



AGENDA

REGULAR MEETING OF THE CITY COUNCIL MONDAY, DECEMBER 09, 2024 7:00 PM

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

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

COMMUNICATIONS FROM HIS HONOR THE MAYOR

- 1. C0400-24** Order/s/ Councilor Robert J. Van Campen, as President
An order requesting approval to accept and expend donations totaling \$185.00 from City of Everett employees during the month of November for the Fire Victims Fund
- 2. C0401-24** Order/s/ Councilor Robert J. Van Campen, as President
An order requesting approval to accept and expend a grant from the Metropolitan Area Planning Council (MAPC) in the amount of \$20,000 for the purpose of accelerating climate resilience in Everett
- 3. C0403-24** Order/s/ Councilor Robert J. Van Campen, as President
An order requesting approval to accept and expend a donation from Michael Marchese of McKinnon's gift cards totaling \$500.00 and Target gift cards totaling \$500.00 for the Holiday Assistance Program
- 4. C0404-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting to approve the disclosure filed by Ms. Rosa Viveiros who has disclosed a financial interest in a municipal contract where she will receive a stipend from the Everett Adult Learning Center (EALC). Ms. Viveiros will be helping as an ESL Teacher as needed

5. C0409-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend a grant from the Massachusetts Department of Fire Services in the amount of \$187,500 enhance HazMat operations

6. C0412-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend a donation from the Carmen A. Schiavo Club of Everett of McKinnon's gift cards totaling \$1,250.00 for the Holiday Assistance Program

7. C0413-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend a grant from the Department of Energy's State and Community Energy Programs - Energy Efficiency and Conservation Block Grant (EECBG) Program Equipment Rebate Voucher program in the amount of \$76,560.00. These funds will be used to purchase heat pumps to be installed on top of DPW, which are more sustainable and work towards the City's electrification and decarbonization goals

8. C0418-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to approve the disclosures filed by Roberta Suppa, Antoinette Octave-Blanchard, Caitlin Norden, and Cazandra Cherif de Urena who have disclosed a financial interest in a municipal contract where they will receive a stipend from the Elections Department. They worked outside their normal working hours to help the Elections Department, which is short-staffed

9. C0419-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to declare a specific EPD vehicle as surplus. The details on the vehicle are as follows:

2018 Ford PIU Black and White

Mass Reg. MPD616

VIN - 1FM5K8ARXJGB92172

Mileage - approx. 70k

Condition: scratches, dents, ripped seat, need mechanical work

Value is under \$5,000

PETITIONS AND LICENSES

10. C0405-24 Petition/s/ Councilor Robert J. Van Campen, as President

A petition requesting the renewal of a class two motor vehicle dealer license for NE Body Works Inc. at 36 R Mystic Street

11. C0406-24 Petition/s/ Councilor Robert J. Van Campen, as President

A petition requesting the renewal of a class two motor vehicle dealer license for NE Body Works Inc. at 39-43 Mystic Street

12. C0407-24 Petition/s/ Councilor Robert J. Van Campen, as President

A petition requesting the renewal of a class two motor vehicle dealer license for Boston Motor Sports LLC at 47 Mystic Street

13. C0408-24 Petition/s/ Councilor Robert J. Van Campen, as President

A petition requesting the modification of an existing livery license with the addition of one more vehicle, bringing the total amount of vehicles to four for Diamond Class Chaffeurs LLC at 30 Thurman Park

COMMITTEE REPORTS

14. C0393-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to appropriate \$66,500 from General Fund Budgetary Fund Balance (Free Cash) to the Treasurer/Collector other expenses account. This appropriation is necessary to cover the e-check fees for the remainder of the year, as well as resident stickers, postage fees and lockbox services

15. C0364-24 Order/s/ Councilor Robert J. Van Campen, as President

That in accordance with Section 3-3 of the City Charter and, Article 5 of the City of Everett Administrative Code, I hereby appoint, subject to confirmation by the City Council, the following individuals as members of the Transportation Advisory Board for a term of one (1) year expiring November 12, 2025: Katharina Bormann, Pharm D, Maurose Denis, Jarod Evenson, Jo Oltman, Aya Oulal , Andrea Porras, Derek Shooster

UNFINISHED BUSINESS

16. C0326-24 Resolution/s/ Councilor Stephanie Martins

That the administration and/or engineering department consider creating a list of

standards or a final punch list for construction sites across the city and actually check each site prior to payment being released to make sure job sites are cleaned up and built to satisfaction

- 17. C0336-24** Resolution/s/ Councilor Robert J. Van Campen, Councilor Holly D. Garcia

That the Administration provide the City Council with an update on its ongoing efforts to reclaim the former Everett High School for expanded school purposes, including the relocation of certain other non-educational uses within the facility, and the reuse and redevelopment of the former Pope John property

- 18. C0351-24** Resolution/s/ Councilor Robert J. Van Campen

In the interest of public safety - and where it serves as a gateway into Swan Street Park - that the Department of Public Works and Engineering Department determine the feasibility of a raised intersection at Kinsman, Wall and Tappan Streets

- 19. C0352-24** Resolution/s/ Councilor Robert J. Van Campen

That the Director of Planning & Development provide an explanation and summary of the Affordable Housing Linkage Fee Program, including all revenues collected since its inception, the current balance in the Affordable Housing Linkage Fee Revolving Fund, and an itemization of the investments in affordable housing that have been made through this critical program since its creation.

- 20. C0361-24** Resolution/s/ Councilor Peter Pietrantonio

That the Elections Director appear at the next meeting to give an update on any issues that may have occurred during the election, as well as anything that could be done in the future to make it run better.

- 21. C0375-24** Resolution/s/ Councilor Stephanie V. Smith

As the 2024 ARPA deadline is approaching, that the CFO provide the City with all allocated and unallocated projects and the amount allocated – including the projects that Archipelago Strategies Group has been running for the Community recipients & the student funding

- 22. C0386-24** Resolution/s/ Councilor Stephanie Martins, Councilor Guerline Alcy Jabouin

That the administration consider allocating part of the \$700,000 of ARPA funds dedicated to businesses to create a loss of revenue assistance program to assist local small businesses recovering from COVID and affected by street construction closures

- 23. C0387-24** Resolution/s/ Councilor Stephanie Martins, Councilor Guerline Alcy Jabouin

That the administration provide an update on the names of the organizations that applied for ARPA funds and the current status before the funds expire

- 24. C0395-24** Resolution/s/ Councilor Holly D. Garcia, Councilor Robert J. Van Campen, & The Entire City Council

In the interest of public health and safety, that the Everett Housing Authority engage in more frequent extermination activities at Glendale Towers, and in all facilities operated by the Authority and raise greater awareness with residents about the need to raise rodent concerns in a more timely fashion

NEW BUSINESS

- 25. C0399-24** Ordinance/s/ Councilor Katy L. Rogers

An ordinance requiring the display of the UNITED STATES FLAG when foreign flags are displayed by businesses

- 26. C0402-24** Resolution/s/ Councilor Katy L. Rogers

A resolution to request the streaming of city council meetings YOUTUBE for enhanced accessibility and transparency

- 27. C0411-24** Resolution/s/ Councilor Stephanie Martins, Councilor Robert J. Van Campen

That the Water Superintendent appear at the next meeting to clarify the purpose of the recent letters regarding lead that were sent to residents and the next steps

- 28. C0416-24** Ordinance/s/ Councilor Stephanie V. Smith

An ordinance to amend live animal testing

- 29. C0417-24** Ordinance/s/ Councilor Stephanie Martins, Councilor Stephanie V. Smith

An ordinance amending SECTION 32B OF THE ZONING ORDINANCES: INCLUSIONARY ZONING

MAINTENANCE REQUESTS

- A.** Councilor Katy L. Rogers

That the city provide Everett High School with a covered dumpster to contain trash in an

effort to mitigate stray garbage spreading throughout the park and attracting rodents

ADJOURNMENT

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

1. C0400-24 Order/s/

An order requesting approval to accept and expend donations totaling \$185.00 from City of Everett employees during the month of November for the Fire Victims Fund



CARLO DeMARIA
MAYOR

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

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

December 2, 2024

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 \$185.00 from City of Everett employees during the month of November 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



December 2, 2024

City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, 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 \$185.00 from City of Everett employees during the month of November for the Fire Victims Fund. Employees are given the opportunity to wear jeans on Thursday by making a \$5.00 donation to the Fire Victims Fund. These funds are collected weekly.

