Edwin M. House	11 High St	Everett	c 1895
EVR.113	Plummer, Nathaniel B. House	38 High St	Everett	c 1871
EVR.114	Bayliss, Thomas Shop	24 Jefferson Ave	Everett	c 1915
EVR.115	Knox, Samuel Richardson House	11-13 Knox Pl	Everett	1846
EVR.116		54 Lexington St	Everett	r 1885
EVR.118	Methodist Episcopal Church	21 Liberty St	Everett	1870
EVR.119	Baldwin, Charles and William House	5-7 Linden St	Everett	c 1834
EVR.120	Coan, George House	98 Linden St	Everett	c 1886
EVR.186	Coan, George House	102 Linden St	Everett	c 1886
EVR.121	Cook, Adam House	128 Linden St	Everett	c 1880
EVR.122	Goodwin, H. P. House	134 Linden St	Everett	c 1860
EVR.123	Merriam House	159 Linden St	Everett	r 1885
EVR.124	Skinner, James House	170 Linden St	Everett	c 1872
EVR.125	Fiske, Sylvester P. House	198 Linden St	Everett	c 1870
EVR.142	Dyer, Francis E. House	36 Locust St	Everett	c 1872
EVR.141	Winslow, Capt. George School	1214 Locust St	Everett	1931
EVR.127	Henderson Block	117-121 Main St	Everett	1891
EVR.128	Sargent, Kilby Commercial Block	125-127 Main St	Everett	1926
EVR.129	Bangs, Charles H. House	219 Main St	Everett	1894
EVR.130	Henderson Commercial Block	242-248 Main St	Everett	c 1890
EVR.131		277-283 Main St	Everett	1924
EVR.132		285-291 Main St	Everett	c 1889
EVR.133	Sawtelle, James House	315 Main St	Everett	c 1890
EVR.134		399-401 Main St	Everett	1911
EVR.135	Mystic Congregational Church	422 Main St	Everett	1892
EVR.136	Dunmore, Harry - O'Hearn, Patrick House	92-94 Morris St	Everett	c 1903
EVR.187	Rood, Henry and James House	96-98 Morris St	Everett	c 1903
EVR.901	Mystic River Railroad Bridge (Milepost #2.22)	Mystic River	Everett	1894
EVR.137	Rich, Capt. Henry House	68 Newton St	Everett	c 1810
EVR.138	Hamilton, George G. Grammar School	Nichols St	Everett	1915
EVR.140	Lady of Grace Roman Catholic Church	Nichols St	Everett	1917
EVR.188	Lady of Grace Roman Catholic School	Nichols St	Everett	1927
EVR.139	Nichols Apartments	146 Nichols St	Everett	c 1927
EVR.207	U. S. Steel Castings Company Foundry	Norman St	Everett	c 1900
EVR.208	U. S. Steel Castings Foundry Engine House	Norman St	Everett	c 1900
EVR.209	General Electric Company Foundry Shed	Norman St	Everett	c 1950
EVR.210	U. S. Steel Castings Foundry Pattern Shop	Norman St	Everett	r 1905

Thursday, June 22, 2017

Inv. No.	Property Name	Street	Town	Year
EVR.211	U. S. Steel Castings Foundry Warehouse	Norman St	Everett	r 1905
EVR.33	First Methodist Episcopal Church	Norwood St	Everett	c 1892
EVR.27	Enterprise Realty Commercial Block	11-13 Norwood St	Everett	1927
EVR.28	Enterprise Realty Commercial Block	15-17 Norwood St	Everett	1925
EVR.32		24-26 Norwood St	Everett	1924
EVR.29		27 Norwood St	Everett	1948
EVR.30		29-31 Norwood St	Everett	1927
EVR.31		33-37 Norwood St	Everett	1926
EVR.143		42 Norwood St	Everett	1904
EVR.144	Harvard-Yale Apartments	48-50 Norwood St	Everett	1915
EVR.145	Slader, George R. House	49-53 Norwood St	Everett	c 1870
EVR.146	Norwood Apartment Block	76 Norwood St	Everett	1896
EVR.148		11 Oakland Ave	Everett	c 1910
EVR.149	Otis, George D. House	16 Otis St	Everett	c 1870
EVR.217	Eagle Shoe Manufacturing Company Factory	80 Paris St	Everett	c 1900
EVR.218	Briggs-Maroney Company Paint Factory	85 Paris St	Everett	c 1913
EVR.219	Briggs-Maroney Company Varnish Factory	85 Paris St	Everett	c 1921
EVR.216	Moore and Company Shoe Shank Factory	101 Paris St	Everett	1911
EVR.150	Jennings, Charles E. House	38 Pleasant St	Everett	1893
EVR.900	Everett Memorial Stadium	Revere Beach Pkwy	Everett	1929
EVR.904	Woods Memorial Bridge	Revere Beach Pkwy	Everett	1954
EVR.910	Revere Beach Parkway	Revere Beach Pkwy	Everett	1899
EVR.911	Santilli Circle Rotary and Mitres	Revere Beach Pkwy	Everett	1956
EVR.912	Santilli Circle Rotary East Access Ramp	Revere Beach Pkwy	Everett	1956
EVR.913	Poirier, Krystyl K. Memorial Roadway	Revere Beach Pkwy	Everett	1904
EVR.914	Poirier Memorial Roadway Bridge over B&M Railroad	Revere Beach Pkwy	Everett	1904
EVR.915	Revere Beach Parkway Bridge over B & M Railroad	Revere Beach Pkwy	Everett	1954
EVR.916	Sweetser, Gen. Leroy E. Circle and Milres	Revere Beach Pkwy	Everett	1954
EVR.917	Sweetser, Gen. Leroy E. Overpass (West)	Revere Beach Pkwy	Everett	1956
EVR.918	Sweetser, Gen. Leroy E. Overpass (East)	Revere Beach Pkwy	Everett	1956
EVR.919	Sweetser, Gen. Leroy E. Circle West Access Ramp	Revere Beach Pkwy	Everett	1954
EVR.920	Sweetser, Gen. Leroy E. Circle East Access Ramp	Revere Beach Pkwy	Everett	1954
EVR.921	Revere Beach Parkway Median System	Revere Beach Pkwy	Everett	1899
EVR.221	Market Forge Company Loft	2010 Revere Beach Pkwy	Everett	c 1913
EVR.191	Leavitt Peanut Butter Company Office and	100 Santilli Hwy	Everett	1958

Thursday, June 22, 2017

Inv. No.	Property Name	Street	Town	Year
	Factory			
EVR.153	Stewart, James P. House	64 School St	Everett	c 1868
EVR.4	Feldman Enterprise Dry Goods Store Building	152 School St	Everett	1938
EVR.5	Whittier, Alvah and Dearborn, Daniel Building	166-172 School St	Everett	1877
EVR.222	Market Forge Company Shed	452 Second St	Everett	c 1925
EVR.38	South Malden Engine House	537 Second St	Everett	1860
EVR.155	Lafayette School	Shute St	Everett	1898
EVR.101	South District - Glendale Schoolhouse	36-38 Shute St	Everett	1854
EVR.154	Paige House	102 Shute St	Everett	c 1840
EVR.224	Argo Tile and Pottery Company	103 Spring St	Everett	1915
EVR.223	Stone and Forsyth Paper and Cordage Company	109 Spring St	Everett	c 1913
EVR.157	Immaculate Conception Catholic School	Summer St	Everett	1922
EVR.159	Everett Vocational High School	Summer St	Everett	c 1892
EVR.156	Coolidge Manor	16-26 Summer St	Everett	1925
EVR.175	Home School	51 Summer St	Everett	c 1888
EVR.158	Dennis, William A. House	58 Summer St	Everett	c 1898
EVR.172	Electric Company Substation #10	37 Thorndike St	Everett	1928
EVR.906	B & M Railroad Bridge #3.24 - Saugus Branch	Tileston St	Everett	1927
EVR.160		9 Valley St	Everett	c 1898
EVR.162	Moran, Thomas House	3 Vine St	Everett	c 1896
EVR.801	Glenwood Cemetery	Washington Ave	Everett	1890
EVR.212	New England Oil, Paint and Varnish Company Factory	59 Waters Ave	Everett	c 1913
EVR.213	Dupont De Demours, E. I. Company East Shed	59 Waters Ave	Everett	c 1950
EVR.214	Dupont De Demours, E. I. Company West Sheds	59 Waters Ave	Everett	r 1950
EVR.215	Dupont De Demours, E. I. Company New West Wing	59 Waters Ave	Everett	r 1955
EVR.225	New England Oil, Paint and Varnish Company Office	59 Waters Ave	Everett	c 1913
EVR.163	Cannell, Samuel P. House	23 Webster St	Everett	c 1887
EVR.169	Fash, Reuben Ice Cream Complex	15 Williams St	Everett	c 1912
EVR.164	Hobbs, Clinton E. House	55 Winthrop St	Everett	c 1910
EVR.37		27 Wolcott St	Everett	1923
EVR.165	Smith, Samuel A. House	11 Woodlawn St	Everett	c 1883
EVR.166	Smith, Samuel A. House	34-36 Woodlawn St	Everett	c 1880

#1- C0055-25

Legislative Affairs & Election Committee
March 10, 2025

The Committee on Legislative Affairs & Elections met on Monday, March 10, 2025 at 6:00pm in the City Council Chambers.

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

Members present were Councilor Robert Van Campen, presiding, Councilors Michael Marchese, Stephanie Smith and Katy Rogers.

The Committee considered an Ordinance offered by Councilor Robert Van Campen: An Ordinance regulating the demolition of historical structures in the City of Everett.

City Clerk Sergio Cornelio and, Assistant City Solicitor Keith Slattery were also present.

Chairman Van Campen provided the Committee with an updated copy of the proposed Ordinance noting that Solicitor Slattery had offered the following amendments:

- A Severability clause, in the instance any paragraph or portion thereof should fail (eg. Constitutional property rights protections under the 5th and 14th Amendments of state and federal Constitutions). Example:

In case any section, paragraph or part of this Ordinance is declared invalid or unconstitutional by any court of competent jurisdiction, every other section, paragraph and part of this By-Law shall continue in full force and effect.

- A “Penalty” section, placing the public on notice, such as:

Anyone who engages in Demolition in violation of this Ordinance may be subject to a fine of three hundred (\$300) dollars, and a stop work order.

Chairman Van Campen requested further time on the matter while he awaits comments from other City Departments which would allow him to work on the final draft.

The Committee voted: To grant further time so the Sponsor can work on the final draft.

Respectfully Submitted,

John W. Burley
Clerk of Committees

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: MM/DD/2025

DATE OF PROPOSED ORDAINMENT: MM/DD/2025



CITY COUNCIL..... No. C0055-25

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

**AN ORDINANCE REGULATING THE DEMOLITION OF HISTORICAL
STRUCTURES IN THE CITY OF EVERETT**

Councilor Robert J. Van Campen & the Entire Membership of the City Council

WHEREAS, the Everett City Council has determined the critical importance of preserving and protecting significant buildings, streetscapes and neighborhoods within the City which constitute or reflect distinctive features of the architectural, cultural, economic, political or social history of the City and limiting the detrimental effect of demolition on the character of the City; and

WHEREAS, through the enactment of this ordinance owners of preferably preserved buildings would be encouraged to seek out alternative options that will preserve, rehabilitate or restore such buildings, and residents of the City would be alerted to impending demolitions of significant buildings; and

WHEREAS, through the preservation and protection of significant buildings, streetscapes and neighborhoods, this ordinance promotes the public welfare by making the City a more attractive and desirable place in which to live and work.

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 Chapter 4 Buildings and Building Regulations of the Revised Ordinances of the City of Everett is hereby amended as follows:

Article II of Chapter 4 of the Revised Ordinances of the City of Everett is hereby amended as follows:

The title of Article II of Chapter 4 shall be changed from “POLES AND WIRES” to “GENERALLY”;

The title of Division 1 of Article II of Chapter 4 shall be is changed from “GENERALLY” to “POLES AND WIRES”;

A new Division 4 shall be added to Article II of Chapter 4 as follows:

DIVISION 4 DEMOLITION OF HISTORICAL STRUCTURES

(C0055-25)

Section 4-70 Purpose

- (a) This division is intended to
 - (1) Preserve and protect significant buildings within the city which constitute or reflect distinctive features of the architectural, cultural, political, economic or social history of the city; and
 - (2) Encourage owners of such buildings to seek out individuals who might be willing to purchase, preserve, rehabilitate or restore such buildings rather than demolishing them.
- (b) In order to achieve these important purposes, the city’s historical commission is authorized to advise and consult with the director of inspectional services/building commissioner, or his designee, with respect to the issuance of permits for the demolition of significant buildings.
- (c) The issuance of demolition permits for significant buildings shall be regulated as set forth in this division.

