



MEETING MINUTES

REGULAR MEETING OF THE CITY COUNCIL MONDAY, MARCH 10, 2025 7:00 PM

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

ROLL CALL

Members Present

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

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Minutes of the Special Meeting of the City Council of 02/11/2025

MOTION:	Accept Meeting Minutes
MOVER:	Robert Van Campen
SECONDER:	Anthony DiPierro
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

Minutes of the Regular Meeting of the City Council of 02/24/2025

MOTION:	Accept Meeting Minutes
MOVER:	Robert Van Campen
SECONDER:	Anthony DiPierro

RESULT: Passed [0 TO 0]

AYES:

NAYS:

AWAY:

COMMUNICATIONS FROM HIS HONOR THE MAYOR

1. **C0068-25** Order/s/ Councilor Stephanie Martins, 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 March 10, 2026.

Luigi DeFeo, Paul Kajunski, Gilson Pires

MOTION: Favorable Action

MOVER: Robert Van Campen

SECONDER: Katy Rogers

RESULT: Passed [9 TO 0]

AYES: Alcy Jabouin, Garcia, Hanlon, Marchese, Pietrantonio, Rogers, Smith, Van Campen, Martins

NAYS:

AWAY: DiPierro

2. **C0069-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation of the re-appointment of Janet Colameta to the Library Board of Trustees for a term of three (3) years expiring March 10, 2028

MOTION: Favorable Action

MOVER: Robert Van Campen

SECONDER: Katy Rogers

RESULT: Passed [9 TO 0]

AYES: Alcy Jabouin, Garcia, Hanlon, Marchese, Pietrantonio, Rogers, Smith, Van Campen, Martins

NAYS:

AWAY: DiPierro

3. **C0074-25** Order/s/ Councilor Stephanie Martins, as President

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

MOTION: Favorable Action

MOVER: Robert Van Campen

SECONDER: Katy Rogers

RESULT: Passed [10 TO 0]

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

NAYS:

AWAY:

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

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

Referred to the Legislative Affairs committee.

MOTION: Refer

MOVER: Robert Van Campen

SECONDER: Katy Rogers

RESULT: **Passed [0 TO 0]**

AYES:

NAYS:

AWAY:

5. **C0090-25** Order/s/ Councilor Stephanie Martins, as President

An order funding an appropriation of \$150,000 from the Fund Budgetary Balance (Free Cash) to the City Council's Professional and Technical Services account as requested by the City Council

- Councilor Van Campen explained this \$150,000 appropriation is the initial funding needed for the City Council to implement the recommendations from the Inspector General's February 27th letter.

MOTION: Favorable Action

MOVER: Robert Van Campen

SECONDER: Michael Marchese

RESULT: **Passed [10 TO 0]**

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

NAYS:

AWAY:

6. **C0091-25** Order/s/ Councilor Stephanie Martins, as President

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

Item referred to the Ways and Means committee.

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

7. **C0092-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to authorize the City Administration to develop a municipal aggregation plan and to take any and all necessary action to prepare the plan for submission to the Massachusetts Department of Public Utilities pursuant to M.G.L. c. 164, §134

Item referred to the Government Operations committee.

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

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

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

Item referred to the Ways and Means committee.

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

COMMITTEE REPORTS

9. **C0057-25** Order/s/ Councilor Stephanie V. Smith, Councilor Robert J. Van Campen,

Councilor Stephanie Martins

An Order amending the Everett City Council Rule regarding pre-planned expenses for travel and conference fees

- 1) Accepted the city travel policy
- 2) Deleted the freeze on out of state travel to cover all travel in US
- 3) Specified this applies to City Council members, Council-appointed members, and Council staff, when purchasing or reimbursing through the Council office budget.

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

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

- 1) Delete any longevity benefit for the mayor or any other elected official
 - 2) Ensure going forward that service in elected office will not count toward longevity if the person later becomes a city employee
- He moved to accept the committee report and take favorable action to enroll the ordinance

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

UNFINISHED BUSINESS

11. **C0259-24** Ordinance/s/ Councilor Katy L. Rogers

An ordinance pertaining to trees in the City of Everett

- Items 11 and 26 were taken collectively
- On item 11, Councilor Rogers made a motion to refer it back to sponsor, as the two items were split

MOTION:	Refer Back to Sponsor(s)
MOVER:	Katy Rogers
SECONDER:	Peter Pietrantonio

RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

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

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

- Councilor Jabouin moved for favorable action, stating the community needs an independent auditor to come in and put people's minds at ease with everything going on. The administration has been dragging this out.
- Chief of Staff Erin Devaney was invited to speak. She explained the administration reached out to the State Auditor's office today to get more information on the process and potential cost, as the Council could not tell taxpayers what their request would cost. The Mayor believes it's important to know the cost before proceeding as there is no current appropriation to fund the audit.
- Councilors expressed frustration with the delay in the administration reaching out. Councilor Jabouin said the request was sent February 10th. Ms. Devaney said the administration was responding to other audit-related items referred at the same time that took priority.
- Councilor Jabouin requested the administration appear in person at the next meeting to say whether the Mayor will engage the State Auditor or not.