2. C0401-24 Order/s/

An order requesting approval to accept and expend a grant from the Metropolitan Area Planning Council (MAPC) in the amount of \$20,000 for the purpose of accelerating climate resilience in Everett



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Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



December 2, 2024

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Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

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to accept and expend a grant from the Metropolitan Area
Planning Council (MAPC) in the amount of \$20,000 for the
purpose of accelerating climate resilience in Everett.

3. C0403-24 Order/s/

An order requesting approval to accept and expend a donation from Michael Marchese of McKinnon's gift cards totaling \$500.00 and Target gift cards totaling \$500.00 for the Holiday Assistance Program



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December 3, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend a donation from Michael Marchese of McKinnon's gift cards totaling \$500.00 and Target gift cards totaling \$500.00 for the Holiday Assistance Program.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



December 3, 2024

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

Be it
Ordered: BY City Council OF THE CITY OF EVERETT, as
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to accept and expend a donation from Michael Marchese of
McKinnon's gift cards totaling \$500.00 and Target gift cards
totaling \$500.00 for the Holiday Assistance Program.

4. C0404-24 Order/s/

An order requesting to approve the disclosure filed by Ms. Rosa Viveiros who has disclosed a financial interest in a municipal contract where she will receive a stipend from the Everett Adult Learning Center (EALC). Ms. Viveiros will be helping as an ESL Teacher as needed



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December 3, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

In accordance with MGL c, 268A s. 20(b), I hereby submit for your consideration an order to approve the disclosure filed by Ms. Rosa Viveiros who has disclosed a financial interest in a municipal contract where she will receive a stipend from the Everett Adult Learning Center (EALC). Ms. Viveiros will be helping as an ESL Teacher as needed.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



December 3, 2024

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CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

Be it
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approve the disclosure filed by Ms. Rosa Viveiros who has disclosed a financial interest in a municipal contract where she will receive a stipend from the Everett Adult Learning Center (EALC).

5. C0409-24 Order/s/

An order requesting approval to accept and expend a grant from the Massachusetts Department of Fire Services in the amount of \$187,500 enhance HazMat operations



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December 2, 2024

Honorable City Council
484 Broadway
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Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend a grant from the Massachusetts Department of Fire Services in the amount of \$187,500 enhance HazMat operations.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



December 2, 2024

City of Everett, Massachusetts
CITY COUNCIL

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Bill Number:
Bill Type: Order

Be it
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follows:

to accept and expend a grant from the Massachusetts
Department of Fire Services in the amount of \$187,500
enhance HazMat operations.

6. C0412-24 Order/s/

An order requesting approval to accept and expend a donation from the Carmen A. Schiavo Club of Everett of McKinnon's gift cards totaling \$1,250.00 for the Holiday Assistance Program



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December 4, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend a donation from the Carmen A. Schiavo Club of Everett of McKinnon's gift cards totaling \$1,250.00 for the Holiday Assistance Program.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



December 4, 2024

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

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

to accept and expend a donation from the Carmen A. Schiavo
Club of Everett of McKinnon's gift cards totaling \$1,250.00 for
the Holiday Assistance Program.

7. C0413-24 Order/s/

An order requesting approval to accept and expend a grant from the Department of Energy's State and Community Energy Programs - Energy Efficiency and Conservation Block Grant (EECBG) Program Equipment Rebate Voucher program in the amount of \$76,560.00. These funds will be used to purchase heat pumps to be installed on top of DPW, which are more sustainable and work towards the City's electrification and decarbonization goals



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November 7, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend a grant from the Department of Energy's State and Community Energy Programs - Energy Efficiency and Conservation Block Grant (EECBG) Program Equipment Rebate Voucher program in the amount of \$76,560.00. These funds will be used to purchase heat pumps to be installed on top of DPW, which are more sustainable and work towards the City's electrification and decarbonization goals

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



November 7, 2024

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

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

to accept and expend a grant from the Department of Energy's
State and Community Energy Programs - Energy Efficiency and
Conservation Block Grant (EECBG) Program Equipment Rebate
Voucher program in the amount of \$76,560.00.

8. C0418-24 Order/s/

An order requesting approval to approve the disclosures filed by Roberta Suppa, Antoinette Octave-Blanchard, Caitlin Norden, and Cazandra Cherif de Urena who have disclosed a financial interest in a municipal contract where they will receive a stipend from the Elections Department. They worked outside their normal working hours to help the Elections Department, which is short-staffed



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December 4, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

In accordance with MGL c, 268A s. 20(b), I hereby submit for your consideration an order to approve the disclosures filed by Roberta Suppa, Antoinette Octave-Blanchard, Caitlin Norden, and Cazandra Cherif de Urena who have disclosed a financial interest in a municipal contract where they will receive a stipend from the Elections Department. They worked outside their normal working hours to help the Elections Department, which is short-staffed.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



December 4, 2024

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

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

approve the disclosure filed by Roberta Suppa, Antoinette Octave-Blanchard, Caitlin Norden, and Cazandra Cherif de Urena who have disclosed a financial interest in a municipal contract where they will receive a stipend from the Elections Department. They worked outside their normal working hours to help the Elections Department, which is short-staffed.

9. C0419-24 Order/s/

An order requesting approval to declare a specific EPD vehicle as surplus. The details on the vehicle are as follows:

2018 Ford PIU Black and White

Mass Reg. MPD616

VIN - 1FM5K8ARXJGB92172

Mileage - approx. 70k

Condition: scratches, dents, ripped seat, need mechanical work

Value is under \$5,000



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December 4, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to declare a specific EPD vehicle as surplus. The details on the vehicle are as follows:

2018 Ford PIU Black and White
Mass Reg. MPD616
VIN - 1FM5K8ARXJGB92172
Mileage - approx. 70k
Condition: scratches, dents, ripped seat, need mechanical work
Value is under \$5,000

Further approval is requested for the Everett Police Department to donate the vehicle to the Law Enforcement Torch Run Massachusetts for Special Olympics.

Thank you for your favorable consideration in this matter.

Respectfully Submitted

Carlo DeMaria
Mayor



December 4, 2024

City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:

Bill Type: Order

Be it

Ordered: BY THE CITY COUNCIL OF THE CITY OF EVERETT,

ORDERED:

to declare a specific EPD vehicle as surplus and to approve its donation to the Law Enforcement Torch Run Massachusetts for Special Olympics. The details on the vehicle are as follows:

2018 Ford PIU Black and White

Mass Reg. MPD616

VIN - 1FM5K8ARXJGB92172

Mileage - approx. 70k

Condition: scratches, dents, ripped seat, need mechanical work

Value is under \$5,000

10. C0405-24 Petition/s/

A petition requesting the renewal of a class two motor vehicle dealer license for NE Body Works Inc. at 36 R Mystic Street

11. C0406-24 Petition/s/

A petition requesting the renewal of a class two motor vehicle dealer license for NE Body Works Inc. at 39-43 Mystic Street

12. C0407-24 Petition/s/

A petition requesting the renewal of a class two motor vehicle dealer license for Boston Motor Sports LLC at 47 Mystic Street

13. C0408-24 Petition/s/

A petition requesting the modification of an existing livery license with the addition of one more vehicle, bringing the total amount of vehicles to four for Diamond Class Chaffeurs LLC at 30 Thurman Park

14. C0393-24 Order/s/

An order requesting approval to appropriate \$66,500 from General Fund Budgetary Fund Balance (Free Cash) to the Treasurer/Collector other expenses account. This appropriation is necessary to cover the e-check fees for the remainder of the year, as well as resident stickers, postage fees and lockbox services



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November 20, 2024

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

Dear Honorable Members:

I hereby submit for your consideration an order to appropriate \$66,500 from General Fund Budgetary Fund Balance (Free Cash) to the Treasurer/Collector other expenses account. This appropriation is necessary to cover the e-check fees for the remainder of the year, as well as resident stickers, postage fees and lockbox services

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



November 20, 2024

City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councillor Robert VanCampen, as President

Bill Number:

Be it

Bill Type: Order

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

That the sum of 66,500 from General Fund Budgetary Fund Balance (Free Cash) to the Treasurer/Collector other expenses account.