Section 4-71 Definitions

For the purposes of this division, the following definitions shall apply:

- (a) “Applicant” – any person or entity seeking a demolition permit.
- (b) “Building” – any combination of materials creating shelter for persons, animals or property.
- (c) “Director of inspectional services/building commissioner” – the municipal officer authorized to issue demolition permits pursuant to the Massachusetts State Building Code.
- (d) “Commission” – the Everett Historical Commission.
- (e) “Demolition” – any act of pulling down, destroying, removing, or razing a building in total, as such will necessitate the issuance of a demolition permit under the State Building Code.
- (f) “Demolition permit” – a permit issued by the director of inspectional services/building commissioner under the State Building Code for the demolition of a building or structure.
- (g) “Demolition plan” – the plan submitted to the commission by the applicant setting forth

the facts related to the property and its proposed use pursuant to Section 4-72(e) of this division.

- (h) “Moratorium” – a period of 6 months following the hearing date of the commission’s determination of detriment regarding the demolition of a preferably preserved building.
- (i) “Preferably preserved building” – a significant building which is the subject of an application for a demolition permit and thereafter determined by vote of the commission to be worthy of preservation.
- (j) “Significant building” – any building or portion thereof, not listed in the exemptions in Section 4-75, and which:
 - (1) Is listed on, or is within an area listed on, the State or National Register of Historic Places, or is the subject of a pending application for listing in said National Register; or
 - (2) Was built in whole or in part prior to 1940 as based upon the age ascribed to the building in the records of the assessor’s office and that is used exclusively for dwelling purposes as defined and regulated under the State Building Code.

Section 4-72 Determination/procedure

- (a) The director of inspectional services/building commissioner will hold in abeyance any application for a demolition permit affecting a significant building pending compliance with the procedures set forth herein.
- (b) Within 10 days of receipt, the director of inspectional services/building commissioner will forward any application for a demolition permit affecting a significant building to the commission.
- (c) The commission will hold a public hearing within 35 days of receipt of the application for the demolition permit. Such hearing may be adjourned at the discretion of the commission, but in no event shall the hearing be held open for longer than 60 days from receipt of the application for a demolition permit, unless the commission and the applicant agree otherwise.
- (d) The commission shall give public notice of the hearing by:
 - (1) Publishing notice of the time, place and purpose of the hearing in a local newspaper at least 14 days prior to the hearing date; and
 - (2) By mailing a copy of said notice by first class mail at least 14 days prior to the hearing to:
 - a. The applicant;
 - b. The owners of all property directly abutting the property that is the subject of the application, as they appear on the most recent tax list;
 - c. To such other persons as the commission shall deem entitled to notice.

The applicant shall be responsible for the costs associated with the mailing, posting and publishing of the required notices.
- (e) No less than 14 days before the public hearing, the applicant shall submit a sufficient

number of copies of the demolition plan to the commission, as may be required by the commission, which shall include the following:

- (1) An assessor's map or plot plan showing the location of the structure to be demolished on its property with reference to the neighboring properties;
- (2) Photographs of all façade elevations of the subject property, street elevations of abutting properties and photos of the subject property in the context of its surroundings;
- (3) A description of the structure to be demolished;
- (4) The reason for the proposed demolition and data supporting said demolition;
- (5) Data requested by the commission may include:
 - a. If the applicant or owner claims that the structure is structurally deficient, an independent licensed structural engineer's report from a qualified structural engineer with proven expertise in historic building techniques.
 - b. If the applicant or owner claims financial hardship,
 1. An estimate from an architect, developer, contractor, or appraiser experienced in rehabilitation as to the cost to rehabilitate the building to the level of reasonable use or a reasonable profit can be realized from the property,
 2. Appraised value from a licensed appraiser for the property's current condition, after completion of the proposed demolition, and after rehabilitation of the existing property for continued use,
 3. Amount paid for the property, and
 4. Proof of effort to obtain financing, tax incentives, or preservation grants to earn a reasonable economic return.
- (6) A brief description of the proposed reuse of the property on which the structure to be demolished is located.
- (f) The commission shall distribute copies of the demolition plan to the director of inspectional services/building commissioner, as well as any other city agency the commission deems appropriate.
- (g) The commission will make one of either of the alternative determinations, which it will forward to the director of inspectional services/building commissioner:
 - (1) No detriment. The commission may determine that the demolition of the significant building would not be detrimental to the historical or architectural heritage or resources of the city.
 - (2) Detriment. The commission may determine that the demolition of the significant building would be detrimental to the historical or architectural heritage or resources of the city, and is therefore a preferably preserved building based on the following criteria:
 - a. It is importantly associated with one or more historic persons or events, or

with the architectural, cultural, political, economic or social history of the city or the Commonwealth of Massachusetts or

- b. It is historically or architecturally important by reason of period, style, method of building construction or association with a particular architect or builder, either by itself or in the context of a group of buildings.

The commission will forward a copy of its determination to the director of inspectional services/building commissioner, the applicant, the building owner, and the city clerk within 10 days of the commission's determination.

The failure to forward its determination as herein provided will be equivalent to a determination of no detriment.

- (h) In the event of a determination of no detriment, or in the event that the building commissioner has not received a notice of the commission's determination of detriment within 10 days of the determination, then the director of inspectional services/building Commissioner may issue the demolition permit, subject to the requirements of the State Building Code and any other applicable laws, rules, or regulations.
- (i) In the event of a determination of detriment, the director of inspectional services/building commissioner will hold the application in abeyance for the issuance of a demolition permit regarding the preferably preserved building during the moratorium, which will be for a period of 6 months commencing from the date of the determination
- (j) Notwithstanding the foregoing, the director of inspectional services/building commissioner may issue a demolition permit regarding the preferably preserved building prior to the expiration of the moratorium, upon receipt of a determination by the commission that:
 - (1) The commission is satisfied that there is no reasonable likelihood that either the owner or some other person, group or entity is willing to purchase, preserve, rehabilitate or restore the preferably preserved building; or,
 - (2) In exceptional circumstances, the commission has imposed additional conditions on an applicant, including but not limited to submission of photographic documentation and/or architectural rendering of the structure, salvage of materials, or installation of historic signage, and said conditions have been met.

Section 4-73 Emergency demolition

- (a) If the director of inspectional services/building commissioner determines that the building poses an imminent threat to public health and safety and that immediate demolition of the building is warranted, the director of inspectional services/building commissioner may issue a demolition permit without requiring compliance with the provisions of this division.
- (b) The director of inspectional services/building commissioner will make every reasonable effort to inform the chair of the commission of his order to require demolition.

Section 4-74 Remedies and Penalties

- (a) The commission and the director of inspectional services/building commissioner are each authorized to institute any and all proceedings in law or in equity as they deem necessary and appropriate to obtain compliance with the requirements of this division, or to prevent a violation thereof.
- (b) No building permit will be issued with respect to any premises upon which a significant building has been demolished in violation of this division for a period of 2 years after the date of the completion of such demolition. As used herein, “premises” will include the parcel of land upon which the demolished significant building was located, together with abutting parcels in common ownership.
- (c) Upon filing an application for a demolition permit of a significant building, the owner will be responsible for properly securing and maintaining the building. Should the owner fail to secure the building, the loss of such building through fire or other cause will be considered a demolition in violation of this division for the purposes of Section 4-74(b).
- (d) Any person or entity who engages in Demolition in violation of this ordinance may be subject to a fine of three hundred (\$300) dollars, and a stop work order.

Section 4-75 Exceptions

This division shall not apply to any building or structure:

- (a) Owned by the city and/or any of its various departments and agencies; and
- (b) That has received a special permit, variance or site plan approval from the relevant permit granting authorities at the time of adoption of this division.

Section 4-76 Severability

In the event any section, paragraph or part of this ordinance is declared invalid or unconstitutional by any court of competent jurisdiction, every other section, paragraph and part of this ordinance shall continue in full force and effect.

Article III of Chapter 4 of the Revised Ordinances of the City of Everett is hereby amended as follows:

The title of Section 4-70 of Article III of Chapter 4 shall be changed from “**Section 4-70 Purposes**” to “**Section 4-100 Purposes**”;

The title of Section 4-70 of Article III of Chapter 4 shall be changed from “**Section 4-71 Contractor Qualifications and Sanctions**” to “**Section 4-101 Contractor Qualifications and SanctionsPurposes**”,

This ordinance shall take effect upon passage by the City Council and subsequent approval by His Honor the Mayor, and in accordance with the Charter of the City of Everett.



A true copy attest

Sergio Cornelio

Sergio Cornelio, City Clerk

#1- C0055-25

Legislative Affairs & Election Committee
March 24, 2025

The Committee on Legislative Affairs & Elections met on Monday, March 24, 2025 at 6:00pm in the City Council Chambers.

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

Members present were Councilor Robert Van Campen, presiding, Councilors Michael Marchese, Stephanie Smith, Katy Rogers and Stephanie Martins, as ex-officio.

The Committee considered an Ordinance offered by Councilor Robert Van Campen: An Ordinance regulating the demolition of historical structures in the City of Everett.

City Clerk Sergio Cornelio and Historical Commission Chairman Larry Arinello were also present.

Chairman Van Campen provided the Committee with an updated copy of the proposed Ordinance noting the most significant update is the change he is offering to the definition of significant building and rather than tying the proposal to a specific year he is using a rolling period of 80 years along with the prior amendments offered by Assistant City Solicitor Keith Slattery at the last meeting. He mentioned that he had hoped to refer out of committee favorably at this meeting but informed the Committee that Director of Planning Matt Lattanzi had provided him with some additional amendments to Section 4-72 "Determination/Procedure" so paragraphs (a) and (b) now read as follows:

(a) For proposals that do not require Site Plan Review, the director of inspectional services/building commissioner will hold in abeyance any application for a demolition permit affecting a significant building pending compliance with the procedures set forth herein.

(b) For proposals that do require Site Plan Review and seek to demolish the existing structure, the Planning Director will forward any such application to the commission within X days of receipt. Councilor Smith suggested amending paragraph (b) further to include a 10 day requirement to forward any application.

Mr. Cornelio suggested that the Committee define demolition a little bit better. Chairman Van Campen mentioned that he had heard from Director of Building Dave Palumbo and discuss the differences in terminology in razing and demolition but agreed that a percentage of demolition should be included in the language. Mr. Cornelio agreed to obtain an agreeable percentage from Mr. Palumbo when he meets with him prior to the next meeting.

The Committee voted: To accept the proposed amendments and to grant further time so the percentage of demolition could be added to the final draft.

Respectfully Submitted,

John W. Burley
Clerk of Committees

#1- C0055-25

Legislative Affairs & Election Committee
April 14, 2025

The Committee on Legislative Affairs & Elections met on Monday, April 14, 2025 at 6:00pm in the City Council Chambers.

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

Members present were Councilor Robert Van Campen, presiding, Councilors Michael Marchese, Stephanie Smith, Katy Rogers and Stephanie Martins, as ex-officio.

The Committee considered an Ordinance offered by Councilor Robert Van Campen: An Ordinance regulating the demolition of historical structures in the City of Everett.

City Clerk Sergio Cornelio and Historical Commission Chairman Larry Arinello were also present.

Chairman Van Campen informed the Committee that he had received some information on definition of demolition as well as percentage of demolition as requested from Director of Inspectional Services David Palumbo. Mr. Palumbo informed the Chairman that he found references in the RS Means Illustrated Construction Dictionary, which defines:

- Demolition - The intentional destruction of all or part of a structure.
- Raze - To tear down, demolish, or level to the ground.

He remarked that the Committees working definition seems to align well with these. He noted that he had also spoken with other municipalities that use percentage-based thresholds, and they've consistently emphasized that these cases are generally handled on a case-by-case basis rather than being driven solely by percentages. He mentioned that Chapter 9 of the IEBC outlines the technical requirements for buildings undergoing Level 3 alterations. This chapter is intended to address significant improvements to existing building elements, spaces, and structural systems. Specifically, Level 3 alterations apply when the work impacts 50 percent or more of the aggregate area of the building. To contrast:

- Level 1 alterations: Do not involve reconfiguration of spaces.
- Level 2 alterations involve extensive reconfiguration but affect less than 50 percent of the building area.
- Level 3 alterations involve alterations to 50 percent or more of the building and may require additional improvements beyond the immediate work area.

Depending on the scope and location of the work—and whether it affects one or more tenants—there may be requirements for upgrades like open floor penetration protection, sprinkler systems, or additional means of egress (e.g., stairs or fire escapes). In some cases, this chapter may also trigger safety upgrades in portions of the building where no alterations are being made.

Chairman Van Campen recommended that the proposed Ordinance be amended to incorporate the Level 3 alterations to 50% or more in the demolition definition section. The Committee vote unanimously in favor of the amendment.

The Committee voted: To report back to the City Council with a recommendation for favorable action as amended by the Committee.