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

13. C0036-25 Resolution/s/ Councilor Katy L. Rogers

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

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

- Councilor Rogers amended the item to add "proposed" before "Kraft Soccer Stadium project"

- She reported learning Boston is holding a community meeting on the stadium tomorrow, but as the host community Everett has not been included in conversations. Senator Sal DiDomenico is willing to come speak to the Council.
- Planning Director Matt Lattanzi was invited to speak. He outlined the deadlines and process:
 - 1) If no host community agreement is reached between Everett, Boston and Kraft by 5/1/25, the parties enter non-binding mediation
 - 2) If still no agreement by 12/31/25, it goes to binding arbitration
 - 3) The agreement is needed to remove the site from the Designated Port Area (DPA) and allow a stadium to be proposed
 - 4) After that, local and state permitting processes would begin
- He summarized community benefits in a Memorandum of Agreement signed in 11/2023 that would be the starting point for a final agreement, including \$12-16M in annual taxes, a public park, community center funding, housing stabilization funds, local hiring preferences, and more.
- Councilors expressed concerns about lack of communication from the administration, loss of current tax revenue, traffic and parking impacts.
- Councilor Rogers made a motion to hold a community meeting hosted by the Council before 5/1/25 and invite Sen. DiDomenico, the administration and Kraft Group and referred the item to the Administration to create the meeting and a date for the meeting. .

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

14. **C0037-25** Resolution/s/ Councilor Katy L. Rogers

That The City of Everett establish an Adopt-a-Tree Program

- Councilor Rogers explained this is a follow-up to the tree ordinance to encourage the community to clean up tree pits, as there needs to be a combined effort between the city and the public.
 - She recently did a community cleanup and collected an excessive amount of trash that had been accumulating for months in tree pits.
 - She would like to refer this to Jerry Navarro, Jacob St. Louis (city arborist) and the administration to establish a program for residents to be proactive in cleaning tree pits, possibly using social media to identify areas needing the most attention.
- Referred to the appropriate departments to work on a plan to implement the program.

MOTION:	Refer
MOVER:	Katy Rogers
SECONDER:	Michael Marchese

RESULT: **Passed [0 TO 0]**
AYES:
NAYS:
AWAY:

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

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

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

Postponed to the 3/24/25 meeting and request response from administration

16. C0078-25 Resolution/s/

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

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

- The Council received a written response from Mayor DeMaria stating he is willing to present recommendations for necessary legislative action to segregate the Auditor and CFO duties, but needs more time to do it properly than the 24 hour deadline imposed by the Council. He will share recommendations on how to implement the change strategically in the best interest of residents.
- Councilor Van Campen clarified the only 24 hour deadline was on a funding order, not this item. The Council is under a 30 day deadline from the Inspector General to provide action steps.
- He requested the administration provide their recommended plan in writing by the 3/24 meeting so it can be included in the response to the Inspector General.
- Councilor Garcia felt the "24 hour deadline" language in the Mayor's response didn't sit right, as the Council received the IG letter on 2/27 and was following the IG's requests.
- Councilor Marchese said separating the Auditor and CFO positions reporting to the same person doesn't make sense without oversight. He wants to see an independent auditing committee with Council representation before approving the change.

Item was referred to the administration to give a detailed plan by the March 24th Council meeting.

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

NEW BUSINESS

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

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

- Councilor Rogers made a motion to refer the item to the Legislative Affairs Committee
- She explained the ordinance aims to address the overuse of the word "luxury" to justify high rents in buildings that are not truly luxurious. Amenities should speak for themselves.
- Unlike affordable housing, there is no standard for what qualifies as "luxury". This allows the term to be abused to charge high rents. Ordinance referred to the Legislative Affairs committee.

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

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

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

- A motion was made to amend the item to add Councilors Garcia and Martins as sponsors.
- Councilor Smith explained as Ways & Means chair, she sees funds being spent from the opioid settlement but not reported to the state, so records show Everett has spent \$0.

- There is supposed to be a committee to review if settlement funds are being spent on programs to help families directly affected by the opioid epidemic. Groups like Everett Overcoming Addiction with lists of affected families have not been consulted.
- She wants the CFO or administration to come discuss how funds are being spent, if any committee meetings have been held, and why spending is not being reported to the state as required.

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

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

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

- Councilor Pietrantonio said the wellness center RFP just went out and he is concerned the city loses \$185,000 per year on it, which the CFO thinks is okay.
- He wants the purchasing agent to come explain how the RFP works and if the city should put it out if they are losing money. Invite Purchasing Agent or representative to the next COuncil meeting to discuss.

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

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

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

- Councilor Pietrantonio said in the last few weeks there have been power outages throughout the city even without storms.
- Residents are concerned the outages are due to over development.
- He wants a National Grid representative to come explain the recent sporadic outages. Invite National Grid to the next Council meeting to inform the city of why the outages are happening.

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

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

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

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

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

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

- Councilor Marchese wants to know who is paying for the Mayor and CFO's legal representation.
 - He wants to see the invoice for the attorneys' 4 minute presentation at the 3/4 special meeting and how much it cost taxpayers.
 - Going forward he wants to see monthly invoices for all legal work being done for the Mayor and administration. If they "make a boo boo" they should pay themselves.
 - Councilor Smith as Ways & Means chair said she reviews monthly invoices, but the subject matter seems incorrect based on attorney comments. She wants this specific invoice for the 3/4 meeting. Going forward, she can share the monthly legal invoices she receives with Councilor Marchese and the rest of the Council.
- The request is to have the total amount billed for the 2 lawyers representing the city, mayor and CFO for the the meeting of March 4th where they appeared and spoke at public participation.

MOTION:	Postpone
MOVER:	Michael Marchese

SECONDER:	Robert Van Campen
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

23. **C0083-25** Resolution/s/ Councilor Peter Pietrantonio, Councilor Stephanie Smith, Councilor Holly Garcia, Councilor Michael Marchese, Councilor Robert Van Campen, Councilor Guerline Alcy Jabouin, Councilor Stephanie Martins

A resolution requesting a vote of no confidence in the Mayor & CFO

- The resolution details the findings and recommendations in the 2/27/25 Inspector General letter regarding the Mayor and CFO misapplying the longevity ordinance, concealing longevity payments, and potential ethics violations.
- It states the Council will methodically implement the IG's recommendations.
- Based on the IG findings, it expresses the Council's sentiment of no confidence in the Mayor and CFO.
- Councilor Van Campen made a motion to postpone the vote to 3/24 to make a second demand on the Mayor to repay the \$180,000 and notify the IG if he refuses. Other councilors felt the Mayor has had enough time and wanted to vote no confidence immediately.
- Councilor Van Campen withdrew his postponement motion. Councilors spoke about the seriousness of the IG findings, the CFO circumventing financial controls, and the Mayor's defiance in repaying funds.

A vote of no confidence was taken and passed unanimously.

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

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

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

- Items 24 and 25 were taken collectively
- Councilor Smith as Ways & Means chair has been reviewing legal invoices since 2022, but the subject matter seems incorrect
- Attorney Pappalardo said he's been working on the IG matter since February, but invoices show no work on an IG investigation, only other matters

- She wants all invoices again to ensure they received everything and spending is recorded correctly
- Councilor Pietrantonio reiterated the attorney said he's been working with the IG since 2022 but there are no records of payment for that, only other lawsuits
- They want to make sure the right accounts are being charged for the legal work. Referred to Administration for them to produce the legal invoices by the next meeting.

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

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

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

- Councilor Smith wants a list of all external law firms retained by the city and the amount spent with each firm by case/matter, excluding employment issues
- The information can be redacted or summarized, she will take whatever they provide, but wants it by the next meeting
- As stated earlier, the Council is unaware of many lawsuits against the city beyond 2-3 and should be informed.

Referred to the administration for list of law firms & spending by next meeting

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

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

An ordinance pertaining to trees in the City of Everett

MOTION:	Enroll
MOVER:	Katy Rogers

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

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

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

- Council President Martins described serious issues with the police station falling apart - power outages, flooding, melting snow leaking through the roof
- Plans for a new station keep getting pushed back, currently to 2027
- The building is in disrepair and buckets collect leaks throughout, as shown in attached photos
- She said public safety personnel deserve to work in a building with dignity
- She wants an update on plans and timeline for the new station, what is being done to make the current building usable, and if the roof has been fixed
- The item was referred to the administration and Chief for a response by the next meeting.

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

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

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

The item was amended to add Councilor Alcy Jabouin as a co-sponsor and the item was referred to the Legislative Affairs committee.

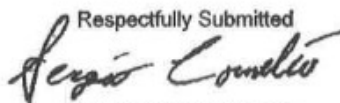
MOTION:	Refer
MOVER:	Michael Marchese
SECONDER:	Peter Pietrantonio
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	

AWAY:

ADJOURNMENT

Meeting adjourned at 9:04 PM

MOTION: Adjourn
MOVER: Robert Van Campen
SECONDER: John Hanlon
RESULT: Passed [0 TO 0]
AYES:
NAYS:
AWAY:

Respectfully Submitted

Clerk of the City Council