This appropriation is necessary to cover the e-check fees for the remainder of the year, as well as resident stickers, postage fees and lockbox services

#1 - C0393-24

Ways and Means Committee
December 2, 2024

The Committee on Ways and Means met on Monday, December 2, 2024 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 and Holly Garcia. Member absent was Councilor Guerline Alcy Jabouin.

Communication received from Councilor Guerline Alcy Jabouin that she would be unable to attend due to a work commitment.

The Committee met on an Order offered by Councilor Robert Van Campen, as President: An Order requesting approval to appropriate \$66,500 from General Fund Budgetary Balance (Free Cash) to the Treasurer/Collector Other Expenses Account. This appropriation is necessary to cover the e-check fees for the remainder of the year, as well as resident stickers, postage fees and lockbox services.

Chief Financial Officer Eric Demas was also present.

Councilor DiPierro remarked that the City Council was looking to maintain a happy medium to the residents as it related to fees the City would be absorbing when residents made payment to the City. He noted that he supports the covering of the e-check fees but not the credit card fees. Councilor Garcia concurred in doing anything they could do to help residents. Mr. Demas informed the committee that a lot of people are unhappy that the City is no longer covering the credit card fee, which has created longer lines at City Hall with people paying in person. Mr. Demas also mentioned that the City has been receiving a lot more checks through the mail which has created additional costs for the lockbox fees. He explained that the increase in postage was a direct result of the national election. Councilor DiPierro asked if the FY26 Budget will reflect the need to increase these line items in the budget to avoid the need to come before the City Council for additional funding during the year and Mr. Demas assured him that the Budget will reflect the projected costs. Chairperson Smith asked if this appropriation would indeed cover these items through the end of the fiscal year and Mr. Demas responded that it would.

The Committee voted: to report back to the City Council with a recommendation for Favorable action.

Respectfully Submitted,

John W. Burley
Clerk of Committees

15. C0364-24 Order/s/

That in accordance with Section 3-3 of the City Charter and, Article 5 of the City of Everett Administrative Code, I hereby appoint, subject to confirmation by the City Council, the following individuals as members of the Transportation Advisory Board for a term of one (1) year expiring November 12, 2025: Katharina Bormann, Pharm D, Maurose Denis, Jarod Evenson, Jo Oltman, Aya Oulal , Andrea Porras, Derek Shooster



CARLO DeMARIA
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November 6, 2024

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

Re: Appointment of Everett Active Transportation Advisory Board Members

Dear Honorable Members:

Please be advised that in accordance with Section 3-3 of the City Charter and, Article 5 of the City of Everett Administrative Code, I hereby appoint, subject to confirmation by the City Council, the following individuals as members of the Transportation Advisory Board for a term of one (1) year expiring November 12, 2025:

Katharina Bormann, PharmD
Maurose Denis
Jarod Evenson
Jo Oltman
Aya Oulal
Andrea Porras
Derek Shooster

The members were chosen based on a public application process conducted by the Transportation Department. All appointees reside in Everett. There is no compensation for the members serving on this board.

Thank you for your favorable consideration in this matter.

Respectfully submitted,

Carlo DeMaria
Mayor



November 6, 2024

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Robert VanCampan, 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 Katharina Bormann, PharmD; Maurose Denis; Jarod Evenson; Jo Oltman; Aya Oulal; Andrea Porras; and Derek Shooster to the Everett Active Transportation Advisory Board for a term of one (1) year expiring November 12, 2025.

16. C0326-24 Resolution/s/

That the administration and/or engineering department consider creating a list of standards or a final punch list for construction sites across the city and actually check each site prior to payment being released to make sure job sites are cleaned up and built to satisfaction

Erik Swanson

From: Erik Swanson
Sent: Monday, October 28, 2024 4:44 PM
To: Robert VanCampen; Michael Mangan
Cc: Erin Deveney; Colleen Mejia
Subject: Construction Standards/Punch list Resolution C0326-24

Dear Mr. President,

I have been asked to appear on council resolution C0326-24 (Construction Standards/Punch list) which is agenda item number 11 on the council agenda for the October 28 meeting. Please note that in accordance with the Everett Home Rule Charter Section 2-7(d), "the city council shall give a minimum of 7 days' notice to any person it may require to appear before it under the provisions of this section. The notice shall include specific questions on which the city council seeks information, and no person called to appear before the city council under this section shall be required to respond to any question not relevant or related to those presented in advance and in writing."

To date, I have not received written notice to appear along with specific questions on which Councilor Martins seeks information. I will be happy to respond to any questions the Councilor may have upon written request in accordance with the city's charter. Thank you for your attention to this matter.

In lieu of any specific questions, I offer the following response:

There are a myriad of projects and project types – City sponsored, private or utility work within the City's Right of Way, or private developments, within the City which seem to have recurring issues as of late. Some of those issues include jobsite cleanliness, accessibility through the work zone, advance notice to residents, staging of materials and equipment, and project closeout. Monitoring of ever expanding active construction projects is continuous, and this work is inspected and checked as availability and staffing allow. The Engineering Department will work with the Solicitor's office and the City Council over the winter to address any gaps within the existing City Ordinances so that future permits and associated work in the City is completed in a manner consistent with addressing resident's concerns.

Sincerely,

Erik



Erik S. Swanson, P.E.

Director of Engineering

17. C0336-24 Resolution/s/

That the Administration provide the City Council with an update on its ongoing efforts to reclaim the former Everett High School for expanded school purposes, including the relocation of certain other non-educational uses within the facility, and the reuse and redevelopment of the former Pope John property



CARLO DeMARIA
MAYOR

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

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

October 28, 2024

Honorable Robert Van Campen
President
Honorable Holly Garcia
City Councilor
Everett City Council
484 Broadway
Everett, Massachusetts 02149

RE: Council Resolution C033624

Dear President Van Campen and Councilor Garcia:

Please be advised that it remains my intention to present to the City Council additional information from the Mount Vernon Group to demonstrate whether it is feasible or not to continue to locate the Eliot Family Resource Center and/or the Broadway Boxing Club in the former Everett High School Building in alternative separate, secure space while also accommodating expanded use of the building by the Everett Public Schools for a 7th and 8th grade academy.

The Eliot Family Resource Center has operated in the former high school building while it has been co-located with the Webster School Extension. I am not aware that this has been problematic for the school to operate. Given the thousands of Everett families that are served by the Eliot, I think it is important for the Council to consider whether this arrangement is able to continue safely and securely while more of the building is used for educational purposes.

The operating hours of the Broadway Boxing Club from 3-6 pm during the week and on Saturdays fall predominantly outside the hours of school operations. I think the benefits of this community program warrant the Council having additional information about whether a new separate, secure space is an option for this program as well.

Sent from my iPad

On Nov 6, 2024, at 5:02 PM, Erin Deveney <erin.deveney@ci.everett.ma.us> wrote:

Hello-

Attached please find a communication from the Mayor as it relates to the above-referenced order.

Thank you.

-Erin

<Resolution C033624 Communication November 6 2024.docx>



CARLO DeMARIA
MAYOR

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

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

November 6, 2024

Honorable Robert Van Campen
President
Honorable Holly Garcia
City Councilor
Everett City Council
484 Broadway
Everett, Massachusetts 02149

RE: Council Resolution C033624

Dear President Van Campen and Councilor Garcia:

Please be advised that I anticipate that the Mount Vernon Group Architects will have an updated feasibility study for the proposed reuse of additional space in the former Everett High School to share with my office during the week of November 18, 2024.

It is my intention of submitting this additional information to the Council for its consideration in advance of its regular meeting on November 25, 2024.

Thank you.

Respectfully submitted,

Carlo DeMaria
Mayor

Michael Mangan

From: Mayor Carlo DeMaria
Sent: Wednesday, November 20, 2024 2:38 PM
To: Robert VanCampen; Erin Deveney
Cc: Michael Mangan; David Flood; Sergio Cornelio; Dolores Lattanzi; Holly Garcia
Subject: RE: C033624 Communication from the Mayor

Hi, Robert-

Thanks for clarifying your position on this issue. We've talked about different issues and concerns about possible reuse of the former high school at Council meetings over the last several months, so I appreciate you making your position very clear.