Respectfully Submitted,

John W. Burley
Clerk of Committees

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: MM/DD/2025

DATE OF PROPOSED ORDAINMENT: MM/DD/2025



CITY COUNCIL..... No. C0055-25

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

**AN ORDINANCE REGULATING THE DEMOLITION OF HISTORICAL
STRUCTURES IN THE CITY OF EVERETT**

Councilor Robert J. Van Campen & the Entire Membership of the City Council

WHEREAS, the Everett City Council has determined the critical importance of preserving and protecting significant buildings, streetscapes and neighborhoods within the City which constitute or reflect distinctive features of the architectural, cultural, economic, political or social history of the City and limiting the detrimental effect of demolition on the character of the City; and

WHEREAS, through the enactment of this ordinance owners of preferably preserved buildings would be encouraged to seek out alternative options that will preserve, rehabilitate or restore such buildings, and residents of the City would be alerted to impending demolitions of significant buildings; and

WHEREAS, through the preservation and protection of significant buildings, streetscapes and neighborhoods, this ordinance promotes the public welfare by making the City a more attractive and desirable place in which to live and work.

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 Chapter 4 Buildings and Building Regulations of the Revised Ordinances of the City of Everett is hereby amended as follows:

Article II of Chapter 4 of the Revised Ordinances of the City of Everett is hereby amended as follows:

The title of Article II of Chapter 4 shall be changed from "POLES AND WIRES" to "GENERALLY";

The title of Division 1 of Article II of Chapter 4 shall be is changed from "GENERALLY" to "POLES AND WIRES";

A new Division 4 shall be added to Article II of Chapter 4 as follows:

DIVISION 4 DEMOLITION OF HISTORICAL STRUCTURES

(C0055-25)

Section 4-70 Purpose

- (a) This division is intended to
- (1) Preserve and protect significant buildings within the city which constitute or reflect distinctive features of the architectural, cultural, political, economic or social history of the city; and
 - (2) Encourage owners of such buildings to seek out individuals who might be willing to purchase, preserve, rehabilitate or restore such buildings rather than demolishing them.
- (b) In order to achieve these important purposes, the city's historical commission is authorized to advise and consult with the director of inspectional services/building commissioner, or his designee, with respect to the issuance of permits for the demolition of significant buildings.
- (c) The issuance of demolition permits for significant buildings shall be regulated as set forth in this division.

Section 4-71 Definitions

For the purposes of this division, the following definitions shall apply:

- (a) "Applicant" – any person or entity seeking a demolition permit.
- (b) "Building" – any combination of materials creating shelter for persons, animals or property.
- (c) "Director of inspectional services/building commissioner" – the municipal officer authorized to issue demolition permits pursuant to the Massachusetts State Building Code.
- (d) "Commission" – the Everett Historical Commission.
- (e) "Demolition" – any act of pulling down, destroying, removing, or razing fifty percent (50%) or more of a building ~~in total~~, as such will necessitate the issuance of a demolition permit under the State Building Code.
- (f) "Demolition permit" – a permit issued by the director of inspectional services/building commissioner under the State Building Code for the demolition of a building or structure.
- (g) "Demolition plan" – the plan submitted to the commission by the applicant setting forth

the facts related to the property and its proposed use pursuant to Section 4-72(e) of this division.

- (h) "Moratorium" – a period of 6 months following the hearing date of the commission's determination of detriment regarding the demolition of a preferably preserved building.
- (i) "Preferably preserved building" – a significant building which is the subject of an application for a demolition permit and thereafter determined by vote of the commission to be worthy of preservation.
- (j) "Significant building" – any building or portion thereof, not listed in the exemptions in Section 4-75, and which:
 - (1) Is listed on, or is within an area listed on, the State or National Register of Historic Places, or is the subject of a pending application for listing in said National Register; or
 - (2) Was built in whole or in part 80 or more years, based upon the records of the assessor's office, prior to the date of application of any demolition permit ~~1940 as based upon the age ascribed to the building in the records of the assessor's office and that is used exclusively for dwelling purposes as defined and regulated under the State Building Code.~~

Section 4-72 Determination/procedure

- (a) The director of inspectional services/building commissioner will hold in abeyance any application for a demolition permit affecting a significant building pending compliance with the procedures set forth herein.
- (b) Within 10 days of receipt, the director of inspectional services/building commissioner will forward any application for a demolition permit affecting a significant building to the commission.
- (c) The commission will hold a public hearing within 35 days of receipt of the application for the demolition permit. Such hearing may be adjourned at the discretion of the commission, but in no event shall the hearing be held open for longer than 60 days from receipt of the application for a demolition permit, unless the commission and the applicant agree otherwise.
- (d) The commission shall give public notice of the hearing by:
 - (1) Publishing notice of the time, place and purpose of the hearing in a local newspaper at least 14 days prior to the hearing date; and
 - (2) By mailing a copy of said notice by first class mail at least 14 days prior to the hearing to:
 - a. The applicant;
 - b. The owners of all property directly abutting the property that is the subject of the application, as they appear on the most recent tax list;
 - c. To such other persons as the commission shall deem entitled to notice.

The applicant shall be responsible for the costs associated with the mailing,

posting and publishing of the required notices.

- (e) No less than 14 days before the public hearing, the applicant shall submit a sufficient number of copies of the demolition plan to the commission, as may be required by the commission, which shall include the following:
 - (1) An assessor's map or plot plan showing the location of the structure to be demolished on its property with reference to the neighboring properties;
 - (2) Photographs of all façade elevations of the subject property, street elevations of abutting properties and photos of the subject property in the context of its surroundings;
 - (3) A description of the structure to be demolished;
 - (4) The reason for the proposed demolition and data supporting said demolition;
 - (5) Data requested by the commission may include:
 - a. If the applicant or owner claims that the structure is structurally deficient, an independent licensed structural engineer's report from a qualified structural engineer with proven expertise in historic building techniques.
 - b. If the applicant or owner claims financial hardship,
 - 1. An estimate from an architect, developer, contractor, or appraiser experienced in rehabilitation as to the cost to rehabilitate the building to the level of reasonable use or a reasonable profit can be realized from the property,
 - 2. Appraised value from a licensed appraiser for the property's current condition, after completion of the proposed demolition, and after rehabilitation of the existing property for continued use,
 - 3. Amount paid for the property, and
 - 4. Proof of effort to obtain financing, tax incentives, or preservation grants to earn a reasonable economic return.
 - (6) A brief description of the proposed reuse of the property on which the structure to be demolished is located.
- (f) The commission shall distribute copies of the demolition plan to the director of inspectional services/building commissioner, as well as any other city agency the commission deems appropriate.
- (g) The commission will make one of either of the alternative determinations, which it will forward to the director of inspectional services/building commissioner:
 - (1) No detriment. The commission may determine that the demolition of the significant building would not be detrimental to the historical or architectural heritage or resources of the city.
 - (2) Detriment. The commission may determine that the demolition of the significant building would be detrimental to the historical or architectural heritage or resources of the city, and is therefore a preferably preserved building based on the

following criteria:

- a. It is importantly associated with one or more historic persons or events, or with the architectural, cultural, political, economic or social history of the city or the Commonwealth of Massachusetts or
- b. It is historically or architecturally important by reason of period, style, method of building construction or association with a particular architect or builder, either by itself or in the context of a group of buildings.

The commission will forward a copy of its determination to the director of inspectional services/building commissioner, the applicant, the building owner, and the city clerk within 10 days of the commission's determination.

The failure to forward its determination as herein provided will be equivalent to a determination of no detriment.

- (h) In the event of a determination of no detriment, or in the event that the building commissioner has not received a notice of the commission's determination of detriment within 10 days of the determination, then the director of inspectional services/building Commissioner may issue the demolition permit, subject to the requirements of the State Building Code and any other applicable laws, rules, or regulations.
- (i) In the event of a determination of detriment, the director of inspectional services/building commissioner will hold the application in abeyance for the issuance of a demolition permit regarding the preferably preserved building during the moratorium, which will be for a period of 6 months commencing from the date of the determination
- (j) Notwithstanding the foregoing, the director of inspectional services/building commissioner may issue a demolition permit regarding the preferably preserved building prior to the expiration of the moratorium, upon receipt of a determination by the commission that:
 - (1) The commission is satisfied that there is no reasonable likelihood that either the owner or some other person, group or entity is willing to purchase, preserve, rehabilitate or restore the preferably preserved building; or,
 - (2) In exceptional circumstances, the commission has imposed additional conditions on an applicant, including but not limited to submission of photographic documentation and/or architectural rendering of the structure, salvage of materials, or installation of historic signage, and said conditions have been met.

Section 4-73 Emergency demolition

- (a) If the director of inspectional services/building commissioner determines that the building poses an imminent threat to public health and safety and that immediate demolition of the building is warranted, the director of inspectional services/building commissioner may issue a demolition permit without requiring compliance with the provisions of this division.
- (b) The director of inspectional services/building commissioner will make every reasonable effort to inform the chair of the commission of his order to require demolition.

Section 4-74 Remedies and Penalties

- (a) The commission and the director of inspectional services/building commissioner are each authorized to institute any and all proceedings in law or in equity as they deem necessary and appropriate to obtain compliance with the requirements of this division, or to prevent a violation thereof.
- (b) No building permit will be issued with respect to any premises upon which a significant building has been demolished in violation of this division for a period of 2 years after the date of the completion of such demolition. As used herein, "premises" will include the parcel of land upon which the demolished significant building was located, together with abutting parcels in common ownership.
- (c) Upon filing an application for a demolition permit of a significant building, the owner will be responsible for properly securing and maintaining the building. Should the owner fail to secure the building, the loss of such building through fire or other cause will be considered a demolition in violation of this division for the purposes of Section 4-74(b).
- (d) Any person or entity who engages in Demolition in violation of this ordinance may be subject to a fine of ~~three hundred (\$300~~ per day said person is found in violation of this ordinance) dollars, and a stop work order.

Section 4-75 Exceptions

This division shall not apply to any building or structure:

- (a) Owned by the city and/or any of its various departments and agencies; and
- (b) That has received a special permit, variance or site plan approval from the relevant permit granting authorities at the time of adoption of this division.

Section 4-76 Severability

In the event any section, paragraph or part of this ordinance is declared invalid or unconstitutional by any court of competent jurisdiction, every other section, paragraph and part of this ordinance shall continue in full force and effect.

Article III of Chapter 4 of the Revised Ordinances of the City of Everett is hereby amended as follows:

The title of Section 4-70 of Article III of Chapter 4 shall be changed from "**Section 4-70 Purposes**" to "**Section 4-100 Purposes**";

The title of Section 4-70 of Article III of Chapter 4 shall be changed from "**Section 4-71 Contractor Qualifications and Sanctions**" to "**Section 4-101 Contractor Qualifications and Sanctions Purposes**";

This ordinance shall take effect upon passage by the City Council and subsequent approval by His Honor the Mayor, and in accordance with the Charter of the City of Everett.



A true copy attest

Sergio Cornelio

Sergio Cornelio, City Clerk

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: 04/28/2025

DATE OF PROPOSED ORDAINMENT: 05/12/2025



CITY COUNCIL..... No. C0055-25

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

AN ORDINANCE REGULATING THE DEMOLITION OF HISTORICAL STRUCTURES IN THE CITY OF EVERETT

Councilor Robert J. Van Campen & the Entire Membership of the City Council

WHEREAS, the Everett City Council has determined the critical importance of preserving and protecting significant buildings, streetscapes and neighborhoods within the City which constitute or reflect distinctive features of the architectural, cultural, economic, political or social history of the City and limiting the detrimental effect of demolition on the character of the City; and

WHEREAS, through the enactment of this ordinance owners of preferably preserved buildings would be encouraged to seek out alternative options that will preserve, rehabilitate or restore such buildings, and residents of the City would be alerted to impending demolitions of significant buildings; and

WHEREAS, through the preservation and protection of significant buildings, streetscapes and neighborhoods, this ordinance promotes the public welfare by making the City a more attractive and desirable place in which to live and work.

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 Chapter 4 Buildings and Building Regulations of the Revised Ordinances of the City of Everett is hereby amended as follows:

A full copy of the proposed Ordinance shall be located at the City Clerk's Office for public inspection. The agenda packet for the April 28th, 2025 regular meeting of the City Council, (which can be found at the following link:

<https://cityofeverett.com/wp-content/uploads/2025/04/04-28-2025-City-Council-Meeting-Agenda.pdf>) contains supporting documentation on pages 86 thru 116 and the version of the ordinance being considered for ordainment on pages 117 thru 123 (PDF page numbers).

This ordinance shall take effect upon passage by the City Council and subsequent approval by His Honor the Mayor, and in accordance with the Charter of the City of Everett.

A true copy attest



Sergio Cornelio

Sergio Cornelio, City Clerk



C0066-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: February 24, 2025

Agenda Item:

That the administration consider providing equitable funding to support local organizations providing emergency assistance to residents

Background and Explanation:

Attachments:

From: [Erin Deveney](#)
To: [Stephanie Martins](#)
Cc: [Sergio Cornelio](#); [Michael Mangan](#); [David Flood](#)
Subject: Additional Information Requested -Resolution C0066-25
Date: Tuesday, March 18, 2025 2:21:11 PM

Dear President Martins-

I am reaching out to request additional information from you as the sponsor of the above-referenced item.

