



Item Number {{item.number}}

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MEETING MINUTES

**REGULAR MEETING OF THE CITY COUNCIL
TUESDAY, MAY 28, 2024 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, Stephanie Martins, Wayne Matewsky, Peter Pietrantonio, Katy Rogers, Stephanie Smith, Robert Van Campen

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

Public Speakers were: Peggy Serino, David Fortin, Paula Sterite, John Poupolo, Samantha Lambert and Janice lark.

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Minutes of the Regular City Council Meeting of 4/22/2024

MOTION:	Accept Meeting Minutes
MOVER:	Stephanie Martins
SECONDER:	Anthony DiPierro
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

Minutes of the Special City Council Meeting of 04/29/2024

MOTION:	Accept Meeting Minutes
MOVER:	Stephanie Martins

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

COMMUNICATIONS FROM HIS HONOR THE MAYOR

1. C0204-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to appoint the following individuals as Sworn Weighers for Distrigas of Massachusetts at 18 Rover Street, for an unpaid term of one year, expiring June 8, 2025

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

2. C0205-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend a grant from the Everett Citizens Foundation to the Historical Commission in the amount of \$5,200 to be used at the discretion of the Historical Commission

City Clerk Sergio Cornelio, who oversees the Historical Commission, explained this is the 2nd year they have received this grant. The funds will go toward creating a self-guided historical tour of Everett with plaques at sites where notable people lived or important buildings once stood. The kickoff will be June 20th at the Park Plaza (Formerly the Park Theater). 10 plaques have been installed so far with 10 more coming, at a cost of \$10,000 per year. The goal is 50-100 total. Everett has a lot of rich history to showcase. The Historical Commission was revived by Mayor DeMaria 10-12 years ago after being inactive. Current members are Laurence Arinello (chair), Rosemary Catterson, and Patricia Ells.

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

3. C0206-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend an additional award of funds for a grant from the Massachusetts Department of Environmental Protection in the amount of \$2,148.57 under the Recycling Dividends Program of the Sustainable Materials Recovery Program.

Councilor Anthony DiPierro initially moved for favorable action, but after Councilor Katy Rogers asked where the funds would go specifically, the motion was rescinded. Councilor DiPierro then moved to refer the item to the Ways & Means Committee for further discussion, which was seconded and passed unanimously.

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

4. C0211-24 Order/s/ Councilor Robert J. Van Campen, 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 1, 2024 from 12:00pm – 4:00pm at the Connolly Center, 90 Chelsea Street

City Clerk Sergio Cornelio explained the schools have requested and received similar 1-day alcohol licenses 3-4 times before, with the city doing it up to a dozen times total. The Licensing Board has already approved it; council approval is also statutorily required. In response to a question, he confirmed it is a common practice that has occurred at the Connolly Center and high school cafetorium before.

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

PETITIONS AND LICENSES

5. **C0210-24** Petition/s/ Councilor Robert J. Van Campen, as President, Item Number {{item.number}}

A petition requesting the renewal of a livery license for Diamond Class Chauffeurs LLC. at 30 Thurman Pk.

City Clerk Sergio Cornelio clarified this is not a license renewal, but an amendment to go from 1 to 3 livery vehicles. As the city's licensing agent, the clerk can approve up to 2, but 3 requires city council approval. The owner, Kevin, appeared to confirm he would park the vehicles at his property, his uncle's property nearby, or drivers would take them home. Councilor Peter Pietrantonio said as long as they are not parked on the street, he has no objections.

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

COMMITTEE REPORTS

6. **C0016-24** Resolution/s/ Councilor Stephanie Martins, & Entire City Council

That the administration provide an update on the process to renegotiate the Encore host agreement, including adding a public safety component as a part of the renegotiation

Councilor Stephanie Martins moved to accept the committee report, which included a recommendation to invite Encore representatives to a special city council meeting to present their phase 2 development plans to the full council, especially new members. The motion was seconded and passed unanimously.

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

7. **C0137-24** Ordinance/s/ Councilor Katy L. Rogers Item Number {{item.number}}

An ordinance requiring all playing fields in Everett to use environmentally sustainable organic grass instead of artificial turf

Councilor Katy Rogers clarified the intent is to only replace artificial turf fields with natural grass gradually as the turf reaches the end of its lifespan, not prematurely. She cited benefits of grass being cooler, safer, more environmentally friendly, and preferred by athletes. However, she believes the ordinance warrants more discussion, so she moved to refer it to the Legislative Affairs Committee to clarify the language. The motion was seconded and passed unanimously.