I told the Council the last time I spoke on the issue of the old high school that I thought the uses like the Eliot should stay in that location. While I understand your position, I want to be sure the Council knows what that option I spoke about would look like. The Mount Vernon Group has done additional work to share with me, but I haven't been able to meet with them this week in time to get the updated plans to the Council by 5 PM today. I will be meeting with them next week to review the option and will share that additional information with the Council for the first meeting in December. I wanted to let you know so you can plan the agenda for Monday night's meeting.

Thanks again for letting me know where you stand.

-Carlo

From: Robert VanCampen <Rob.VanCampen@ci.everett.ma.us>
Sent: Wednesday, November 13, 2024 6:23 AM
To: Erin Deveney <Erin.Deveney@ci.everett.ma.us>
Cc: Michael Mangan <Michael.Mangan@ci.everett.ma.us>; David Flood <David.Flood@ci.everett.ma.us>; Sergio Cornelio <Sergio.Cornelio@ci.everett.ma.us>; Dolores Lattanzi <Dolores.Lattanzi@ci.everett.ma.us>; Mayor Carlo DeMaria <mayorcarlo.demaria@ci.everett.ma.us>; Holly Garcia <Holly.Garcia@ci.everett.ma.us>
Subject: Re: C033624 Communication from the Mayor

Mayor, Erin-

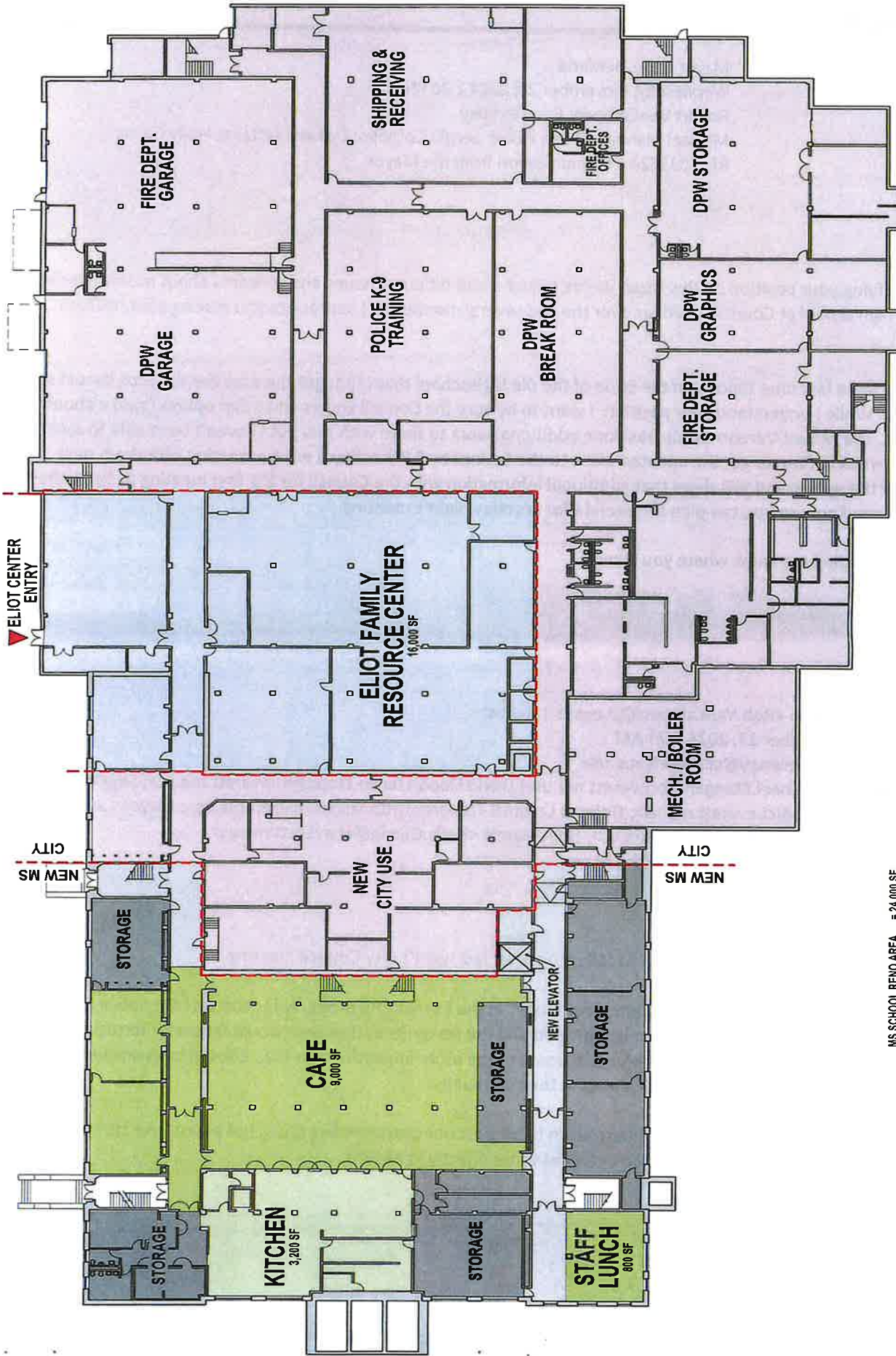
Thank you for this communication. I wanted to follow up after last night's City Council meeting.

While the Administration's efforts to find "additional space" in the former EHS property for some of the non-school uses occurring there, I have to be clear that the neighborhood and the residents in that area would far prefer to reclaim the structure for school purposes, and would prefer that some of the other impactful uses (i.e., Elliot, Broadway Boxing) be relocated to more appropriate/less congested sites in the community.

I am more than willing to work with the Administration to address our overcrowding crisis, but please give serious consideration to the concerns I have raised on behalf of those directly impacted.

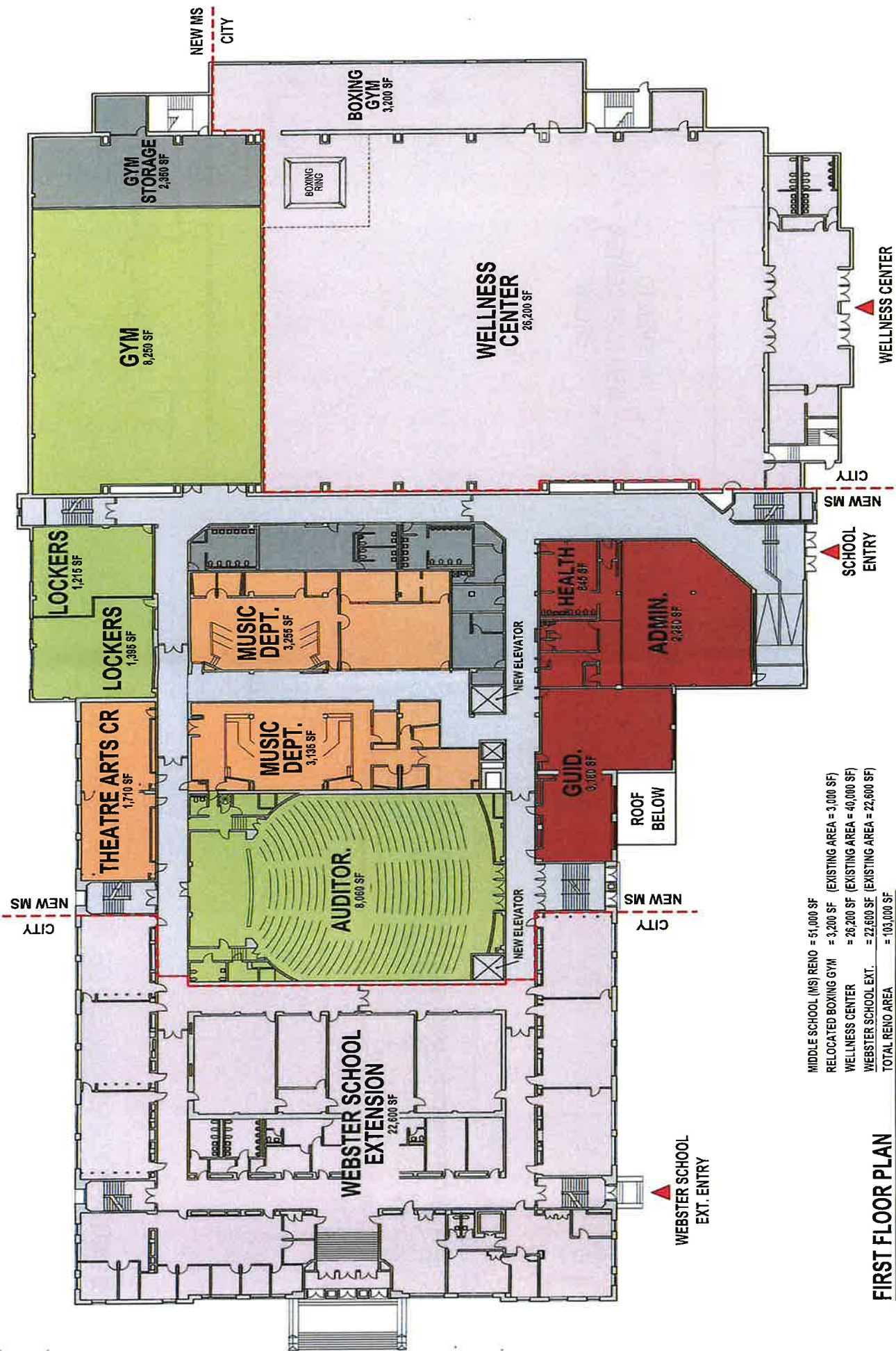
Thanks.