The language of the resolution is vague and ambiguous. I went back through my communications from Council on this item and did not find any additional information other than the language in the resolution itself.

In an effort to furnish a response to you, would you please clarify:

- Which organizations you consider to be ones that are “providing emergency assistance” to residents?
- What funding source(s) do you believe the City should be distributing to local organizations?
- How do you define the term “equitable”?

Thank you for providing further clarification on the issues you would like to be addressed in order for a response to be provided as requested.

-Erin



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

March 19, 2025

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

RE: Resolution C0066-25

Dear Honorable Members:

I am in receipt of the above-referenced resolution. The language of the resolution is very general in nature, so I will respond as best I can with the information that has been provided.

The City of Everett is fortunate to have private organizations that work to support our residents. We are grateful for all organizations that seek to support our residents. We have worked to expand our outreach to organizations by making information about programs, services, and opportunities available in multiple languages. With respect to funding opportunities, the Administration works to have applications prepared so that they are easily discernible to organizations at all stages of growth from newly established to long-standing organizations and those with limited staff members to those with staff dedicated to finding funding and revenue opportunities.

The City does not have the capacity to meet all the demands for support that it receives from community groups and organizations. However, there is a commitment to support as many organizations as possible.

If the Council would like to further refine the information that was being sought by this resolution, I would be happy to provide a further response.

Thank you.

Respectfully submitted,

Carlo DeMaria
Mayor

Michael Mangan

From: Erin Deveney
Sent: Tuesday, April 8, 2025 6:38 AM
To: Michael Mangan; Dolores Lattanzi
Cc: David Flood
Subject: RE: City Council Agenda Item C0066-25
Attachments: RE: Additional Information Requested -Resolution C0066-25; ommunication on Resolution C0066.25.docx

Hello-

Thank you for this notice.

The language of the resolution was vague, so a request was made to the sponsor for clarification of what was sought. No response was received to that request, so a general response was submitted before the last meeting. A copy of that email correspondence chain and response is attached. There has been no communication from the sponsor since we submitted the last response.

Unless you have any further information to share on what is being sought, we have no further update or information to share.

Thank you.



Erin C. Deveney

Chief of Staff
Office of Mayor Carlo DeMaria
Direct: 617- 944-0255

From: Michael Mangan <Michael.Mangan@ci.everett.ma.us>
Sent: Monday, April 7, 2025 1:17 PM
To: Erin Deveney <Erin.Deveney@ci.everett.ma.us>; Dolores Lattanzi <Dolores.Lattanzi@ci.everett.ma.us>
Cc: David Flood <david_flood@comcast.net>
Subject: City Council Agenda Item C0066-25

Good morning Erin, & Dolores

The following agenda item was postponed at the March 24th City Council meeting. It will be on the council agenda again for the meeting of April 14th.

Thanks, Mike

C0066-25 Resolution/s/ Councilor Stephanie Martins

That the administration consider providing equitable funding to support local organizations providing emergency assistance to residents

POSTPONED



C0072-25

To: Mayor and City Council

From: Councilor Peter Pietrantonio

Date: March 10, 2025

Agenda Item:

That the city purchasing agent appear at the next meeting to discuss the Wellness RFP

Background and Explanation:

Attachments:

**CITY OF EVERETT
PURCHASING DEPARTMENT**

***CONTRACT FOR THE
OPERATION AND MANAGEMENT OF THE CITY
OF EVERETT'S WELLNESS CENTER***

**REQUEST FOR PROPOSAL
OPERATION OF
EVERETT WELLNESS CENTER
*REQUEST FOR PROPOSAL #25-27***

Proposal Submittal Date: February 25, 2025 at 11:00 a.m.

**CITY OF EVERETT
PURCHASING DEPARTMENT
REQUEST FOR PROPOSALS #25-27**

The City of Everett (City) invites sealed proposals from Contractors for:

**OPERATION AND MANAGEMENT OF THE EVERETT WELLNESS
CENTER**

The City of Everett is soliciting proposals for the operation of the EVERETT WELLNESS CENTER ("Wellness Center") by a private operator under a three-year contract, **beginning March 1, 2025 through February 28, 2028**. Two (2) additional 1-year extensions may be sole discretion of the CITY.

The major components of the desired services include management, maintenance, and operation of WELLNESS CENTER as a wellness Center and gym in accordance with a formal management agreement.

Proposal documents containing definitions of required services, evaluation criteria, and other pertinent information may be obtained on the City's website at [Purchasing - Everett, MA - Official Website](#) or at the Purchasing Department, Room 14, Everett City Hall, 484 Broadway, Everett, Massachusetts 02149, at **9:00 a.m., February 10, 2025**.

Award will be made to the most advantageous proposer for **services** based on proposer's responses to Required Technical Questions, meeting Minimum Criteria, Comparative Criteria evaluations, and price. Two proposal submissions are required: (1) a Price Proposal, and (2) a Technical or Non-Price Proposal.

Proposals must be submitted in separate sealed envelopes, one an **original** and containing **four (4) copies** and **one (1) digital copy** of the Technical Proposal marked "**RFP #25-27 - Technical Proposal - Wellness Center Operation Services**" and one envelope containing **one (1) copy** of the price proposal marked "**RFP #25-27 - Price Proposal - Wellness Center Operation Services**" shall be submitted. Proposers must also submit a digital copy of their Technical and Price Proposals. The name of the proposer must be on both envelopes. Proposals should be addressed to Allison Jenkins, *Chief Procurement Officer*, City of Everett, Everett City Hall Room 14, 484 Broadway, Everett, Massachusetts, 02149, and must be received prior to **11:00 a.m., February 25, 2025**.

1. **A list of proposers submitting proposals will be scanned and posted as soon as practicable after the opening.**

A proposal deposit of five thousand dollars (\$5,000) must be submitted with the proposal.

This proposal has been issued by the authority granted to the City by Massachusetts General Law, Chapter 30B, Uniform Procurement Act, Section 6. Proposers should familiarize themselves with the provisions of this Act.

Each respondent to this RFP must ensure that in their Technical Proposal Cover Sheet they acknowledge they have received any and all Addenda for this RFP (*see Attachment B*).

The Chief Procurement Officer has determined that in order to select the most advantageous offer to operate the Everett WELLNESS CENTER, evaluation criteria set forth in this request for proposals must be considered in addition to price. It is essential that the City of Everett retain the services of a management firm with adequate background to operate the Everett WELLNESS CENTER so that the residents of Everett will be assured they will be provided a gym facility that is professionally managed and expertly maintained.

Therefore, the RFP process will enable the City to provide higher ratings to management firms whose experience in Wellness Center operation and whose key personnel have more than the minimally adequate number of years of experience in the operation of a wellness center.

The successful proposer must demonstrate the ability to deliver services that adhere to the specifications outlined in this document and provide references as to where similar services have been successfully provided. The contract will be awarded to the responsive and responsible proposer submitting the most advantageous proposal taking into consideration both the results of the comparative evaluation and price. The City of Everett reserves the right to reject any and all proposals as determined to be in the best interests of the City.

The City will reject any and all proposals in accordance with the above-referenced General Laws.

In addition, the City reserves the right to waive minor informalities in any or all proposals, or to reject any or all proposals (in whole or in part) if it be in the public interest to do so.

Allison Jenkins
Chief Procurement Officer
February 10, 2025

TABLE OF CONTENTS

PAGE #

Cover Page

Notice of Request for Proposal

Table of Contents

Listing of Exhibits and Attachments

- I. PURPOSE
- II. SCHEDULE
- III. BACKGROUND
- IV. CURRENT SITUATION
- V. DECISION TO USE RFP PROCESS
- VI. INSTRUCTIONS TO BIDDERS
- VII. SCOPE OF WORK
- VIII. TECHNICAL PROPOSAL MINIMUM CRITERIA
- IX. TECHNICAL PROPOSAL COMPARATIVE EVALUATION CRITERIA & STANDARDS
- X. EVALUATION OF PROPOSALS & AWARD OF CONTRACT
- XI. PROPOSAL SUBMISSION REQUIREMENTS
- XII. EVALUATORS

ATTACHMENTS

ATTACHMENT A: PRICE BID PROPOSAL

ATTACHMENT B: TECHNICAL PROPOSAL

ATTACHMENT C: NON-COLLUSION & TAX COMPLIANCE CERTIFICATIONS

ATTACHMENT D: PROPOSED CONTRACT AGREEMENT

END OF SECTION

I. PURPOSE

On behalf of the City of Everett is soliciting the services of interested and qualified Wellness Center operators to manage and maintain the Everett WELLNESS CENTER. The services to be provided are managing, maintaining, and operating the Wellness Center as a gym in accordance with a formal management agreement.

II. SCHEDULE

Key Dates for This Proposal:

February 10, 2025 @ 9:00 a.m. - RFP Issued

February 25, 2025 @ 11:00 a.m. - Proposal due date

III. CURRENT SITUATION

The WELLNESS CENTER is currently being operated by Playfit. This agreement is due to expire on February 28, 2025.

IV. DECISION TO USE RFP PROCESS

It is essential that the CITY retain the services of a management firm with the extensive background to operate the Wellness Center so that the residents of Everett will be assured they will be provided with a professionally managed and expertly maintained facility. Since the most advantageous management company will be based on factors other than price, the CITY has elected to use a Request For Proposal (RFP) process. Under the RFP procurement, a proposer's response to the RFP consists of everything responsive to the RFP other than price, called the Technical Proposal and the Price Proposal. The proposers' Technical Proposals will first be evaluated and ranked. The evaluation results will be delivered to the CPO, who will open the Price Proposals and make recommendations to the Mayor as to which proposer is the most advantageous, considering the Technical and Price Proposals.

V. SCOPE OF WORK:

The City of Everett will accept proposals from qualified wellness center operations and management firms interested in assisting the City of Everett in completing the tasks outlined in this RFP. The City of Everett is prepared to enter into Contractual Agreements for specific assistance as described below.

The Wellness Center hours of operations are from 5am to 8pm Monday through Friday, 6am- 2 pm with the option to extend to 5pm on the weekends depending on customer demand. The tasks of this RFP are broken down into three categories:

1. Management
2. Front Desk Operations
3. Custodial Operations
4. Fitness Classes and Additional Guest Services

Management Duties

- Maintain overall management of wellness center, including, but not limited to
 - Oversight of gym and custodial staff working directly for the consultant
 - Work with the City of Everett to offer employment opportunities to Everett residents qualified

- and able to perform applicable job duties for positions
- Demonstrated understanding of a wellness center operations
- Respond to customer complaints and provide resolution
- Ensure gym equipment, which are assets of the City, are functional and make recommendations to the City regarding the need to service or repair new equipment
- Ability to provide services within the proposed budget for staff and programs
- Ability to create and implement wellness center programs for all ages, post pandemic
- Responsible for ensuring weights and accessories are returned to proper locations
- Provide tours of the facility to prospective members if required
- Any other duties and responsibilities that would pertain to the management and operations of a wellness center that is not listed here

Front Desk Operations

- Meet and greet members upon arrival
- Ensure no issues upon check in
- Answer and resolve any membership issues, including but not limited to billing and bank account issues
- Customer Service skills required, both in person and over the phone
- Any other duties and responsibilities that would pertain to front desk operations of a wellness center that is not listed here
- Assigning multi-lingual staff to staff the front desk is desirable
- Daily staffing requirements
 - 1 employee on the desk from 5am- 8am
 - 2 employees on the desk from 8am- 8pm

Custodial Operations

- Responsible for the overall cleanliness of gym floor only; bathrooms and locker rooms to be cleaned by the City of Everett Facilities Department
- Ensure all gym equipment has been disinfected and wiped clean after each member has used it consistent with applicable COVID prevention guidelines promulgated by the Commonwealth of Massachusetts and/or the Everett Health Department; every hour or as employee sees fit
- Restock gym floor paper towel dispensers
- Restock hand and any other floor sanitizers or disinfectants
- Any other duties and responsibilities that would pertain to custodial operations of a wellness center that is not listed here
- Custodial staffing requirements
 - Minimum of 1 employee on the floor throughout the entire time that the wellness center is in operations
 - COVID-19 certified

Fitness Classes and Additional Member Services

The consultant may offer individualized fitness training services and group fitness classes to Wellness Center members. Such offerings shall be considered optional services and not a condition of a Wellness Center membership. The payment and collection of any fees associated with these classes shall be between the consultant and the Wellness Center member.

The consultant may offer Wellness Center members childcare services while the member is present onsite using the Center facilities. Such offering shall be considered optional services and not a condition of a Wellness Center membership. The payment and collection of any fees associated with child care services shall be between the

consultant and the Wellness Center member.