MOTION:	Refer
MOVER:	Katy Rogers
SECONDER:	Stephanie Martins
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

8. **C0126-24** Resolution/s/ Councilor Robert J. Van Campen

That the DeMaria Administration provide an update of those department head positions which are currently filled and have not been submitted to the City Council for appointment in accordance with Section 2-10 of the Everett City Charter

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

9. **C0163-24** Appointment/s/ Councilor Robert J. Van Campen, as President

An order requesting the confirmation of the appointment of Jerry Navarra to the position of Executive Director of Public Works to a term ending January 5, 2026.

Council President Robert Van Campen made a technical amendment to change the language from "reappointment" to "appointment" of Jerry Navarra as DPW Director, as he was never previously appointed. The amendment was seconded and passed unanimously. Councilor Anthony DiPierro then moved to accept the committee report and favorable action on the amended appointment, which was seconded.

MOTION:	Favorable Action	Item Number {{item.number}}
MOVER:	Anthony DiPierro	
SECONDER:	Stephanie Smith	
RESULT:	Passed [10 TO 1]	
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Martins, Matewsky, Rogers, Smith, Van Campen	
NAYS:	Pietrantonio	
AWAY:		

10. C0166-24 Appointment/s/ Councilor Robert J. Van Campen, as President

An order requesting the confirmation of the appointment of Matt Lattanzi to the position of Executive Director of Planning and Development for a term ending January 5, 2026.

Councilor Anthony DiPierro moved to accept the committee report and favorable action on appointing Matt Lattanzi as Planning Director. It was seconded and Lattanzi was invited to appear for questions. Councilor Guerline Alcy Jabouin asked about his experience in the role. Lattanzi said he focused on land use and environmental law in school, worked at municipal law firms, and was tapped early on to attend planning board meetings and provide legal advice. He served as interim director for a year before being permanently appointed several years ago. In response to another question, Lattanzi clarified his salary is 50-70% paid from the annual Community Development Block Grant the city receives, not ARPA funds, to lessen the taxpayer burden as allowed. If that recurring grant was ever rejected, which is very unlikely, his job would hopefully not be eliminated.

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

11. C0202-24 Order/s/ Councilor Robert J. Van Campen, as President

An order proposing an amendment to the city's Administrative Code to create and codify an Active Transportation Advisory Committee in the City of Everett

City Clerk Sergio Cornelio noted a public hearing is required for this item so it needs to be postponed to the next meeting to allow proper advertising. Councilor Anthony DiPierro made a motion to accept the committee report and postpone the matter to June 10th.

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

12. C0199-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to appropriate \$100,000 from the General Fund Budgetary Fund Balance (Free Cash) to the Human Resource Employee Buyback and Other Expenditure account. This appropriation is necessary to pay employee benefits due employees upon separation from the City

City Clerk Sergio Cornelio stated the committee met earlier and recommended favorable action. Councilor Stephanie Martins moved to accept the report and favorable action, which was seconded. Councilor Guerline Alcy Jabouin expressed confusion about constantly requesting free cash rather than budgeting ahead. Councilor Stephanie Smith explained the council cut \$200,000 from this line item last year and said to come back if more was needed. This year there were 2 unexpected police and 2 fire retirements that used 80% of the budget since January, so more funds are needed to cover contractual separation pay.

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

UNFINISHED BUSINESS

13. C0032-24 Ordinance/s/ Robert J. Van Campen, as President

An ordinance amending the parking requirements, use regulations and dimensional standards of Section 30 "Lower Broadway Economic Development District (LBEDD)" of the City of Everett Zoning Ordinance

MOTION:	Ordain
MOVER:	Stephanie Martins
SECONDER:	Anthony DiPierro

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

14. C0103-24 Resolution/s/ Councilor Robert J. Van Campen, as President

That the Planning Department provide a brief presentation to the City Council on the scope of the ongoing Zoning Re-Codification work that was initiated in mid-2023

Planning Director Matt Lattanzi provided an overview of the zoning recodification project that began about 2 years ago to remap the city and clean up inconsistencies between the zoning map, ordinance language and the city's vision. The draft is nearing completion with a likely presentation to the council in mid to late June or early July, though probably not for a vote initially. Given the massive scope, the process will likely involve multiple public hearings at both the planning board and city council. Lattanzi said his door is always open for questions throughout to clarify things more quickly than waiting for meetings.

In response to questions, Lattanzi said a moratorium would likely take as long to implement as the zoning recodification itself at this point. Most of the current development is happening in the city's two newest zoning districts that will see the least changes. A moratorium is never required for a zoning overhaul, just an option, and probably would have needed to start a year before the recodification to have an impact based on input from the city's outside counsel on the lengthy study, challenge and implementation process.