Rob



MS SCHOOL RENO AREA = 24,000 SF
 ELIOT CENTER RENO AREA = 16,000 SF (EXISTING AREA = 12,800 SF)
 TOTAL RENO AREA = 40,000 SF

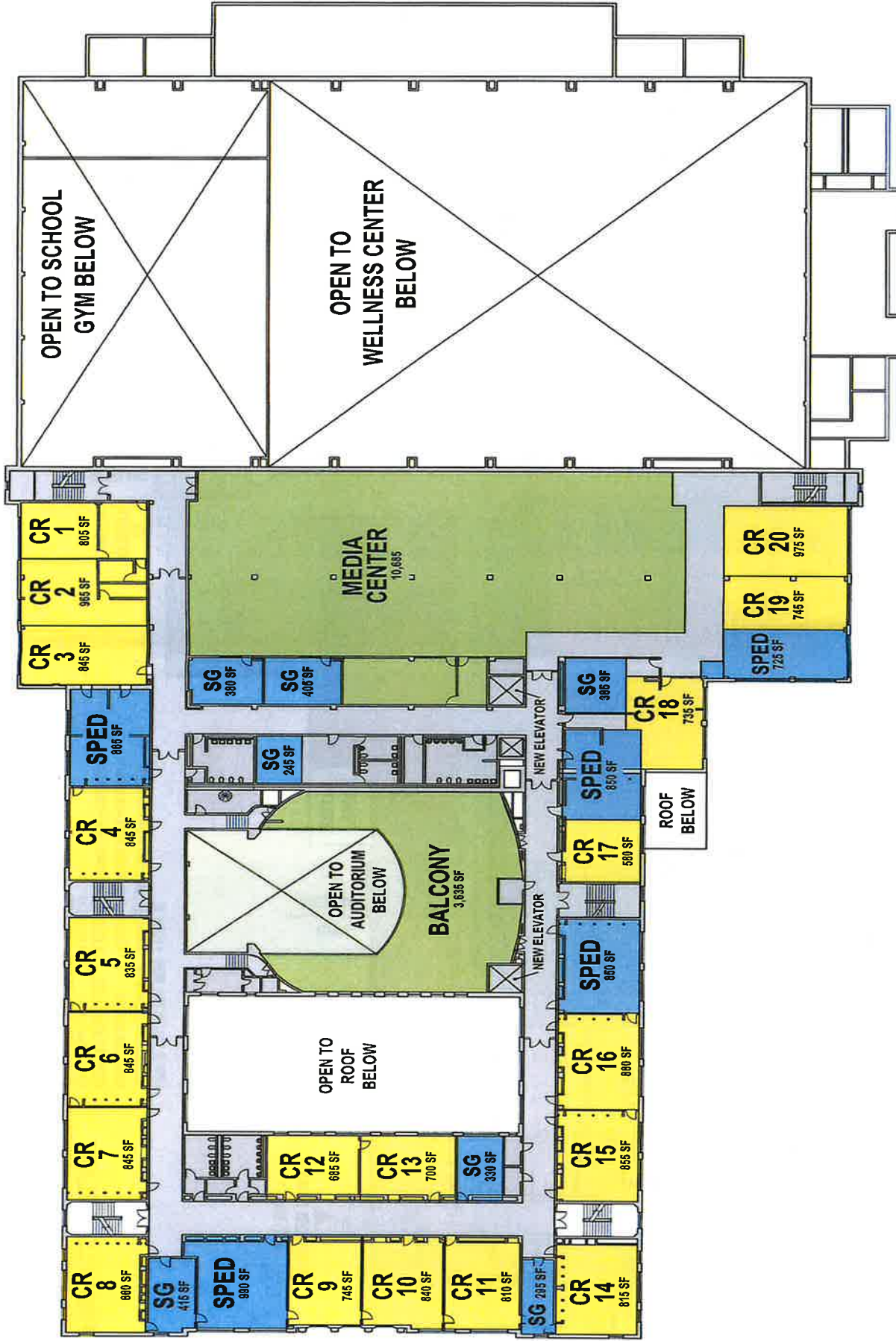
GROUND FLOOR PLAN



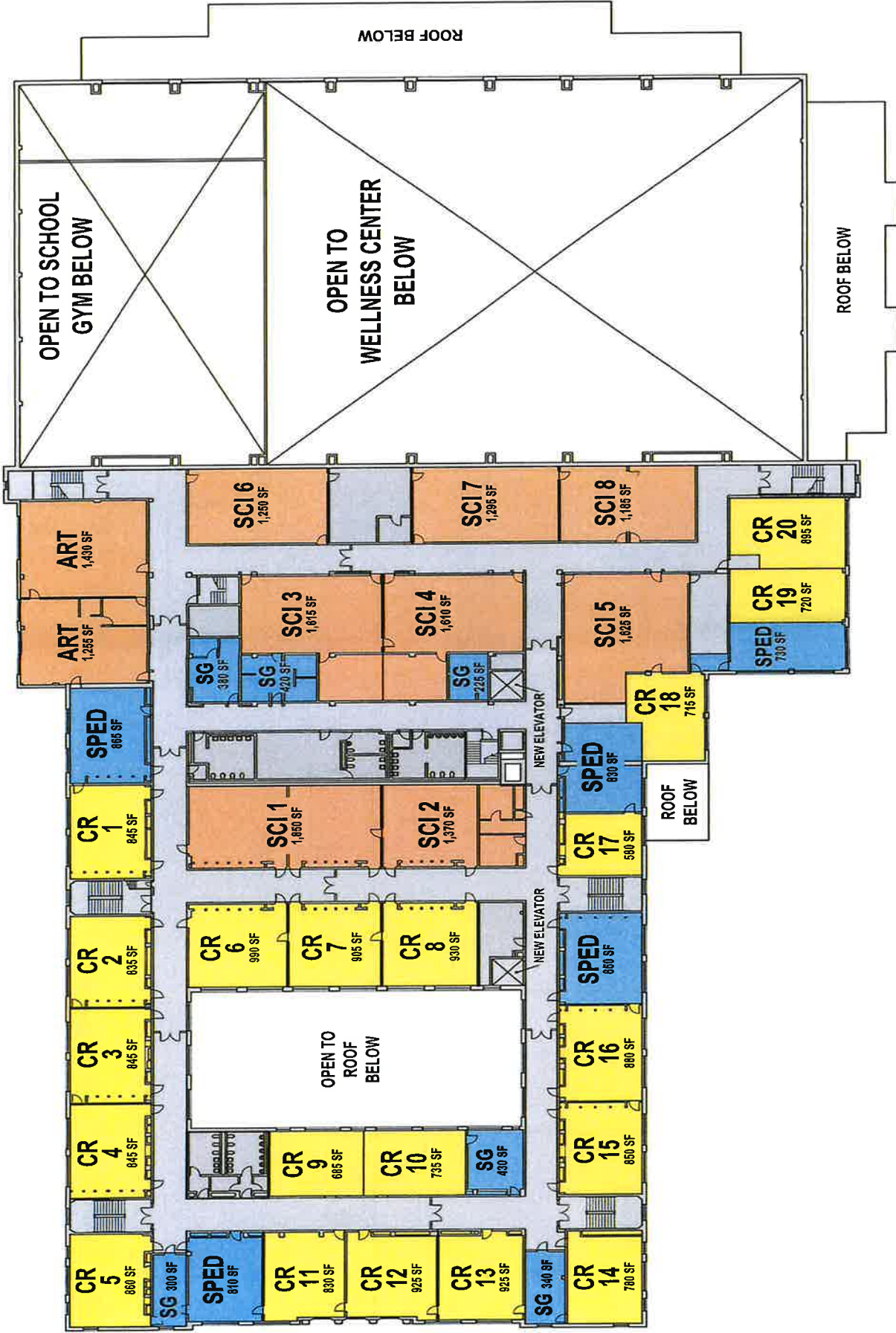
MIDDLE SCHOOL (MS) RENO	= 51,000 SF
RELOCATED BOXING GYM	= 3,200 SF (EXISTING AREA = 3,000 SF)
WELLNESS CENTER	= 26,200 SF (EXISTING AREA = 40,000 SF)
WEBSTER SCHOOL EXT.	= 22,800 SF (EXISTING AREA = 22,800 SF)
TOTAL RENO AREA	= 103,000 SF