The consultant will verify that any of its employees or individuals/organizations that it contracts with to offer individualized fitness training services, group fitness classes or childcare services have the requisite professional qualifications or licenses and have completed an agreement that indemnifies the City of Everett for any losses or damages incurred due to the offering of such services. Under no circumstances is the consultant authorized to charge any employee, individual or organization any rent or fee for the use of space to offer classes or services at the Wellness Center.

The consultant must provide to the City of Everett's Treasurer or his designee a list of any fitness training services, group fitness class instruction and childcare services proposed, including the name of the individual or organization providing the service; the scope of the service(s); and the costs to be charged to the members for approval prior to offering any additional services to Wellness Center members.

No proposal in response to this RFP should be predicated on any projected income from the offering of optional fitness or member services.

Work Plan

Final review and approval by the City of Everett of a detailed description of work submitted by the consultant in the RFP will take place before execution of a contract.

The consultant will detail a daily operations and cleaning plan as part of the RFP response.

The prospective consultant will be evaluated not only on their ability to perform the individual tasks, but also their ability and proposal for creating a comprehensive plan for success.

All employees working at the Wellness Center may be required to undergo the following background checks:

CORI: Criminal Offender Record Information

SORI: Sex Offender Registry Information

Employees will need to provide government issued photo identification and sign a release form allowing the CITY to run the required background checks.

CORI checks may be performed pursuant to Mass. General Laws, Chapter 6, Section 172, and consistent with guidelines promulgated by the Executive Office for Health and Human Services, and/or the Commonwealth's Department of Public Health. SORI checks may be performed pursuant to Mass. General Laws, Chapter 6, Sections 178(J) & 178(K).

VI. INSTRUCTIONS TO BIDDERS

1. **Issuing Office.** This RFP is issued by the City.

Inquiries involving procedural or technical matters must be received prior to February 18, 2025 at 12:00 p.m. and directed in writing to Allison.jenkins@ci.everett.ma.us. Please put in the email subject line “25-27 Request for Clarification”.

An Addendum will be issued in order to clarify any questions that may arise.

2. **Proposal Deposit.** Each Technical Proposal must be accompanied by either a certified check payable to the “City of Everett”, or a bid bond from an authorized surety company authorized to do business in the Commonwealth of Massachusetts, in the amount of **Five Thousand & no/100s Dollars (\$5,000)**. All deposits shall be returned upon final execution of a contract or, if no contract is executed, at the expiration of ninety (90) calendar days from the date set for opening of the proposals. If the successful proposer fails to perform its agreement to furnish a properly executed contract, including the required security for performance within ten (10) days after an award is made to it, or within such additional time as the CITY may authorize in writing, the proposal deposit shall become the property of the CITY as liquidated damages; however, in case of death or disability of the Proposer, the deposit shall be returned to it after submission of a sworn affidavit to, and acceptance by, the City.
3. A responsive proposal shall consist of two parts: (i) a Technical Proposal made up of one (1) original, four (4) paper copies and one (1) digital copy and (ii) one (1) paper copy of a Price Proposal. The Technical Proposal and the Price Proposal shall be submitted in separate sealed envelopes.

The one original and four copies of the TECHNICAL PROPOSAL and the one PRICE PROPOSAL must be submitted in **SEPARATE SEALED ENVELOPES**.

Envelopes shall be marked:

“TECHNICAL PROPOSAL - RFP #25-27 “OPERATION OF THE EVERETT WELLNESS CENTER”

and

“PRICE PROPOSAL - RFP #25-27 “OPERATION OF THE EVERETT WELLNESS CENTER”

along with your firm’s name on both envelopes. If a Price Proposal is included in the Technical Proposal, the proposal may be rejected.

- A. **Technical Proposal.** The technical proposal shall consist of documentation that the proposer satisfies the Minimum Criteria of this RFP #25-27 together with the proposer's response to the Comparative Criteria and technical Proposal Cover Sheet” (**Attachment B**).
 - B. **Price Proposal.** Proposers shall use **Attachment A** to this RFP #25-27 Form of Price Proposal in submitting the price proposal.
4. **Proposal Acceptance and Rejection.** Notice of the acceptance of the proposal will be given to the successful proposer delivery of a Wellness Center Management Agreement (“Agreement”) between the CITY of Everett and the Contractor from the CPO. The Contractor shall deliver the Agreement, duly signed, and properly executed, within ten (10) calendar days of receipt. If the successful proposer fails to execute the Agreement within such time period, the CITY of Everett may accept another proposal and exercise its right under the bid bond. The failure of any proposer to examine the Agreement documents shall not relieve it from the

obligations it will incur if its proposal is accepted.

The CITY of Everett reserves the right to reject any or all proposals, or any part(s) thereof, if in the best interest of either the City to do so, and to amend any contract to the extent permitted by law and as the CITY of Everett deems to be in their best interest. The CITY of Everett reserves the right to waive any mistakes or informalities in the proposals received and may request supplementary information from any particular proposer if it is determined that the granting of such waiver or the receipt of such additional information would be in the best interest of the CITY of Everett. Each "Out-of-State" proposer shall furnish with its proposal a certification from the Office of the Secretary of State verifying that it is legally authorized to do business in the Commonwealth of Massachusetts.

Any proposal which fails to include any material information or documentation specified in the proposal submission requirements is non-responsive and will be rejected.

5. **Incorporation of Proposal Content.** All or part of the successful proposal submitted shall become incorporated into the final contract documents.
6. **Expenses.** Expenses for developing the proposals are entirely the responsibility of the proposer and shall not be chargeable in any manner to the CITY of Everett. All costs of meeting the requirements of this RFP and any resulting contracts, including those for insurance, professional services, or licensure, shall likewise be the exclusive responsibility of the proposer and not the CITY of Everett.

Proposer Review of Existing Operation. The Wellness Center can be inspected by contacting

Angelo Febbo, at angelo.febbo@ci.everett.ma.us

8. **Contract and Term.** After selection of the successful proposal, a written contract containing the terms of this RFP #25-27 and the successful proposer's response, together with any changes to the service plan negotiated by the parties shall be executed by the successful proposer and the CITY of Everett. Such contract shall not take effect until signed by both parties and approved by the Mayor of the City of Everett. The term of the contract is three years, it shall extend from **day of contract execution through March 1, 2026**. The provisions of the contract, except as expressly modified by the provisions of this RFP #25-27 shall also be included in the contract to be executed by the management firm and the CITY of Everett.

9. **Insurance Requirements.** During the term of any Agreement, the Contractor shall maintain in full force and effect at its own cost and expense the following minimum insurance coverage:

General Liability

Bodily Injury Liability	\$1,000,000 per occurrence
Property Damage Liability	\$ 500,000 per occurrence
(or combined single limit)	\$1,000,000 per occurrence

Automobile Liability

Bodily Injury Liability	\$1,000,000 per occurrence
Property Damage Liability	\$ 500,000 per occurrence
(or combined single limit)	\$1,000,000 per occurrence

Workers' Compensation Insurance

Coverage for all employees in accordance with Massachusetts General Laws

Professional Liability Insurance

Minimum Coverage \$1,000,000 per occurrence The CITY of Everett, and the Contractor shall be named as insured on all policies obtained by the management firm and certificates of insurance shall be furnished to the CITY of Everett by the Contractor.

All policies shall be obtained from companies licensed to conduct business in the Commonwealth of

RFP #25-27 Operation of the Everett WELLNESS CENTER

Massachusetts.

Insurance coverage in amount and form shall not be deemed acceptable until approved by Everett's City Solicitor. The CITY of Everett reserve the right to require increased insurance coverage if the present statutory cap on tort liability of municipalities is increased during the term of the Agreement.

10. **Utilities.** All utility expenses such as water, sewer, electricity, gas, waste disposal, telephone, cable television service, etc., which are or may be required to operate the Wellness Center, will be borne by the CITY, including relocation of utilities, permits, connection fees, etc.
11. **Records and Audits.** The Contractor shall submit a detailed description of the method to be used to insure the accountability for all revenues generated at the Wellness Center, which method is subject to review by the CITY of Everett. The Contractor shall keep the books of accounts and records of all operations and establish a system of bookkeeping and accounts in a manner considered to be good accounting practice according to the American Institute of Certified Public Accountants and satisfactory to the CITY of Everett and shall permit inspection of said books and records by the CITY of Everett as often as deemed necessary in the opinion of the CITY of Everett in form submitted by the CITY of Everett. The Contractor shall submit at the end of each year a certified, audited annual report, as acceptable to the CITY of Everett.
12. **Hours and Days of Operation.** The primary operating period shall be daily seven days per week each year of the agreement. Changes to the operating schedule can be made only with the written approval of the CITY of Everett.
13. **Maintenance.** The Contractor will accept all properties, facilities, and equipment "as is" in their presently existing condition. The City will make all repairs necessary to maintain City- owned equipment, buildings, and structures, and has total responsibility for building maintenance to include, but not limited to, repair and replacement all the respective CITY of Everett-owned Wellness Center properties, fixtures, plantings, furniture and related equipment and the heating, utility, and plumbing systems. The Contractor will not make any alterations, additions, or improvements to the Wellness Center and facilities without the prior consent of the CITY of Everett. All alterations, additions, and improvements, whether temporary or permanent in character, shall at all times be deemed to be the property of the City and shall remain upon the premises at the termination of the agreement.

14. **Minimum Staffing.**

a. On-Site Manager. The individual proposed to serve as on-site manager of the Wellness Center must have full authority to act for and bind the Contractor in all respects with regard to the operation of the Wellness Center, including but not limited to, supervising, hiring and firing employees, authorizing work orders and authorizing payments on behalf of the management firm. The individual proposed shall have served in the capacity of an on-site manager with the above described level of independent authority for a minimum of five years. A higher rating will be assigned to firms who propose that the on-site manager is a principal in the Contractor.

The Contractor shall warrant that the on-site manager is experienced and qualified to supervise all aspects of the operation, maintenance and administration of the Wellness Center. The on-site manager or a designated assistant manager shall be present on-site at all times during which the Wellness Center is in operation.

The on-site manager shall also attend CITY of Everett meetings as requested and prepare any reports requested by the CITY of Everett regarding the Wellness Center.

The Contractor and the on-site manager shall not use Wellness Center premises for conduct of any other enterprise or business other than Everett WELLNESS CENTER business.

The CITY of Everett is committed to maintaining good relations with the neighborhoods surrounding the Wellness Center, as well as with the patrons of the Center. To that end, the on-site manager shall be responsible for receiving and responding to any complaints or problems the residents surrounding the Wellness Center or patrons have regarding the Center's operation. The on-site manager shall at all times be courteous to residents of the neighborhoods surrounding the Wellness Center and patrons, and shall be guided by the CITY of Everett with regard to the resolution of complaints.

Any change from this staffing will be required in writing by the CITY of Everett.

b. Front Desk. The Contractor shall employ, on a year-round, full-time basis, two employees to maintain the front desk and operation at the center.

c. Capital Improvements by the CITY of Everett. The CITY of Everett has established an ongoing program of Wellness Center and building improvements. Additional improvements are anticipated in the future. The Contractor acknowledges that it does not have any claim against the CITY of Everett, their agents, or contractors for interference in business or damages for interruption of services or interference in the operation of the Wellness Center, as a result of any improvements made by the CITY of Everett. The CITY of Everett agrees to use its best efforts to minimize such interruptions or interference in business without waiving its right to make improvements to the Wellness Center or its buildings.

15. **Faithful Performance Bond.** The Contractor will, at or before the execution of the Agreement, furnish to the City an acceptable corporate Performance Bond of four hundred thousand dollars (\$400,000.00), or equivalent security, as security for faithful performance and non-negligent performance of the Agreement. The bond shall be in force at all times during the term of the Agreement.
16. **Force Majeure.** Neither the City, the CITY of Everett nor the Contractor shall be deemed in breach of any contract which may result from this proposal submission if it is prevented from performing any of the obligations hereunder by reason of Acts of God, acts of the public enemy, acts of superior governmental authority, strikes or labor disputes, floods, riots, rebellion, sabotage, or any similar other circumstances not within their reasonable control.
17. **Termination.** The Contractor shall peaceably and immediately give up and surrender to the CITY of Everett the premises and every part thereof at the termination of the agreement.