Existing uses will be grandfathered, but if the use changes, even to a different type of the same use, it could be impacted if that use was prohibited in the meantime. However, property owners have some options to protect themselves like definitive subdivision plans.

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

15. C0149-24 Resolution/s/ Councilor Stephanie V. Smith

That the City of Everett gives priority to the youth sports/enrichment programs in Everett and EPS for field permits prior to providing permits to other Cities

Councilor Stephanie Smith spoke with the new director of youth and recreation who now controls field permitting. He explained the new process to her. She thanked him for the responsiveness and moved to refer the item back to herself as sponsor. Item Number: {item.number}

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

16. C0172-24 Resolution/s/ Councilor Peter Pietrantonio

That the chairperson of the Zoning Board of Appeals be invited to appear before the City Council, and if she can provide the Council with information for the last two years on how many variances & denials that they gave out.

Councilor Peter Pietrantonio expressed frustration that the ZBA chair has provided no communication or explanation for not appearing before the council as requested. Councilor Michael Marchese suggested sending the item to the government operations committee and inviting the chair to appear there along with any other councilors who wish to attend. The intent is to get the information in committee to avoid a long council meeting.

Councilor Guerline Alcy Jabouin felt the chair should come before the full council since not everyone is on the government operations committee. If she doesn't appear at the committee, she should be scheduled for the next council meeting.

Councilor Anthony DiPierro emphasized the importance of following the committee structure to have in-depth conversations and keep council meetings running efficiently. Detailed committee reports can inform the full council.

Ultimately, Councilor Marchese made a motion to refer the item to government operations, invite the ZBA chair to appear, and extend an invitation to all councilors to participate. The motion was seconded and passed on a voice vote.

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

17. **C0197-24** Resolution/s/ Councilor Stephanie Martins, Councilor Stephanie W. Smith Item Number (item number)

A resolution requesting the creation of a zoning plan to provide available incentives for the construction of workforce housing

Councilors Stephanie Martins and Stephanie Smith are working on various housing measures. This one would create a workforce housing special tax assessment plan as allowed under state law to incentivize the development of middle-income housing through tax breaks. The rents would be more affordable than typical market rates, but not subsidized low-income housing. The plan requires both city council and mayoral approval. Councilor Martins moved to refer the item to the planning board to create the plan and present it back to the council.

MOTION:	Refer
MOVER:	Stephanie Martins
SECONDER:	Michael Marchese
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

18. **C0203-24** Resolution/s/ Councilor Guerline Alcy Jabouin

An resolution requesting that the Everett Youth Initiative Council to come to the May 13th meeting to present their ARPA projects, and the status as it it nearing the end of the school year.

Two members of the Everett Youth Council, Talia and Juan, appeared to present an update on their ARPA projects. Last year, high school students voted to allocate the youth council's \$1 million in ARPA funds to three priorities: scholarships for low-income students, free MBTA passes, and "little pantries" stocked with food, hygiene items and professional clothing.

The scholarship program has been the main focus. The youth council cannot directly receive the ARPA money, so after the school administration opted out of being the passthrough, the group settled on the Eliot Resource Center as a subcontractor to disburse the funds. An application process with teacher-scored rubrics was used to select recipients. Out of over 80 applicants, about 50 students who met low-income guidelines are in line to receive scholarships of up to \$3,000 each, with a total cap of \$198,000.

Several councilors expressed concern about the income restrictions preventing some deserving students from qualifying and the potential stigma it could create. Talia explained she agreed and appealed to the ARPA advisory panel overseeing the process, but they were bound by strict federal rules around using ARPA money.

There was also concern about ensuring a proper transition plan is in place for future

youth council members to continue the project after the current leaders graduate. About \$800,000 remains to be allocated and a detailed plan with specific dollar amounts and timelines must be submitted for the remaining projects by the ARPA spending deadline.

Talia explained the remaining funds, after the scholarships, will support the other two projects - little pantries and free MBTA passes. Detailed proposals and budgets have been submitted projecting out costs like stocking the pantries for the next few years until the ARPA deadline. The Eliot Resource Center will continue to oversee the projects once the current youth council members graduate, and remaining members will step up into leadership roles.

The youth council leaders were thanked for their hard work and congratulated on their advocacy. Councilor Guerline Alcy Jabouin made a motion to accept the presentation and refer to the ARPA oversight panel a request to lift the scholarship income eligibility requirements per the recommendation of the youth council and Councilor Martins. The motion was seconded and passed unanimously.