FIRST FLOOR PLAN





SECOND FLOOR PLAN TOTAL RENO AREA = 51,565 SF



THIRD FLOOR PLAN TOTAL RENO AREA = 54,075 SF



FOURTH FLOOR PLAN TOTAL RENO AREA = 220 SF





CONCEPTUAL SITE PLAN - OPTION 1



**CITY OF
EVERETT**





CONCEPTUAL SITE PLAN -OPTION 2



CARLO DeMARIA
MAYOR

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

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

December 4, 2024

Honorable Robert Van Campen
President
Honorable Holly Garcia
City Councilor
Everett City Council
484 Broadway
Everett, Massachusetts 02149

RE: Council Resolution C033624

Dear President Van Campen and Councilor Garcia:

Enclosed please find updated information on the potential reuse of the former Everett High School.

As I shared with the Council in prior discussions on this issue, I believe that this facility has the capacity to continue to host important human and social service, municipal, and educational purposes that our residents rely upon us to provide to them. Meeting these critical needs is why I asked the Mount Vernon Group Architects to update the feasibility study for the proposed reuse of additional space in the former Everett High School.

I am enclosing for you updated floor plans that show how space could be used for expanded use by the Everett Public Schools for 7th and 8th grade academy space. This information was shared with you previously. The updated information also shows new, separate, and secure space that could be used to continue to host the Eliot Family Resource Center in a new location at this site that would be secured from school use and also would feature a new separate entrance that would not impact residents on Maple Street. Also, the updated information would use a portion of the existing Health and Wellness Center for use by the Broadway Boxing Club, which it should be noted does not operate during school hours.

As I have stated previously, I am not proposing to use the former Pope John High School for new uses because I believe that space should be used to help meet critical affordable housing needs for our older and veteran residents. Unlike the former Everett High School location, the former Pope John site would not allow the

city have to expanded educational space and the current space we need for municipal functions. The former Pope John site would be equally expensive and have far less value to the city and the community.

These plans show that the former Everett High School may be used for critical community needs, including additional educational classroom space without compromising student safety. Even with the Council's approval of funding for renovations to the former high school, I will continue to work with Superintendent Hart to find options to relocate the Family Resource Center and the boxing club to another location or locations. I believe the need for these services is too great in our community not to find a way to do more for our residents.

I request that the City Council reconsider its prior vote against authorizing borrowing for the expanded use of the former Everett High School.

Thank you.

Respectfully submitted,

A handwritten signature in cursive script that reads "Carlo DeMaria".

Carlo DeMaria
Mayor

18. C0351-24 Resolution/s/

In the interest of public safety - and where it serves as a gateway into Swan Street Park - that the Department of Public Works and Engineering Department determine the feasibility of a raised intersection at Kinsman, Wall and Tappan Streets



City of Everett
Department of Transportation and Mobility
484 Broadway, Room 25
Everett, Massachusetts 02149
(P)617-544-6033

Jay Monty, Director

Memorandum

To: Robert Van Campen, Everett City Council

From: Jay Monty, Director – Transportation and Mobility

RE: C0351-24 – Raised Intersection at Swan Street Park

Date: 11/25/2024

Thank you for the invitation to discuss the proposal of a raised intersection at Kinsman and Tappan Streets. I have directed a member of my staff to investigate whether a raised intersection at this intersection is feasible, and it does appear that there are no major obstacles to doing so. It is worth noting that a raised intersection was installed at the adjacent intersection of Swan and Kinsman Street several years ago. Due to the cost and limited number of raised intersections we can install during any given year, we are still working to install raised intersections in other areas of the City where previous requests have been made by residents. While I cannot guarantee a timeline for Kinsman and Tappan Streets, we will do our best to include it for the 2025 construction season. Please feel free to reach out to me with any further questions or to discuss further.

###

19. C0352-24 Resolution/s/

That the Director of Planning & Development provide an explanation and summary of the Affordable Housing Linkage Fee Program, including all revenues collected since its inception, the current balance in the Affordable Housing Linkage Fee Revolving Fund, and an itemization of the investments in affordable housing that have been made through this critical program since its creation.

20. C0361-24 Resolution/s/

That the Elections Director appear at the next meeting to give an update on any issues that may have occurred during the election, as well as anything that could be done in the future to make it run better.

Mirlande Felissaint <mirlande.felissaint@ci.everett.ma.us>

11/18/2024 5:32 PM

RE: Questions from Councilor Pietrantonio

To Michael Mangan <michael.mangan@ci.everett.ma.us> Copy David Flood <david_flood@comcast.net> • Peter Pietrantonio <peter.pietrantonio@ci.everett.ma.us>

Ok thank you.

From: Michael Mangan <Michael.Mangan@ci.everett.ma.us>

Sent: Monday, November 18, 2024 4:09 PM

To: Mirlande Felissaint <Mirlande.Felissaint@ci.everett.ma.us>

Cc: David Flood <david_flood@comcast.net>; Peter Pietrantonio <Peter.Pietrantonio@ci.everett.ma.us>

Subject: Questions from Councilor Pietrantonio

Good afternoon Mirlande,

Here are some questions from Councilor Pietrantonio

1 I notice when I was voting they were taking the mail in ballots and putting them through the machine. Why I never seen that before.

2 Does the city have a high speed scanner that they use before?

3 Did you make any changes for the Poll Workers?

4 In our Charter if I read it right we separated the Elections Office from the Clerks Office who was running the Elections?

5 Did the Poll Workers Packet still have the previous Director information on it? Cell Phone and name?

6 Got several complaints about parking was there a signage outside the polls saying reserved for voting only?

7 Do you see yourself making any changes with procedures that are in place?

Peter Pietrantonio

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

11/18/2024 4:09 PM

Questions from Councilor Pietrantonio

To Mirlande Felissaint <mirlande.felissaint@ci.everett.ma.us> Copy David Flood <david_flood@comcast.net> • Peter Pietrantonio <peter.pietrantonio@ci.everett.ma.us>

Good afternoon Mirlande,

Here are some questions from Councilor Pietrantonio

1 I notice when I was voting they were taking the mail in ballots and putting them through the machine. Why I never seen that before.

2 Does the city have a high speed scanner that they use before?

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6 Got several complaints about parking was there a signage outside the polls saying reserved for voting only?

7 Do you see yourself making any changes with procedures that are in place?

Peter Pietrantonio

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

11/18/2024 3:24 PM

Questions from Councilors

To Mirlande Felissaint <mirlande.felissaint@ci.everett.ma.us> Copy David Flood <david_flood@comcast.net> •
Katy Rogers <katyrogersart@gmail.com>

Mirlande, these are the questions from Councilor Rogers

Were there any unforeseen challenges in the last election?

Why are active voting residents listed as unenrolled and what can we do to prevent this going forward?