18. **Non-discrimination/Equal Opportunity.** The Contractor shall comply with all local, state and federal laws and regulations pertaining to non-discrimination and equal opportunity in the areas of employment, subcontracting, and use of City facilities.
19. **Assignment.** The Contractor shall not assign or subcontract any portion of the operation without written approval from the CITY of Everett.
20. **Independent Contractor.** The Contractor and its employees will operate as an independent contractor and are not considered to be CITY of Everett or City employees.
21. **Assignment of Authority.** The Contractor shall be in charge of public play on the Wellness Center. The Contractor shall be authorized to enforce applicable ordinances, rules, and regulations which are not superseded by any agreement or contract resulting from this proposal.
22. **Special City Events and Contributions.** The City shall have the right to use the Wellness Center for special City events.
23. **Signs.** The Contractor shall not place any sign or advertisement upon any property of the City or upon any vehicle used by the firm directly for the concession under any contract or agreement which may result from this proposal without written approval of the CITY of Everett.
24. **Noise Ordinance.** The Contractor must comply with the City's Noise Ordinance, which currently restricts the Contractor from running motorized equipment before the hours of 7:00 a.m. weekdays and 9:30 a.m. on weekends and holidays and after 8:00 p.m. any day of the week. The Contractor will be required to comply with any lawful amendments to the current ordinance.
25. **Community Engagement.** The Contractor will cooperate with efforts of the City to engage the community in programmatic wellness opportunities involving youth, women and residents over the age of 55.

END OF SECTION

VII. TECHNICAL PROPOSAL - MINIMUM CRITERIA

Any proposer submitting a proposal for Wellness Center management services must satisfy all the **Minimum Criteria** listed below.

Proposals that do not demonstrate compliance with the Minimum Criteria may not be further considered.

1. Five (5) years' experience by the proposer in the area of Wellness Center management, PUBLIC or PRIVATE.
2. Proposer must have at least one (1) Wellness Center presently under its management.
3. Five (5) years' experience by the individual who will be the on-site manager of the Everett WELLNESS CENTER in managing a Wellness Center.
4. Provide the required Proposal Deposit.
5. Provide specified staffing levels and equipment requirements.
6. Provide completed and signed Bidder's Qualifications And References Form
7. Provide completed and signed Certificate of Tax Compliance
8. Provide completed and signed Certificate of Non-Collusion
9. Provide completed and signed Debarment Letter
10. Provide completed and signed IRS Form W-9

THIS SPACE INTENTIONALLY LEFT BLANK

VIII. TECHNICAL PROPOSAL - COMPARATIVE EVALUATION CRITERIA AND STANDARDS

Proposals that meet or exceed the minimum criteria will be evaluated and rated on the basis of the following comparative criteria. To the extent that a criterion is based on the evaluation of a proposer's plan, the proposer shall provide a plan that will allow for a meaningful evaluation of that plan. The city reserves the right to ask any proposer to provide additional supporting documentation in order to verify its response.

Ratings of Highly Advantageous (HA); Advantageous (A); Not Advantageous (NA); or Unacceptable (U) will be given to each of the following criteria for each proposer. A composite rating will then be determined. A composite rating of Highly Advantageous or Advantageous may be assigned only if a proposal has received at least one such rating among the criteria listed below.

To the extent that an Evaluation Criterion requires the certification of fact and this RFP does not require otherwise, a proposer's certification as to that fact shall be an adequate response provided, however, that on request the proposer shall provide such evidence as the City may request to support that fact.

	Highly Advantageous	Advantageous	Not Advantageous
I. Plan of Services Ratings will be based on the daily schedule of operations. Particular attention will be given to the methods by which the candidate plans to complete all items in the Scope of Work.	Proposal includes a detailed, logical, and highly efficient scheme for addressing all of the required daily operations and cleaning tasks.	Proposal includes a credible scheme for addressing all of the required daily operations and cleaning tasks.	Proposal is not sufficiently detailed to fully evaluate, or does not contain components necessary to address all the required daily operations and cleaning tasks.
II. General Qualifications of Firm Particular attention will be paid to evidence of successful past performance running a similar sized wellness center.	Candidate has successfully operated similar sized wellness centers for the past five years.	Candidate has successfully operated similar sized wellness centers for the past three years.	Candidate has experienced difficulty in operating similar sized wellness centers.
III. Personnel & Resources to be Utilized Rating will be based on evidence that adequate qualified personnel are assigned to the wellness center and that sufficient resources are available for a seven day a week operation.	At least one manager, one front desk employee and one custodial employee from the proposed project staff has substantially contributed to the success of operating a similar size wellness center. Several Multi-lingual employees.	At least one individual from the proposed project staff has contributed to, or has experience operating a similar size wellness center. One multi-lingual employee.	None of the project staff has substantially contributed to the operation of a similar size wellness center. No multi-lingual employees.

IV. Experience with similar projects. Rating will be based on experience providing wellness center operations and management.	The firm has at least five years of experience operating and managing a similar sized wellness center.	The firm has at least three years of experience operating and managing a similar sized wellness center.	The firm has less than three years of experience operating and managing a similar sized wellness center..
---	--	---	---

IX. EVALUATION OF PROPOSALS AND AWARD OF CONTRACT

The contract will be awarded to the *responsive and responsible* proposer deemed to be most advantageous determined by the CITY of Everett, taking into consideration both the Technical and Price Proposals. Any proposals which submit a price that is abnormally low or high, as determined by the CITY of Everett, may be rejected as not responsible. All proposals shall remain firm for ninety (90) calendar days after the proposal opening.

As used herein, the terms “responsive” and “responsible” shall have the meanings given to such terms in M.G.L. c. 30B, §2.

Proposers may be investigated by the CITY of Everett or their designated representative to determine if they are qualified to perform the Agreement. The investigation will seek to determine whether the proposer is adequate in size, is authorized to do business in the City, possesses comparable previous experience and whether the proposer’s available equipment and financial resources are adequate to assure the City that the contract will be completed in accordance with the terms thereof.

In evaluating Proposals, the CITY of Everett will consider the qualifications of only those proposers whose proposals are in compliance with the requirements set forth in this RFP. The CITY of Everett reserve the right to reject any proposal if the evidence submitted by, or the subsequent investigation of such proposer fails to satisfy the CITY of Everett that the proposer is properly qualified to carry out the obligations of the Agreement.

X. PROPOSAL SUBMISSION REQUIREMENTS

1. **Price Proposal.** to be paid by the CITY of Everett shall be submitted on **Attachment A**. This completed form shall be signed by an authorized representative of the proposer and placed in a separate sealed envelope marked "Price Proposal - Wellness Center Operation Services."
2. **Technical Proposal.** Management firm's technical proposal shall be signed by a duly authorized representative of the proposer and submitted under **Attachment B** and shall include narrative descriptions for each Evaluative Criteria. Each narrative description shall be typewritten on a separate page with the item number and category at the top and the name of the proposer at the bottom:

Attachment B and the narrative descriptions shall be placed in a separate sealed envelope marked "Technical Proposal - Wellness Center Operation Services."

Proposers must acknowledge any/all Addenda for this RFP on the first page of their Technical Proposal Cover Sheet.

3. **Certification of Non-Collusion and Tax Attestation.**

Each proposal must include a signed Certificate of Non-Collusion and Tax Attestation in the forms attached hereto as **Attachment C**. These documents should be included in the envelope containing the Technical Proposal.

XI. EVALUATORS

The City's Chief Procurement Officer shall designate members of the CITY of Everett to evaluate the proposals.

END OF SECTION

EXHIBIT I**CITY OF EVERETT, MASSACHUSETTS****AGREEMENT**

THIS AGREEMENT made this ____ day of _____, 2025 by and between the CITY of EVERETT, a municipal corporation duly organized under the laws of Massachusetts and having a usual place of business at 484 Broadway, Everett, Massachusetts, hereinafter referred to as the "CITY", and _____, a _____ corporation having a usual place of business at _____, hereinafter referred to as the "CONTRACTOR".

WITNESSETH:

WHEREAS, the CITY invited the submission of proposals for the purchase and delivery of _____, hereinafter the "Project"; and

WHEREAS, the CONTRACTOR submitted a Proposal to perform the work required to complete the Project; and

WHEREAS, the CITY has decided to award the contract therefor to the CONTRACTOR.

NOW, THEREFORE, the CITY and the CONTRACTOR agree as follows:

1. **CONTRACT DOCUMENTS.** The Contract Documents consist of this Agreement, the Invitation to Bid, Instructions to Bidders, and the CONTRACTOR's Proposal. The Contract Documents constitute the entire Agreement between the parties concerning the work, and all are as fully a part of this Agreement as if attached hereto.
2. **THE WORK.** The Work consists of _____, as more fully described in the Contract Documents as defined above.
3. **TERM OF CONTRACT.** This Agreement shall be in effect from _____ and shall expire on _____, unless terminated earlier pursuant to the terms hereof.
4. **COMPENSATION.**
 - A. The CITY shall pay the CONTRACTOR as full compensation for the performance of the work outlined in Section 2 above the contract sum of \$ _____.
 - B. The acceptance by the CONTRACTOR of final payment for items and/or services provided shall be deemed a release of the CITY from any and all claims and liabilities under this Agreement.
 - C. Neither the CITY's review, approval, or acceptance of, nor payment for any of the items and/or services provided shall be construed to operate as a waiver of any rights of the CITY under the Agreement or any cause of action arising out of the performance of the Agreement.
 - D. The CITY shall cancel this Agreement if funds are not appropriated or otherwise made available to support continuation of performance in any fiscal year succeeding the current fiscal year as required by G.L. c. 30B, sec. 12(c)(3).
5. **PAYMENT OF COMPENSATION.** The CITY shall make payments within thirty (30) days after its receipt of Invoice.

6. LIABILITY OF THE CITY. The CITY's liability hereunder shall be to make all payments when they shall become due, and the CITY shall be under no further obligation or liability. Nothing in this Agreement shall be construed to render the CITY or any elected or appointed official or employee of the CITY, or their successors in office, personally liable for any obligation under this Agreement.
7. INDEPENDENT CONTRACTOR. The CONTRACTOR acknowledges and agrees that it is acting as an independent contractor for all work and services rendered pursuant to this Agreement, and shall not be considered an employee or agent of the CITY for any purpose.
8. INDEMNIFICATION. The CONTRACTOR shall indemnify, defend, and hold the CITY harmless from and against any and all claims, demands, liabilities, actions, causes of actions, costs and expenses, including attorney's fees, arising out of the CONTRACTOR's breach of this Agreement or the negligence or misconduct of the CONTRACTOR, or the CONTRACTOR's agents or employees. This obligation shall survive the termination or expiration of this Agreement.
9. INSURANCE.
- A. The CONTRACTOR shall obtain and maintain in full force and effect during the Mayor of this Agreement the insurance coverage in companies licensed to do business in the Commonwealth of Massachusetts, and acceptable to the CITY, as set forth below:

General Liability	
Bodily Injury Liability	\$1,000,000 per occurrence
Property Damage Liability	\$ 500,000 per occurrence
(or combined single limit)	\$1,000,000 per occurrence

Automobile Liability	
Bodily Injury Liability	\$1,000,000 per occurrence
Property Damage Liability	\$ 500,000 per occurrence
(or combined single limit)	\$1,000,000 per occurrence

Workers' Compensation Insurance
Coverage for all employees in accordance with Massachusetts General Laws

Professional Liability Insurance	
Minimum Coverage	\$1,000,000 per occurrence

- B. All policies shall identify the CITY as an additional insured (except Workers' Compensation) and shall provide that the CITY shall receive written notification at least 30 days prior to the effective date of any amendment or cancellation. Certificates evidencing all such coverages shall be provided to the CITY upon the execution of this Agreement. Each such certificate shall specifically refer to this Agreement and shall state that such insurance is as required by this Agreement. Failure to provide or to continue in force such insurance shall be deemed a material breach of this Agreement and shall be grounds for immediate termination.

10. ASSIGNMENT. The CONTRACTOR shall not assign, sublet, or otherwise transfer this Agreement, in whole or in part, without the prior written consent of the CITY, and shall not assign any of the moneys payable under this Agreement, except by and with the written consent of the CITY.