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

NEW BUSINESS

19. C0207-24 Resolution/s/ Councilor Peter Pietrantonio

That the DPW Director come to the next meeting to explain the maintenance of our City traffic islands and parks

Councilor Peter Pietrantonio requested the DPW Director appear before the council to explain why city traffic islands and parks are not being properly maintained, noting he created most of the islands so he is very familiar with them. Councilor Michael Marchese suggested referring the item to the government operations committee and having the director appear there as well. Councilor Pietrantonio agreed to that suggestion. A motion was made and seconded to refer the item to government operations and have the director appear at that meeting.

MOTION: Refer
MOVER: Michael Marchese
SECONDER: Peter Pietrantonio

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

20. C0208-24 Resolution/s/ Councilor Peter Pietrantonio

That the DPW provide an update on the port a potty that I ordered for the Northern Trail at Wellington Ave

Councilor Peter Pietrantonio explained he began discussing placing a porta potty at the Northern Trail on Wellington Ave with the DPW Director on April 24th for the Everett Growers. However, it took a month and half to actually get one installed, only appearing two days after he put the issue on the council agenda as a communication. He expressed frustration at the delay and requested the director appear before the council to explain the timeline to residents. Councilor Michael Marchese made a motion, which was seconded, to refer the item to government operations and invite the director to appear at the same meeting

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

21. C0209-24 Resolution/s/ Councilor Peter Pietrantonio

That the Veterans Director come to the next meeting and explain office hours and services, as well as how many memorial squares have to be installed

Councilor Peter Pietrantonio requested the Veterans Services Director appear before the full city council at the next meeting on June 10th, rather than in committee, to explain the department's operations, office hours, and the status of memorial square installations. He noted the director was invited a couple months ago but couldn't make it. Councilor Michael Marchese made a motion to invite the director to the June 10th council meeting, which was seconded and passed unanimously.

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

22. C0212-24 Resolution/s/ Councilor Peter Pietrantonio, Councilor Robert Van Campen, & The Entire City Council

That the Traffic Commission consider expanding the resident parking program to seven days per week throughout the City of Everett.

Councilor Stephanie Smith asked to have her name added to the resolution. Councilor Michael Marchese suggested amending it to include the entire city council, which was moved, seconded and passed unanimously.

Councilor Peter Pietrantonio explained they are receiving complaints, especially on weekends, of cars without resident stickers parking on city streets. Since parking enforcement does work weekends, he believes it would make sense to expand the resident sticker program to 7 days a week.

Council President Robert Van Campen agreed, noting the huge parking crunch in the city in recent years with Everett becoming a "parking lot" for non-residents on weekends. Expanding the sticker program could help alleviate that issue. He suggested referring the item to the traffic commission for consideration and requesting they invite the city council to the meeting where it will be discussed. A motion to that effect was made, seconded and passed unanimously.

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

23. C0213-24 Resolution/s/ Councilor Robert J. Van Campen, Councilor Peter Pietrantonio

In conjunction with its zoning re-codification process, that the City of Everett conduct a comprehensive review of the Transportation Demand Management requirements set forth in Section 35 of the Zoning Ordinance, and give consideration to any necessary revisions and/or replacement

Council President Robert Van Campen explained the Transportation Demand Management (TDM) system is codified in the zoning ordinance and requires developers to present parking solutions based on the size and scope of their projects.

Everett has seen the most housing development of any Greater Boston community in the last 5 years and is reaching a "breaking point" with large-scale projects throughout the city. Van Campen questioned whether the TDM system is still working to meet the

city's needs or potentially causing more problems than it solves. Item Number {{item.number}}

As part of the comprehensive zoning recodification process, he suggested the TDM system also be thoroughly reviewed and revised or replaced if necessary. He made a motion to refer the resolution to the planning department to include in the recodification process. The motion was seconded by Councilor Peter Pietrantonio.

Pietrantonio agreed the TDM issue should be studied as the city is "overwhelmed" with development. He recalled the council previously changed the zoning from requiring 2 parking spaces per unit to the TDM system, so he believes they have the power to change it again.

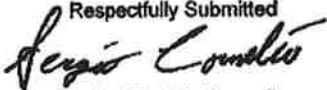
The motion to refer the matter to the planning department passed unanimously.

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

ADJOURNMENT

Meeting adjourned at 9:02 PM

MOTION:	Adjourn
MOVER:	Stephanie Smith
SECONDER:	Stephanie Martins
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

Respectfully Submitted

Clerk of the City Council