Mike

21. C0375-24 Resolution/s/

As the 2024 ARPA deadline is approaching, that the CFO provide the City with all allocated and unallocated projects and the amount allocated – including the projects that Archipelago Strategies Group has been running for the Community recipients & the student funding

22. C0386-24 Resolution/s/

That the administration consider allocating part of the \$700,000 of ARPA funds dedicated to businesses to create a loss of revenue assistance program to assist local small businesses recovering from COVID and affected by street construction closures

23. C0387-24 Resolution/s/

That the administration provide an update on the names of the organizations that applied for ARPA funds and the current status before the funds expire

24. C0395-24 Resolution/s/

In the interest of public health and safety, that the Everett Housing Authority engage in more frequent extermination activities at Glendale Towers, and in all facilities operated by the Authority and raise greater awareness with residents about the need to raise rodent concerns in a more timely fashion

25. C0399-24 Ordinance/s/

An ordinance requiring the display of the UNITED STATES FLAG when foreign flags are displayed by businesses

WHEREAS: the City of Everett recognizes the importance of diversity and the contributions of all cultures to our community; and

WHEREAS: the United States Flag is a symbol of unity and pride, representing the nation and its values; and

WHEREAS: it is in the interest of the City of Everett to ensure proper representation of the United States Flag alongside other flags displayed in public view;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF EVERETT AS FOLLOWS:

Section 1: Purpose

The purpose of this ordinance is to ensure that the United States Flag is displayed alongside any foreign flags flown or displayed by businesses within the City of Everett, in accordance with the principles outlined in the United States Flag Code.

Section 2: Applicability

This ordinance applies to all businesses operating within the City of Everett that display one or more foreign flags in a manner visible to the public.

Section 3: Requirements

1. **Display of the U.S. Flag:**
 - Any business displaying a foreign flag must also display the United States Flag in a position of equal or greater prominence, as outlined in the United States Flag Code.
 - The U.S. Flag must be of equal size or larger than any foreign flags displayed.
 - The U.S. Flag must be properly maintained and in good condition.
2. **Placement:**
 - If flags are flown on flagpoles, the U.S. Flag must be placed at the highest position or at an equivalent height to foreign flags.
 - If flags are mounted on walls or displayed otherwise, the U.S. Flag must occupy the position of honor

Section 4: Enforcement and Penalties

1. Businesses found in violation of this ordinance will be given a written notice and 30 days to comply

2. Failure to comply within 30 days will result in a fine in accordance to Everett law

3. Persistent non-compliance may result in the revocation of city-issued permits or licenses at the discretion of the City Council

Section 5: Severability

If any provision of this ordinance is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Effective upon approval of council and Mayor

26. C0402-24 Resolution/s/

A resolution to request the streaming of city council meetings YOUTUBE for enhanced accessibility and transparency

WHEREAS: The Everett City Council is committed to fostering transparency, accessibility, and public engagement in municipal government.

WHEREAS: City Council meetings are currently streamed on Facebook, which requires a social media account for full access, limiting participation for residents without social media.

WHEREAS: Facebook is less user-friendly for follow-up viewing and does not easily integrate with television streaming.

WHEREAS: YouTube offers a widely accessible platform that allows residents to stream meetings on demand, supports integration with smart TVs, and does not require an account for viewing.

WHEREAS: expanding the availability of City Council meetings on YouTube will enhance access for residents of all ages and technological capabilities, ensuring greater public participation in local government.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF EVERETT:

Section 1: Commitment to Accessibility

The Everett City Council affirms its commitment to making City Council meetings accessible to all residents, regardless of technological limitations or preferences.

Section 2: YouTube Streaming Implementation

The City Council requests that City staff implement the streaming of all City Council meetings on YouTube in addition to existing platforms, ensuring that meetings are:

1. Streamed live on YouTube during their scheduled times.
2. Archived and made available on YouTube for on-demand viewing.

Section 3: Benefits of YouTube Integration

The City Council acknowledges the following benefits of streaming meetings on YouTube:

1. **Ease of Access:** Viewers can watch meetings without creating an account.
2. **Compatibility:** YouTube is easily accessible on smart TVs and other devices, enabling residents to watch meetings on larger screens.

3. **Improved Navigation:** YouTube's interface allows for easier follow-up viewing with features like video chapters and timestamps.

4. **Broader Audience Reach:** YouTube's widespread usage increases the likelihood of engaging more residents in local government.

Section 4: Implementation Timeline

The City Council requests that the necessary steps to enable YouTube streaming be taken within 60 days, and the administration provides an update on the implementation process within that timeline.

Section 5: Public Awareness

The City Council will actively promote the availability of meetings on YouTube through City communications channels, including the City's website, newsletters, and social media.

Effective upon approval of council and Mayor

27. C0411-24 Resolution/s/

That the Water Superintendent appear at the next meeting to clarify the purpose of the recent letters regarding lead that were sent to residents and the next steps

28. C0416-24 Ordinance/s/

An ordinance to amend live animal testing

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/YYYY

DATE OF PROPOSED ORDAINMENT: MM/DD/YYYY



CITY COUNCIL.....No. C0416-24

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

AN ORDINANCE TO AMEND LIVE ANIMAL TESTING

Councilor /s/ Stephanie Smith

Whereas: The city has made significant strides in fostering an environment that attracts cutting-edge industries by recently passing an ordinance adding Section 37 – Everett Docklands Innovation District; and

Whereas: The area was thoughtfully designed to encourage advancements in technology, research, and life sciences, positioning Everett as a leader in the region's knowledge-based economy; and

Whereas: Life sciences is a cornerstone of modern innovation, offering groundbreaking contributions in medicine, biotechnology, and public health; and

Whereas: the Innovation District includes Life Sciences and Life Sciences (Manufacturing) as permitted uses by right per the Master Plan; and

Whereas: the Life Science industry will create significant opportunities for economic development, including new jobs for our residents and a stronger, more diversified tax base that benefits all members of our community; and

Whereas: it is crucial to support practices that are standard across the life sciences industry to attract businesses to Everett, including the use of limited animal testing for research and development purposes to advance scientific discoveries and ensuring the safety of medical treatments

Whereas: The current ordinance bans animal testing of any kind

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

Be it Ordained Be it Ordained by the City Council of the City of Everett, Massachusetts that Chapter 3 of the Revised Ordinances of the City of

Everett is hereby amended to as follows:

Section 3-36 be amended by adding the following paragraph to the end:

Notwithstanding the foregoing prohibition, experiments on live animals shall be permitted in Zoning Districts that allow Life Sciences & Life Sciences (Manufacturing) if such experiments are performed on animals limited to small vertebrates (including but not limited to mice, rats, and fish) and undertaken in conformity with all federal, state and local statutes, ordinances and regulations concerning the welfare of animals including the "Guide for the Care and Use of Animals" of the National Institutes of Health including requiring an Institutional Animal Care and Use Committee (IACUC) which involves veterinarian oversight, the "Animal Welfare Act" (7 U.S.C. sections 2131, et seq.), the Health Research Extension Act of 1985, the "Public Health Service Policy on Humane Care and Use of Laboratory Animals," all as amended or revised from time to time.

29. C0417-24 Ordinance/s/

An ordinance amending SECTION 32B OF THE ZONING ORDINANCES:
INCLUSIONARY ZONING

ENROLLED ORDINANCE

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

ENROLLED:

DATE OF PROPOSED ORDAINMENT:



CITY COUNCILNo.C0417-24

IN THE YEAR TWO THOUSAND AND TWENTY FOUR

AN ORDINANCE AMENDING SECTION 32B OF THE ZONING ORDINANCES: INCLUSIONARY ZONING

Councilor/s/ Stephanie Martins, Stephanie Smith

Whereas: Changing demographics and development needs have increased the need for affordable housing production in the city; and

Whereas: The development of housing that is affordable to low and moderate income households should be encouraged; and

Whereas: The limited stock of affordable housing has accelerated displacement.

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

Be it Ordained by the City Council of the City of Everett, Massachusetts that the Zoning Ordinances of the City of Everett be amended as follows:

(C0401-16)

(a) Purpose and intent

Due to changing demographics and development trends, affordable housing needs are expected to continue to increase in the city. The purpose of this section is to encourage development of new housing that is affordable to low and moderate-income households. Affordable housing produced through this regulation should be in compliance with the requirements set forth in M.G.L. c. 40B §§. 20-24 and other affordable housing programs developed by state, county and local governments.

It is intended that the affordable units created under this section be considered as local initiative units, in compliance with the requirements for the same as specified by the Department of Housing and Community Development, qualifying for inclusion in the city's subsidized housing inventory ("SHI").

(b) Applicability

In all zoning districts, the inclusionary zoning provisions of this section shall apply to:

- (1) Any project or series of projects that results, in the aggregate, in a total of ten (10) or more dwelling units, whether by new construction or by the alteration, expansion, reconstruction, or change of existing residential or nonresidential space.

(C0187-18)

(c) Special permit

The development of any project set forth in subsection (b) of this section shall require the grant of a special permit from the planning board. A special permit under this section shall be granted if the proposal meets the requirements of this section, provided that nothing herein shall be intended to limit the discretion of any special permit granting authority under any other section of this Zoning Ordinance.

(d) Affordable units

As a condition of approval of a special permit, as required by subsection (c) of this section, the applicant shall contribute to the city's affordable housing opportunities in accordance with the following requirements:

- (1) A number of units equal to at least fifteen percent (15%) of the units at eighty percent (80%) AMI or at least ten percent (10%) of the units

at sixty percent (60%) AMI in a development subject to this section at the discretion of — shall be established as affordable units in any one or combination of methods provided for below (“affordable housing requirement”):

(C0187-18, C0062-24)

- a. Construction or rehabilitation of affordable units on the project site, pursuant to the special permit (See subsection (e) of this section); or
 - b. Construction or rehabilitation of affordable units on another site approved by the planning board (see subsection (f) of this section).
- (2) The applicant may offer, and the planning board may accept, any combination of the methods of compliance set forth in subsection (d)(1)a. and b. of this section, provided that in no event shall the total number of units be less than the equivalent number or value of affordable units required by this section.
 - (3) As a condition of the granting of a special permit, all affordable units shall be subject to an affordable housing restriction and a regulatory agreement in a form acceptable to the planning board, ensuring that the affordable units shall remain affordable in perpetuity. The regulatory agreement shall be consistent with any applicable guidelines issued by the Department of Housing and Community Development and shall ensure that affordable units can be counted toward the city’s SHI. The regulatory agreement shall also address all applicable restrictions listed in subsection (i) of this section. The special permit shall not take effect until the restriction, the regulatory agreement and the special permit are recorded at the Registry of Deeds and a copy is provided to the planning board and the director of inspectional services. Unless determined otherwise by the planning board or precluded by state law or regulation, the monitoring agent shall be the Everett Housing Authority.
 - (4) It shall be the responsibility of the applicant to prepare and execute all applications and forms necessary to ensure that the affordable units are added to the city’s SHI.
 - (5) The planning board may, at its discretion, reduce the affordable unit requirement in a development to ten percent (10%) of the total number of dwelling units in a development with an AMI of eighty

percent (80%) or to seven percent (7%) of the total number of dwelling units in a development with a AMI of sixty percent (60%) if the development meets either (or both) of the following requirements:

- a. The project site has a recorded activity and use limitation (AUL) and requires environmental remediation; or
- b. The project site is located within a FEMA flood district.

(C0187-18, C0318-21, C0062-24)

(e) Density bonus for additional affordable units

(1) To facilitate the objectives of this section, the planning board may approve waivers of any dimensional restriction in this Zoning Ordinance in return for the creation of affordable dwelling units in excess of the affordable housing Requirement. Any applicant requesting such waivers shall present a baseline plan that demonstrates the number of units that could be developed without the need for such waivers. The planning board may approve waivers of such dimensional requirements (including setbacks, height restrictions, floor area ratio requirements and parking requirements) to allow for development of units in addition to the number depicted on the baseline plan (“bonus units”), provided that:

- a. The total number of bonus units may not exceed fifty percent (50%) of the number of units that would be permitted without the need for such waivers, as shown on the baseline plan; and
- b. The affordable housing requirement for the bonus units shall be twenty-five percent (25%) and
- c. The planning board shall affirmatively find that granting such waivers will not be substantially more detrimental to the neighborhood than approval of the baseline plan would be.

(f) Provisions applicable to affordable units on and off site

(1) Minimum design and construction standards for affordable units. Affordable units shall be integrated with the rest of the development, shall be of the same tenure type (i.e. rental or ownership) and shall be compatible in design, appearance, construction, and quality of materials with market rate units. Interior features and mechanical systems of affordable units shall conform to the same specifications as apply to market-rate units.

- (2) Mix of affordable units. The affordable units shall have an equal and proportionate mix equal to the market rate units. The affordable units within the project shall be proportionally equal to the number of market rate studios, one-bedroom, two-bedroom and/or three-bedroom units etc. on-site.
 - (3) Marketing plan for affordable units. Applicants shall submit a marketing plan to the planning board for its approval, which describes how the affordable units will be marketed to potential home buyers or tenants. This plan shall include a description of the lottery or other process to be used for selecting buyers or tenants. The applicant's marketing plan shall comply with all requirements set forth in the relevant regulations and guidelines of the Executive Office of Housing and Livable Communities.
- (g) Maximum incomes and selling prices: Initial sale
- (1) To ensure that only eligible households purchase affordable units, the purchaser of an affordable unit shall be required to submit copies of the last three (3) years' federal and state income tax returns and certify, in writing and prior to transfer of title, to the developer of the housing units or his/her agent, and within thirty (30) days following transfer of title, to the city's Affordable Housing Trust, that his/her or their family's annual income level does not exceed the maximum level as established by the Commonwealth's Department of Housing and Community Development, and as may be revised from time to time.
 - (2) The maximum housing cost for affordable units created under this section is established by the Commonwealth's Department of Housing and Community Development, Local Initiative Program or as revised by the city.
- (h) Preservation of affordability; restrictions on resale
- Each affordable unit created in accordance with this section shall have limitations governing its resale through the use of a regulatory agreement (See subsection (d) of this section). The purpose of these limitations is to preserve the affordability of the unit in perpetuity and to ensure its continued availability for affordable income households. The resale controls shall be established through a restriction on the property and shall be in force in perpetuity.

- (1) Right of first refusal to purchase. The purchaser of an affordable unit developed under this section shall agree to execute a deed rider prepared by city, consistent with model riders prepared by Department of Housing and Community Development, granting, among other things, the city a right of first refusal to purchase the property in the event that a subsequent qualified purchaser cannot be located.
- (2) The planning board shall require, as a condition of the special permit hereunder, that the applicant complies with the mandatory set-asides and accompanying restrictions on affordability, including the execution of the deed rider required, above. The inspection services department shall not issue an occupancy permit for any affordable unit until the deed restriction is recorded.

(i) Local Preference

To the maximum extent permitted by law, including the regulations of the Department of Housing and Community Development or any successor agency, any special permit granted hereunder shall include a condition that a preference for residents and employees of the city shall be included as part of the lottery and marketing plan for the affordable units. Residency shall be established through certification of the city clerk based on census, voter registration or other acceptable evidence.

(j) Fees

The applicant shall be responsible for all consultant fees, including engineering, architectural, legal, housing consultant and planning fees, incurred by the planning board in connection with the application, review of relevant plans and documents, and ensuring that the affordable units are included on the city's SHI.

(k) Conflict with other ordinances

The provisions of this section shall be considered supplemental of existing zoning requirements. To the extent that a conflict exists between this section and others, the more restrictive provision(s) shall apply.

(l) Severability

If any provision of this section is held invalid by a court of competent jurisdiction, the remainder of the section shall not be affected thereby. The invalidity of any subsection or subsections or parts of any subsection or subsections of this section shall not affect the validity of the remainder of the

city's Zoning Ordinance.

- (m) Order of filing
(C0187-18)

If a project proposed under this section also requires approval by the city's zoning board of appeals, application shall first be made to the planning board before seeking zoning board approval so as to allow applicants to adjust pro-forma schedules.

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

A true copy attest,



Sergio Cornelio

Sergio Cornelio, City Clerk

A. Councilor Katy L. Rogers

That the city provide Everett High School with a covered dumpster to contain trash in an effort to mitigate stray garbage spreading throughout the park and attracting rodents