11. TERMINATION. A. Termination for Cause. If at any time during the term of this Agreement the CITY determines that the CONTRACTOR has breached the terms of this Agreement by negligently or incompetently performing the work, or any part thereof, or by failing to perform the work in a timely fashion, or by failing to perform the work to the satisfaction of the CITY, or by not complying with the direction of the CITY or its agents, or by otherwise failing to perform this Agreement in accordance with all of its terms and provisions, the CITY shall notify the CONTRACTOR in writing stating therein the nature of the alleged breach and directing the CONTRACTOR to cure such breach within ten (10) days. The CONTRACTOR specifically agrees that it shall indemnify and hold the CITY harmless from any loss, damage, cost, charge, expense or claim arising out of or resulting from such breach regardless of its knowledge or authorization of the actions resulting in the breach. If the CONTRACTOR fails to cure said breach within ten (10) days, the CITY may, at its election at any time after the expiration of said ten (10) days, terminate this Agreement by giving written notice thereof to the CONTRACTOR specifying the effective date of the termination. Upon receipt of said notice, the CONTRACTOR shall cease to incur additional expenses in connection with this Agreement. Upon the date specified in said notice, this Agreement shall terminate. Such termination shall not prejudice or waive any rights or action which the CITY may have against the CONTRACTOR up to the date of such termination, and the CONTRACTOR shall be liable to the CITY for any amount which it may be required to pay in excess of the compensation provided herein in order to complete the work specified herein in a timely manner. Upon such termination, the CONTRACTOR shall be entitled to compensation for all satisfactory work completed prior to the termination date, as determined by the CITY.
- B. Termination for Convenience. The CITY may terminate this Agreement at any time for convenience by providing the CONTRACTOR written notice specifying therein the termination date which shall not be sooner than ten days from the issuance of said notice. Upon receipt of said notice, the CONTRACTOR shall cease to incur additional expenses in connection with this Agreement. Upon such termination, the CONTRACTOR shall be entitled to compensation for all satisfactory work completed prior to the termination date, as determined by the CITY, such payment not to exceed the fair value of the services provided hereunder.
12. INSPECTION AND REPORTS. The CITY shall have the right at any time to inspect the work of the CONTRACTOR, including the right to enter upon any property owned or occupied by CONTRACTOR, whether situated within or beyond the limits of the CITY. Whenever requested, CONTRACTOR shall immediately furnish to the CITY full and complete written reports of its operation under this Contract in such detail and with such information as the CITY may request.
13. ROYALTIES AND PATENTS. The CONTRACTOR shall pay all applicable royalties and license fees. In addition, the CONTRACTOR hereby represents that it is duly authorized to use any process or other intellectual property rights held by third parties in the performance of this Agreement, it shall defend all suits or claims for infringement of any patent or other intellectual property rights and shall indemnify and hold the CITY harmless from loss on account thereof.
14. SUCCESSOR AND ASSIGNS. This Agreement is binding upon the parties hereto, their successors, assigns and legal representatives. Neither the CITY nor the CONTRACTOR shall assign or transfer any interest in the Agreement without the written consent of the other.
15. COMPLIANCE WITH LAWS. The CONTRACTOR shall comply with all Federal, State, and local laws, rules, regulations and orders applicable to the work provided pursuant to this Agreement, such provisions being incorporated herein by reference, and shall be responsible for obtaining all necessary licenses, permits, and approvals required for the performance of such work.
16. NOTICE. Any and all notices, or other communications required or permitted under this Agreement, shall be in writing and delivered by hand or mailed postage prepaid, return receipt requested, by registered or certified mail or by other reputable delivery service, to the parties at the addresses set forth on Page 1 or furnished from time to time in writing hereafter by one party to the other party. Any such notice or correspondence shall be deemed given when so delivered by hand, if so mailed, when deposited with the U.S. Postal Service or, if sent by private overnight or other delivery service, when deposited with such delivery service.

17. SEVERABILITY. If any Mayor or condition of this Agreement or any application thereof shall to any extent be held invalid, illegal, or unenforceable by the court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Agreement shall not be deemed affected thereby unless one or both parties would be substantially or materially prejudiced.
18. GOVERNING LAW. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the Commonwealth of Massachusetts and the CONTRACTOR submits to the jurisdiction of any of its appropriate courts for the adjudication of disputes arising out of this Agreement.
19. ENTIRE AGREEMENT. This Agreement, including all documents incorporated herein by reference, constitutes the entire integrated agreement between the parties with respect to the matters described. This Agreement supersedes all prior agreements, negotiations and representations, either written or oral, and it shall not be modified or amended except by a written document executed by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

CONSULTANT:

Date Signed

CITY OF EVERETT, MA:

Date Signed

Allison Jenkins
Chief Procurement Officer
Date Signed

I certify that an appropriation is available in the amount of this Contract.

Eric Demas
City Auditor/Chief Financial Officer
Date Signed

Approved as to form

Colleen Mejia, Esq.
City Solicitor
Date Signed

RFP #25-27 Operation of the Everett WELLNESS CENTER

Carlo DeMaria
Mayor

Date Signed

**Minimum Contents of Request for Proposals for Wellness Center
Operator**

- a. Ensure the continuation of the good relations with the neighborhood.
- b. That the Wellness Center be run as a public center, with the CITY of Everett determining all rules, regulations and policies related to the operation of the Wellness Center;
- c. That a public liability insurance policy covering the operation of the Wellness Center
- d. That the Operator shall submit to the CITY of Everett monthly financial statements, the form and content of these statements to be established by the CITY of Everett;
- e. That the CITY of Everett and/or Operator shall comply with all federal, state and local laws and ordinances applicable to the operation of the Wellness Center or any facilities located thereon.

CERTIFICATION OF TAX COMPLIANCE

Pursuant to M.G.L. c.62C, §49A and requirements of the City, the undersigned acting on behalf of the Contractor certifies under the penalties of perjury that the Contractor is in compliance with all laws of the Commonwealth relating to taxes including payment of all local taxes, fees, assessments, betterments and any other local or municipal charges (unless the Contractor has a pending abatement application or has entered into a payment agreement with the entity to which such charges were owed), reporting of employees and Contractor s, and withholding and remitting child support.*

 **Signature of Individual
 or Corporate Contractor or (Mandatory)

 *** Contractor 's Social Security Number
 (Voluntary) or Federal Identification Number

Print Name:_____

By: _____
 Corporate Officer
 (Mandatory, if applicable)

Date: _____

Print Name:_____

* The provision in this Certification relating to child support applies only when the Contractor is an individual.

** Approval of a contract or other agreement will not be granted until the City receives a signed copy of this Certification.

*** Your social security number may be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Providers who fail to correct their non-filing or delinquency will not have a contract or other agreement issued, renewed, or extended.

CITY OF EVERETT, MASSACHUSETTS

PERFORMANCE BOND

Know All Men By These Presents:

That we, _____, as PRINCIPAL, and _____, as SURETY, are held and firmly bound unto the City of Everett as Oblige, in the sum of **Four Hundred Thousand Dollars (\$400,000.00)** to be paid to the Oblige, for which payments well and truly to be made, we bind ourselves, our respective heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Whereas, the said PRINCIPAL has made a Contract with the Oblige, bearing the date of _____ for the **Operation of the Everett WELLNESS CENTER** in Everett, Massachusetts.

(Project Title)

Now, the condition of this obligation is such that if the PRINCIPAL and all Sub-contractors under said contract shall well and truly keep and perform all the undertakings, covenants, contracts, terms and conditions of said contract on its part to be kept and performed during the original term of said contract and any extensions thereof that may be granted by the Oblige, with or without notice to the SURETY, and during the life and any guarantee required under the contract, and shall also well and truly keep and perform all the undertakings, covenants, contracts, terms and conditions of any and all duly authorized modifications, alterations, changes or additions to said contract that may hereafter be made, notice to the SURETY of such modifications, alterations, changes or additions being hereby waived, then this obligation shall become null and void; otherwise, it shall remain in full force, virtue and effect.

In the event, that the contract is abandoned by the PRINCIPAL, or in the event that the Oblige terminates the employment of the PRINCIPAL or the authority of the PRINCIPAL to continue the work said SURETY hereby further agrees that said SURETY shall, if requested in writing by the Oblige, take such action as is necessary to complete said contract.

In Witness Whereof, the PRINCIPAL and SURETY have hereto set their hands and seals this ____ day of _____ 2021.

PRINCIPAL

SURETY

BY _____
(SEAL)

BY _____
(ATTORNEY-IN-FACT) (SEAL)

(Title)

ATTEST: _____

ATTEST: _____

Attachment - A

Everett WELLNESS CENTER
Price Bid Proposal

This form must be completed and placed in a sealed envelope marked:

RFP #25-27 Price Proposal - Wellness Center Operation Services

Name of Firm or Individual Submitting Bid:

Address:

Telephone:

Above Bidder Proposes perform the operation for \$_____

Written Amount

Signature of Bidder:_____

Name of Bidder: _____

Address of Bidder: _____

City / State / Zip: _____

Telephone / Fax / E-mail: _____

Attachment B

Everett WELLNESS CENTER
Technical Proposal Cover Sheet

*This form and accompanying materials must be completed and placed in a sealed envelope marked
Technical Proposal - Wellness Center Operation Services*

Proposer acknowledges Addendum , , , :

Name of Bidder: _____

Address: _____

Telephone/FAX: _____

Signature of Duly Authorized Representative of Bidder:

Title: _____ Date: _____

END OF SECTION

A. TECHNICAL PROPOSAL - MINIMUM CRITERIA

Any proposer submitting a proposal must satisfy the Minimum Criteria above in order for its proposal to be considered. In partial satisfaction of this requirement, proposers must supply information showing the following:

1. Five (5) years' experience or its equivalent, by the management firm, or its principal, managing a regulation Wellness Center.

List Name of Facility, Years Managed, Location and Reference to contact. Supply resume.

2. Management firm must have one (1) or more Wellness Centers under its management.

List name and phone number of each Wellness Center under management and reference.

3. Five (5) years' experience or its equivalent, by the individual who will be the full time on-site manager of the Everett WELLNESS CENTER.

List name of proposed On-Site Manager, Facilities Managed, Location, Reference.

4. Can you provide the required performance bond or equivalent security?

Yes: _____ No: _____

If to be provided by bonding company, please identify surety.

5. Can you provide the required insurance?

Yes:

No:

B. TECHNICAL PROPOSAL - COMPARATIVE EVALUATION CRITERIA AND STANDARDS

Proposers must submit responses to the Evaluation Criteria and Standards above. The responses should clearly identify which evaluative criterion is being addressed. Please use additional pages as necessary to complete your proposal. DO NOT INCLUDE ANY PRICE INFORMATION IN YOUR RESPONSE AND BE SURE TO INCLUDE THESE ADDITIONAL PAGES IN THE ENVELOPE MARKED "TECHNICAL PROPOSAL WELLNESS CENTER OPERATION SERVICES."

LEGISLATION ENACTED BY THE COMMONWEALTH OF MASSACHUSETTS, EFFECTIVE JULY 1, 1983, REQUIRES THAT THE ATTESTATION BELOW BE SIGNED AND RETURNED WITH ATTACHMENT B, TECHNICAL PROPOSAL.

ATTESTATION

Pursuant to MG c. 62C, § 49A, the undersigned acting on behalf of the Contractor, certifies under the penalties of perjury that, to the best of the undersigned's knowledge and belief, the Contractor is in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.*

**Signature of Individual
or Corporate Contractor (Mandatory)

*** Contractor's Social Security Number
(Voluntary) or Federal Identification Number

By: _____
Corporate Officer
(Mandatory, if applicable)

Date: _____

* The provision in the Attestation relating to child support applies only when the Contractor is an individual.

** Approval of a contract or other agreement will not be granted unless the applicant signs this certification clause.

*** Your social security number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Providers who fail to correct their non-filing or delinquency will not have a contract or other agreement issued, renewed, or extended. This request is made under the authority of GL c. 62C, § 49A.

Massachusetts General Laws, Chapter 30B, §10, requires that each bidder must certify as follows:

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this paragraph, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity or group of individuals.

(Name of person signing bid or proposal) *Please sign do not
print or type*****

(Name of business)

RFP #25-27 Operation of the Everett WELLNESS CENTER

ATTACHMENT C

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee club, or other organization, entity, or group or individuals.

(Signature of individual)

Name of Business

CERTIFICATION OF TAX COMPLIANCE

The undersigned acting on behalf of the Contractor certifies under the penalties of perjury that the Contractor is in compliance with all laws of the Commonwealth relating to taxes including payment of all local taxes, fees, assessments, betterments and any other local or municipal charges (unless the Contractor has a pending abatement application or has entered into a payment agreement with the entity to which such charges were owed), reporting of employees and contractors, and withholding and remitting child support.*

 Signature of Individual * Contractor's Social Security Number
 or Corporate Contractor (Mandatory) (Voluntary) or Federal Identification Number

Print Name: _____

By: _____ Date: _____
 Corporate Officer
 (Mandatory, if applicable)

Print Name: _____

* The provision in this Certification relating to child support applies only when the Contractor is an individual.

** Approval of a contract or other agreement will not be granted until the City receives a signed copy of this Certification.

*** Your social security number may be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Providers who fail to correct their non-filing or delinquency will not have a contract or other agreement issued, renewed, or extended.

Michael Mangan

From: Erin Deveney
Sent: Monday, March 24, 2025 11:54 AM
To: Peter Pietrantonio; Robert VanCampen
Cc: Sergio Cornelio; Michael Mangan; David Flood; John Russolillo
Subject: C0072-25 Wellness Center RFP
Attachments: 25-27-RFP-Operation-and-Managemnet-Final.pdf

Hello-

The Chief Procurement Officer is not in the office today. In lieu of Ms. Jenkins appearance at the Council meeting this evening, I wanted to share the following information with the Council regarding the most recent procurement for the operation of the Wellness Center.

The City of Everett issued an RFP for the Operation and Management of the Wellness Center. The RFP was posted on February 2, 2025 and responses were due by 11 AM on February 25, 2025. A copy of the RFP document is attached for your reference. The City received one response by the deadline. A second response was submitted, but it was rejected by the City because it was not delivered by the posted deadline.

A 3-person selection team was appointed to review the one bid that was accepted. That team has presented their scoring and evaluation of the technical proposal to the CPO. Next steps will be determined based on the scoring and evaluation of the technical, non-price proposal.

If there are additional questions that you would like answered on this topic, please let us know.

Thank you.

-Erin

From: [Allison Jenkins](#)
To: [Stephanie Smith](#); [Peter Pietrantonio](#)
Cc: [Michael Mangan](#); [David Flood](#)
Subject: RE: Wellness Center RFP Topic Tonight Question
Date: Monday, April 14, 2025 4:03:12 PM

Good afternoon,

I understand there are a number of questions regarding the RFP for the Wellness Center. Since it is listed as item No. 36 on an already full agenda, I just want to ensure the discussion will be productive for the Council and that all necessary individuals will be available to speak tonight.

To my understanding, John will not be in attendance, and I believe Erin is out of the office as well.

At this time, I'm not aware of the Administration's plans, especially given that the roofing project is about to begin. I've heard—though not confirmed—that the Wellness Center may be closed during that work. I also cannot speak on behalf of the RFP review committee regarding the decision to reject the sole proposal.

All I can offer is that, if instructed, I will move forward with rebidding the project. To do so, it must be posted in the Goods and Services Bulletin by any Wednesday in order to appear in the following Monday's advertisement. The RFP must then remain advertised for at least two weeks, making the estimated turnaround for rebidding approximately three weeks.

If my attendance is required this evening, I will of course comply. I only ask that we avoid a situation where it's determined additional staff are needed to answer your questions, especially given that my day began at City Hall at 7 a.m.

Please let me know how you'd like to proceed.

Thank you so much.

Allison Jenkins
Chief Procurement Officer
City of Everett
Allison.jenkins@ci.everett.ma.us
617.394.2288



City Hall Hours
Days of week Open hours
Monday 8 am - 7:30 pm

Tuesday 8 am - 5 pm
Wednesday 8 am - 5 pm
Thursday 8 am - 7:30 pm
Friday Closed

Please note that the Massachusetts Secretary of State has determined that every record made or received by a government entity or employee is presumed to be a public record unless a specific statutory exemption permits or requires it to be withheld in whole or in part.

From: Stephanie Smith <Stephanie.Smith@ci.everett.ma.us>
Sent: Monday, April 7, 2025 10:05 AM
To: John Russolillo <John.Russolillo@ci.everett.ma.us>
Cc: Michael Mangan <Michael.Mangan@ci.everett.ma.us>; Allison Jenkins <Allison.Jenkins@ci.everett.ma.us>; David Flood <david_flood@comcast.net>
Subject: Re: Wellness Center RFP

Hi John,

This item has already been postponed - we were supposed to have a representative up before us a representative for the last meeting on 3/24 and it was asked to be postponed then by the Administration. Cathy, Roberto or Erin can come up and speak in addition to Allison.

Thanks,
Stephanie

On Apr 7, 2025, at 9:07 AM, John Russolillo <John.Russolillo@ci.everett.ma.us> wrote:

Hello,

I appreciate the opportunity to come and speak. I have a Personal Day scheduled for that date, but I would like the opportunity so if possible, can we postpone to the next meeting?

From: Michael Mangan
Sent: Monday, April 7, 2025 8:28:38 AM
To: John Russolillo; Allison Jenkins; Stephanie Smith
Cc: David Flood
Subject: Wellness Center RFP

Good morning John & Allison,

Councilor Smith is requesting your presence, as well as members of the selection committee, at the next city council meeting on April 14th at 7PM, to address the following agenda item.

Thanks, Mike

C0072-25 Resolution/s/ Councilor Peter Pietrantonio, Councilor Robert Van Campen

That the city purchasing agent appear at the next meeting to discuss the wellness center RFP



C0103-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: March 24, 2025

Agenda Item:

That the administration provide a copy of any proposed host agreements with Jupiter Battery Storage

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

April 9, 2025

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

RE: C0103-25

Dear Honorable Members:

I am receipt of your request for a copy of any proposed host agreements with Jupiter Battery Storage.

Please be advised that while conversations are taking place with Jupiter Power, no agreement terms have been reached.

Thank you.

Respectfully submitted,

Carlo DeMaria
Mayor



C0141-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: April 14, 2025

Agenda Item:

An order to amend the City of Everett's Administrative Code to create a separate and distinct position of City Auditor.

Background and Explanation:

Attachments:

CITY OF EVERETT
Office of the Mayor

Carlo DeMaria
Mayor



Everett City Hall
484 Broadway
Everett, MA 02149-3694
Phone: (617) 394-2270
Fax: (617)381-1150

April 9, 2025

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

RE: C0078-25

Dear Honorable Members:

I am providing you with a further update on action I have taken in response to the above-referenced resolution.

I am submitting to the Council an order that proposes to amend the City of Everett's Administrative Code to create a separate and distinct position of City Auditor. The proposed language is intended to make it clear that the individual in the position of City Auditor shall not hold any other office. The proposed effective date of July 1, 2025 is to allow for the inclusion of funding for the City Auditor position as part of the Fiscal Year 2026 budget, assuming legislative action is taken to approve the establishment of a separate and distinct City Auditor position.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



April 9, 2025

City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:
Bill Type: Order

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

Section IV of the Administrative Code is hereby amended by striking out the existing language in subsection H and inserting in place the following new language:-

II. Chief Financial Officer-Generally Appointment

- a. Supervision of the office of financial services and all offices and departments under its control shall be vested in the chief financial officer (CFO) of the city of Everett. The CFO shall not exercise any control or authority over the Office of the City Auditor.
The CFO is a management and policy level position as defined by MGL c. 150E and is therefore not eligible for membership in a bargaining unit.
- b. The CFO of the city of Everett shall be appointed by the mayor with the approval of the city council for a term not to exceed 3 years from the date of appointment. The CFO shall not also serve as either the city auditor or the treasurer/collector.
- c. In addition to supervising and directing the effective functioning of the departments of assessing, auditing, treasury/collecting and procurement, the CFO shall have the following specific powers and duties:

- i. To ensure that the Budget Director compiles and submits an annual operating budget and an annual capital budget to the Mayor. The CFO shall assist the Budget Director by ensuring that every City department furnishes requests for the expenditure of City funds in a form deemed to be best suited to show a complete financial plan for all City funds and activities for the ensuing fiscal year.
 - ii. At the direction of the Mayor, the CFO shall submit annually to the Mayor a five-year capital improvements program.
 - iii. At the direction of the Mayor, the CFO shall submit to the Mayor a five-year financial forecast of the City's revenue, expenditures and debt.
 - iv. To disburse, as City government operations may require, all funds and sign all checks pursuant to warrants signed by the Mayor and City Auditor, to ensure the efficient operation of government.
 - v. To communicate financial matters affecting City government to the Mayor and the City Council on request.
 - vi. To coordinate and act as the City's chief contact with the State Department of Revenue pertaining to all financial matters.
 - vii. To coordinate and manage all financial information received from the Board of Assessors to forecast future financial growth and anticipated revenues and advise the Mayor accordingly.
 - viii. To create and implement written policies and procedures and be responsible for the collection and deposit of all monies received by various City agencies.
- d. The CFO shall have an affirmative obligation to report to the City Auditor any identified instances in which the city's internal controls have not been followed.

Subsection H of Section IV of the Administrative Code is hereby amended in paragraph III by inserting at the end thereof the following new clause:-

- a. The City Auditor shall be independent of the CFO and may not also hold the position of CFO or Treasurer/Collector.
The City Auditor is a management and policy level position as defined by MGL c. 150E and is therefore not eligible for membership in a bargaining unit.

This language shall become effective as of July 1, 2025.

LEGAL NOTICE

CITY OF EVERETT



EVERETT CITY COUNCIL

PUBLIC HEARING NOTICE

**PUBLIC HEARING FOR A PROPOSED AMENDMENT TO THE CITY'S
ADMINISTRATIVE CODE TO ESTABLISH A SEPARATE AND DISTINCT CITY
AUDITOR POSITION**

To all interested parties,

The Everett City Council, in accordance with Section 5-1(e) of the City Charter, shall conduct a public hearing during a regular meeting of the council on Monday, April 28, 2025 at 7:00 PM in the City Council Chambers at Everett City Hall, Third Floor, 484 Broadway, Everett, MA 02149.

At said meeting, the public shall be allowed to speak on the proposed amendment to the City of Everett's Administrative Code to establish a separate and distinct City Auditor position.

A copy of all documents associated with the proposed amendment shall be located in the City Clerk's Office for public inspection. A copy of these documents may also be found on pages (PDF page numbers) 83-87 of the agenda packet for the April 14, 2025 regular meeting of the City Council which can be found at the following link: <https://cityofeverett.com/wp-content/uploads/2025/04/04-14-2025-City-Council-Meeting-Agenda.pdf>.

Questions and comments may be directed in advance of the public hearing to the Legislative Aide for the City Council, Michael Mangan at Michael.Mangan@ci.everett.ma.us or 617-394-2237.

Stephanie Martins, President
Michael Mangan, Legislative Aide

April 16, 2025

#5- C0141-25

Legislative Affairs & Election Committee
April 28, 2025

The Committee on Legislative Affairs & Elections met on Monday, April 28, 2025 at 6:00pm in the City Council Chambers.

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

Members present were Councilor Robert Van Campen, presiding, Councilors Michael Marchese, Stephanie Smith and Katy Rogers.

The Committee considered an Order offered by Councilor Stephanie Martins, as President: An Order to amend the City of Everett Administrative Code to create a separate and distinct position of City Auditor.

The Committee expressed their dismay that no one from the Administration was present to address this matter. Councilor Smith stated that she didn't see the Auditor serving at the direction of the Mayor as being independent. Chairman Van Campen concurred and noted that this was a requirement of the Massachusetts Office of the Inspector General based on their recent report to the City Council. The Committee was informed that due to Charter requirements the matter needed to be referred out of Committee due to time requirements noting that the City Council could only vote in favor or against, but could not amend.

The Committee voted: To report back to the City Council an unfavorable recommendation.

Respectfully Submitted,

John W. Burley
Clerk of Committees



C0155-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: April 28, 2025

Agenda Item:

Pursuant to Charter Section 2-7(c), the Council requires the Administration (Mayor, CFO, and Budget Director) to provide the following information and documents within seven (7) days: copies of all emails, text messages, other correspondence and draft ordinances from January 1, 2016 to the present regarding proposed or approved increases in the Mayor's salary or other compensation other than the longevity ordinances, including but not limited to C0218-16 and C0185-17

Background and Explanation:

Attachments:



C0162-25

To: Mayor and City Council

From: Councilor Katy L. Rogers

Date: May 12, 2025

Agenda Item:

That the Department of Public Works, in coordination with the Mayor's Office or relevant city department, develop and submit to the City Council an up-to-date map identifying all existing public trash receptacles within city limits, including those in parks, business districts, and residential areas

Background and Explanation:

Attachments:



C0164-25

To: Mayor and City Council

From: Councilor Wayne A. Matewsky

Date: May 12, 2025

Agenda Item:

That the police traffic division enforce Uber & Lyft drivers parking all day long on Bow Street, and taking up parking spaces in that neighborhood.

Background and Explanation:

Attachments:



C0166-25

To: Mayor and City Council

From: Councilor Katy L. Rogers

Date: May 12, 2025

Agenda Item:

That the Administration and the appropriate departments assess Rivergreen Park and identify areas currently lacking surveillance coverage, as well as the implementation of enhanced security features in these areas, including but not limited to the installation of security cameras, improved lighting, and emergency communication systems, to ensure the continued safety and enjoyment of the park for all

Background and Explanation:

Attachments:



C0167-25

To: Mayor and City Council

From: Councilor Anthony DiPierro

Date: May 12, 2025

Agenda Item:

Respectfully requesting that the Engineering Department work to address the standing water concerns on Vaughan Street

Background and Explanation:

Attachments:







C0168-25

To: Mayor and City Council

From: Councilor Wayne A. Matewsky

Date: May 12, 2025

Agenda Item:

That the administration provide any information that they have on a potential train stop in the Bailey Street area

Background and Explanation:

Attachments:



C0171-25

To: Mayor and City Council

From: Councilor Anthony DiPierro

Date: May 12, 2025

Agenda Item:

Requesting repairs be made to the wall behind the skating rink that abuts 116 Woodlawn Street, as pieces continue to fall onto the property owners driveway

Background and Explanation:

Attachments:



C0172-25

To: Mayor and City Council

From: Councilor Anthony DiPierro

Date: May 12, 2025

Agenda Item:

Requesting that the Department of Transportation install a crosswalk at the intersection of Jefferson and Elm

Background and Explanation:

Attachments:



C0173-25

To: Mayor and City Council

From: Councilor Peter Pietrantonio

Date: May 12, 2025

Agenda Item:

That the City of Everett defer execution of a Community Benefits agreement with the Kraft Group until after the upcoming biennial municipal elections.

Background and Explanation:

Attachments: