



**AGENDA PACKET**

**REGULAR MEETING OF THE CITY COUNCIL  
MONDAY, MARCH 24, 2025 7:00 PM**

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

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EVERETT CITY CLERK'S OFFICE  
REC'D 2025 MAR 20 AM 11:01

**Posted in accordance with the  
provisions of Mass. General Laws  
Chapter 30A- Sections 18-25**

on 3/20/2025 at 11:01 a.m.

Attest:

  
\_\_\_\_\_  
**Sergio Cornelio City Clerk**



## AGENDA

### REGULAR MEETING OF THE CITY COUNCIL MONDAY, MARCH 24, 2025 7:00 PM

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

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#### ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### PUBLIC PARTICIPATION

#### COMMUNICATIONS FROM HIS HONOR THE MAYOR

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

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

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

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

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

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

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

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

#### PETITIONS AND LICENSES

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

A petition requesting the renewal of a lodging house license for the Prescott House at

36 Church Street

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

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

**COMMITTEE REPORTS**

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

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

**8. 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

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

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

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

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

**UNFINISHED BUSINESS**

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

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

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

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

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

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

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

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

- 15. C0059-25** Resolution/s/ Councilor Wayne A. Matewsky, & The Entire City Council  
That the Davis Development Corporation be invited to the second meeting in March to discuss thier future plans on the 98 acres site
- 16. C0066-25** Resolution/s/ Councilor Stephanie Martins  
That the administration consider providing equitable funding to support local organizations providing emergency assistance to residents
- 17. C0071-25** Resolution/s/ Councilor Peter Pietrantonio, Councilor Stephanie Smith, Councilor Holly Garcia, Councilor Stephanie Martins  
That the CFO or representative appear at the next meeting to discuss the distribution of Opioid Settlement Funds
- 18. C0072-25** Resolution/s/ Councilor Peter Pietrantonio, Councilor Robert Van Campen  
That the city purchasing agent appear at the next meeting to discuss the wellness center RFP
- 19. C0073-25** Resolution/s/ Councilor Peter Pietrantonio, Councilor Stephanie Martins  
That a representative from National Grid appear at the next meeting to explain the power outages we had in Everett recently.
- 20. C0077-25** Ordinance/s/ Councilor Stephanie V. Smith, Councilor Katy L. Rogers, Councilor Guerline Alcy Jabouin, Councilor Holly D. Garcia, Councilor Michael K. Marchese, Councilor Peter Pietrantonio, Councilor Robert J. Van Campen, Councilor Stephanie Martins  
That the City Council hereby deletes section 7-167 Longevity-Mayor in its entirety and replaces it as follows:
- 21. C0078-25** Resolution/s/  
Councilor Stephanie Martins, Councilor Guerline Alcy Jabouin, Councilor Holly D. Garcia, Councilor Katy L. Rogers, Councilor Michael K. Marchese, Councilor Peter Pietrantonio, Councilor Robert J. Van Campen, Councilor Stephanie V. Smith  
That the DeMaria Administration immediately implement enhanced safeguards and controls in the City's finance department by separating the positions of Auditor and Chief Financial Officer, and comply with all other recommendations as stated in the letter of findings and recommendations issued by the Office of the Inspector General on February 27, 2025
- 22. C0079-25** Resolution/s/ Councilor Anthony DiPierro  
A resolution requesting the administration work with the MBTA to eradicate the public safety issues caused at the intersection of Elm Street and Washington Avenue when multiple buses are present
- 23. C0081-25** Resolution/s/ Councilor Michael K. Marchese, Councilor Stephanie V. Smith  
That the administration update the council on who is paying for the legal

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

**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

**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

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

An ordinance pertaining to trees in the City of Everett

**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.

## **NEW BUSINESS**

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

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

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

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

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

In accordance with the findings and recommendations set forth in correspondence dated February 27, 2025 from the Office of the Massachusetts Inspector General, that the President of the Everett City Council is hereby authorized to retain the services of an independent auditor for the purpose of auditing all payments made by the City of Everett to Mayor Carlo DeMaria for the period January 1, 2016 to present

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

That the DeMaria Administration immediately cease and desist in its use of public funds in challenging the findings and recommendations issued by the Office of the Inspector General dated February 27, 2025, that it not use public funds to compensate

attorneys for work performed on February 27, 2025 and thereafter to challenge the findings and recommendations issued by the Office of the Inspector General dated February 27, 2025, and provide written confirmation of the same within seven (7) days

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

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

**ADJOURNMENT**

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

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

Respectfully submitted:

***Michael J. Mangan***

Legislative Aide  
Everett City Council Office



C0098-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** March 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**





**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

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

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March 12, 2025

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

Dear Honorable Members:

Please be advised that in accordance with Section 3-3 of the City Charter and, Section K (II) of the City of Everett Administrative Code, I hereby re-appoint, subject to confirmation by the City Council, Michael O'Connor to the Planning Board for a term of three (3) years, expiring March 31, 2028.

Thank you for your favorable consideration in this matter.

Respectfully Submitted,

Carlo DeMaria  
Mayor



March 12, 2025  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

Offered By: \_\_\_\_\_  
Councilor Stephanie Martins, as President

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

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

I hereby submit for your approval the re-appointment of  
Michael O'Connor to the Planning Board for a term of three (3)  
years, expiring March 31, 2028.



City of  
**Everett**  
Massachusetts

C0099-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** March 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

***CITY OF EVERETT - OFFICE OF THE MAYOR***

*484 Broadway Everett, Massachusetts 02149*

☎ 617-394-2270

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

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March 13, 2025

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

Dear Honorable Members:

Please be advised that in accordance with Section 3-3 of the City Charter and, Section K (II) of the City of Everett Administrative Code, I hereby re-appoint, subject to confirmation by the City Council, James Tarr to the Planning Board for a term of three (3) years, expiring March 31, 2028.

Thank you for your favorable consideration in this matter.

Respectfully Submitted,

Carlo DeMaria  
Mayor



March 13, 2025  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

Offered By: \_\_\_\_\_  
**Councilor Stephanie Martins, as President**

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

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

I hereby submit for your approval the re-appointment of James Tarr to the Planning Board for a term of three (3) years, expiring March 31, 2028.



C0107-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** March 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**





**CARLO DeMARIA**  
**MAYOR**

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

☎ 617-394-2270

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March 19, 2025

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

Dear Honorable Members:

I hereby submit for your consideration an order to appropriate \$225.00 from General Fund Budgetary Fund Balance (Free Cash) to pay Human Resources prior year recruitment bills.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor



March 19, 2025  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

Offered By: \_\_\_\_\_  
Councilor Stephanie Martins, as President

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

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

That the sum of \$225.00 be appropriated from the General  
Fund Budgetary Fund Balance (Free Cash) to pay Human  
Resources prior year recruitment bills.



C0108-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** March 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

***CITY OF EVERETT - OFFICE OF THE MAYOR***

*484 Broadway Everett, Massachusetts 02149*

☎ 617-394-2270

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March 19, 2025

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

Dear Honorable Members:

I hereby submit for your consideration an order to appropriate **\$100,000** from General Fund Budgetary Fund Balance (Free Cash) to the Legal Department litigation/professional services account. This amount is requested to ensure the legal department has sufficient funds through the remainder of the fiscal year.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor



March 19, 2025  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

Offered By: \_\_\_\_\_  
Councilor Stephanie Martins, as President

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

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

That the sum of \$100,000 be appropriated from the General Fund Budgetary Fund Balance (Free Cash) to the Legal department Litigation/professional services account.

This amount is requested to ensure the legal department has sufficient funds through the remainder of the fiscal year.



C0094-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** March 10, 2025

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**Agenda Item:**

A petition requesting the renewal of a lodging house license for the Prescott House at 36 Church Street

**Background and Explanation:**

**Attachments:**





City of  
**Everett**  
Massachusetts

C0095-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** March 10, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**



C0064-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** February 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**

484 Broadway Everett, Massachusetts 02149

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February 19, 2025

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

Dear Honorable Members:

I hereby request the amount of **\$1,500,000** be appropriated by borrowing for the Lead Service program.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor



February 19, 2025  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

Offered By: \_\_\_\_\_  
Councilor Stephanie Martins, as President

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

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

That One Million Five Hundred Thousand Dollars (\$ 1,500,000.00) is appropriated for the purpose of replacing lead service lines requiring replacement and addressing service lines of unknown materials in various locations throughout the City eligible for financial assistance through the Massachusetts Water Resource Authority’s Lead Replacement Program, including the payment of any and all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Sections 7 and 8, of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the Mayor, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the “MWRA”) pursuant to the MWRA’s local water system assistance program and, in connection therewith, to enter into a loan agreement and/or financial assistance agreement with the MWRA and otherwise to contract with the MWRA with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the Mayor is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.





C0091-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** March 10, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**





**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

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March 5, 2025

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

**RE: Resolution C0075-25**

Dear Honorable Members:

I hereby submit for your consideration an order to appropriate **\$500,000** from the General Fund Budgetary Fund Balance (Free Cash) to the Human Resources employee buyback and other account.

This appropriation is necessary to cover additional costs related to employee retirements. While the city works to project the number of employees who may leave service in any given fiscal year, FY25 has resulted in more public safety employees who have retired or left city service than was projected initially. The city is requesting these funds to meet its obligation to its workforce under applicable collective bargaining agreements.

I recommend your favorable passage of this order.

Thank you.

Respectfully submitted,

Carlo DeMaria  
Mayor



March 5, 2025  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

Offered By: \_\_\_\_\_  
Stephanie Martins, as President

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

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

That the sum of \$500,000 be appropriated from the General Fund Budgetary Fund Balance (Free Cash) to the Human Resources Employee buyback and other account.  
This appropriation is necessary to cover additional costs related to employee retirements.



C0093-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** March 10, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**

484 Broadway Everett, Massachusetts 02149

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March 5, 2025

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

**RE: Resolution C0075-25**

Dear Honorable members:

I hereby submit for your consideration an order to appropriate **\$500,000** from the Capital Stabilization account for the costs of design services and related ancillary costs associated for the potential reuse of additional space at the former Everett High School.

Based on the input from residents and members of this City Council at a recent community meeting to discuss the proposed reuse of the former Everett High School for additional academic space, I am submitting this request for funds to hire a vendor to prepare actual designs for the reuse of that space. These designs would provide information as to costs for reuse of this space, in addition to the information already shared with you in the feasibility study that has been conducted.

The current balance in the Capital Stabilization as of March 5, 2025 is **\$7,260,256**.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor



March 5, 2025  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

Offered By: \_\_\_\_\_  
Stephanie Martins, as President

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

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

To appropriate **\$500,000** from the Capital Stabilization account for the costs of design services and related ancillary costs associated for the potential reuse of additional space at the former Everett High School.

The current balance in the Capital Stabilization account is **\$7,260,256.**



C0084-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** March 10, 2025

---

**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**





**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**

484 Broadway Everett, Massachusetts 02149

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February 27, 2025

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

**Re: Appointment of Historical Commission**

Dear Honorable Members:

Please be advised that in accordance with Section 3-3 of the City Charter and, Section H (II)(a)(b) of the City of Everett Administrative Code, I hereby appoint, subject to confirmation by the City Council, Simone Holyfield to the Historical Commission for a term of three (3) years expiring February 27, 2028.

Thank you for your favorable consideration in this matter.

Respectfully Submitted,

Carlo DeMaria  
Mayor



February 27, 2025

# City of Everett, Massachusetts CITY COUNCIL

Offered By: \_\_\_\_\_  
Stephanie Martins, as President

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

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

I hereby submit for your approval the appointment of Simone Holyfield to the Historical Commission for a term of three (3) years, expiring February 28, 2028.



C0343-24

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**To:** Mayor and City Council  
**From:** Councilor Guerline Alcy Jabouin  
**Date:** February 24, 2025

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**Agenda Item:**

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)

**Background and Explanation:**


**Attachments:**

EVERETT CITY COUNCIL OFFICE  
484 BROADWAY, ROOM 38  
EVERETT, MASSACHUSETTS 02149



Michael J. Mangan  
Legislative Aide  
617-394-2237  
michael.mangan@ci.everett.ma.us

John W. Burley  
Clerk of Committee  
617-394-2236  
john.burley@ci.everett.ma.us

To: Stephanie Martins, President - City Council  
Sergio Cornelio, Clerk – City Council  
From:  John W. Burley, Clerk of Committees – City Council  
Date: January 16, 2025

Re: **Return of Papers**

Please be advised that the *Committee on Legislative Affairs* has failed to act on the following subject matters referred to them within the period of eight (8) weeks as required by City Council Rule #46C:

**Ordinance:** offered by Councilor Guerline Alcy-Jabouin

**Dated:** October 15, 2024

**C0333-24** – That the City Council consider voting to repeal the TDM Ordinance.

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**Resolution:** offered by Councilor Guerline Alcy-Jabouin

**Dated:** October 28, 2024

**C0343-24** – 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, Section 12).

Therefore, pursuant to Rule #46C, I am required to forward the following subject matter back to the City Council via the Clerk of the City Council from which the reference was made and endorsed so that the matter will appear on the next City Council regular agenda for a determination of disposition of these items. *However, it should be noted that the Committee was awaiting information from the Sponsor on how she wanted the committee to proceed.*

Thank you in advance for your attention and cooperation.

cc: M. Mangan  
D. Flood  
G. Alcy-Jabouin

January 22, 2025

Dear Fellow Council Members and Mayor DeMaria,

I believe the city would benefit greatly by inviting the state auditor to come in. I recognize that this might not be a popular position for some of you, but I believe the Councilors operating on behalf of their constituents will hear me out.

It is my understanding that the auditor is primarily interested in finances, but would be willing to look at processes, too.

I will first describe just some of the worrying things I have seen that make me suggest that we take this unusual step. An audit may reveal that these areas are within normal limits and nothing the taxpayers should be concerned about. If they are not good practices, then we will have fulfilled our mandate to represent the citizen voters of our city by identifying the problems so that they can be fixed.

### **1. Looming lawsuits.**

Our insurance does not cover discrimination lawsuits. Even a partial win or any type of settlement for anyone in the city could hammer our taxpayers.

### **2. Money for schools.**

Four of our K-8 schools and our high school are critically overcrowded. Instead of using some of our ARPA funds to renovate another school property the city owns, The City spent \$9.9MM on the Devens School. That's \$247,500/pupil. Then we allocated ten million dollars for just fixing the roof on the old high school, which was left to rot between 2012 and 2024. Now there is talk about renovating that property for grades 7 and 8 for an additional \$76MM. If the plans carefully researched in 2022 to renovate the other property had come to fruition, it would likely have cost \$76MM total, some of which could have come out of our ARPA funds, and that school would be open by now, alleviating the overcrowding in the four K-8 schools. Our application to the state about a new high school is stalled. There is talk about building a high school and vocational school; no single city can afford to build a vocational school, that's why they're all regional.

### **3. Over-reliance on residential taxes.**

The decline of our commercial/industrial tax base has been known for years; we knew when the power plant was going to close. No attempts were made to attract light manufacturing. All the talk was about entertainment, first

with more, more Encore!, then with The Stadium. The Zoning Board of Appeals approved building after building of giant luxury apartments with no parking, which contribute less than half of what a commercial enterprise on the site would garner, but have impossibly (and impassibly) clogged our roads with traffic. What sensible small manufacturer would want to have to deal with our traffic?

#### **4. Avoidance of bidding for contracts.**

It is the duty of the city to get the best price for the goods and services it needs. Lately, however, the city has been awarding Memoranda of Understanding (MOU) and Memoranda of Agreement (MOA) to previously-used favored providers and contractors instead of putting contracts of \$50,000 or more out to bid. It also lets vendors whose contracts supposedly expired just go on and on getting paid.

#### **5. Giving away use of city property.**

Examples of this are the Elliot Center, the Wellness Center and For Kids Only. \$60,000 here, \$395,000 there. It adds up! PlayFit gets paid \$395,000 to run the Wellness Center, but charges for some things that used to be included in the Wellness Center membership. The city provides the equipment and maintenance, which amounts to PlayFit conducting its private business on city property. A document request for recent rent paid by For Kids Only, part of a well-funded non-profit organization, resulted in 'no docs.' The most recent money the city received was grant money a few years ago.

#### **6. Inefficient/improper budgeting.**

The city went from an actual annual budget to an "adopted" budget in FY2017. Since then, the budget has had dancing numbers. The "expended" number changes from year to year, even though it's supposedly expended. The expended amount for the previous fiscal year is often inaccurate; one must look two years out to learn the actual expended number. In FY2022, the Finance Department used an old Standard & Poor's report(2019) for the city's financial outlook and its bond rating. The FY2025 budget does not have any rating information in it. The city apparently did not have S&P do a ratings report in calendar 2024, so we don't really know what our bond rating was. However, since the latest budget didn't contain either the financial outlook or the bond rating, the taxpayers are left to guess at the cost of the city's borrowing.

**?Ineffective negotiating resulting in lower revenue and higher expenses.**

Our PILOT agreement with Wynn/Encore started at about \$20MM annually and increases at 2.5%. The city also gets Host Community Agreement payment that started at \$5MM per year, and also increases at 2.5%. Even though Encore has average revenues of \$60,000,000 PER MONTH, it is not anticipated that the re-negotiation of these agreements triggered by the sale of Encore for over a billion dollars will significantly increase amounts to Everett.

**8. Waste of our CARES/ARPA funds.**

The city could not figure out how to use some of our CARES funds and sent over \$2,000,000 back. This was discovered accidentally. ARPA funds were meant to try and make people, and then communities, whole again as the pandemic started to wane, not to rent overpriced trucks. The then-Superintendent of Schools made sure every child who didn't already have a computer at home got a Chromebook for remote learning, but without city wi-fi, many could not participate. Everett received its \$47.1MM in ARPA funds in 2021. As a disproportionately-affected community, it had leeway to use those funds in ways, for example, Brookline could not. It failed miserably. No additional unemployment assistance; .08% spent on rent/mortgage assistance; .006% on grants to small businesses; employees' regular salaries were paid out of ARPA money; and much money paid in administrative costs, especially to Anser, our ARPA "consultant." There was some food assistance, but no affordable childcare, no broadband, no mental-health help for students and nothing toward affordable housing. The city told the taxpayers that they had to give the rest of the money to a sub-recipient to manage, or they would lose it. Chelsea, another disproportionately-affected community had its ARPA plan complete and the money distributed by May of 2022.

**9. Failure to build housing that is actually affordable.**

Much is made of how many units of a proposed luxury building will be set aside as "affordable housing." The problem is that the numbers are so skewed in Everett that "affordable" isn't. Naturally, developers are not much interested in building truly affordable housing; they gain more profit on luxury housing.

**10. Departments that do not seem to be functioning well.**

There has been a distinct decline in the performance of several departments. Selecting/placing candidates in positions they have absolutely no experience in. Lack of storage space at DPW for all of its vehicles in or near its own lot. ISO-issuing building permits without a site plan filed and in one instance, before the matter had even appeared on an agenda. Etc.

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No one knows how many more people our water and sewer systems can support. There is no public safety substation near One Broadway, where the police, our ambulance and the Cataldo ambulance are frequently called. This area is substantially distant from Everett proper. Various departments were queried as to plans to accommodate more activity in that area if/when Encore expands and/or The Stadium is approved. They had no plans.

For all the above reasons, and any you would like to add, I hope you will join me in agreeing to invite the state auditor in to help us.

Sincerely,

Councilor Guerline Aley Jabouin



Guerline Aley <guerlineforeverett@gmail.com>

2/5/2025 2:22 PM

## Audit Letter to Council and Mayor

To Michael Mangan <michael.mangan@ci.everett.ma.us> • David Flood <david\_flood@comcast.net> •  
David Flood <david.flood@ci.everett.ma.us> • Stephanie Smith <stephanie.smith@ci.everett.ma.us>

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February 5, 2025

Dear Fellow Council Members and Mayor DeMaria,

As discussed at our January 27th meeting, below are the suggested departments that we would suggest to the administration for a referral to the auditor's office to conduct an audit:

Human Resources  
Procurement Office  
Finance Department  
ARPA Funds  
Mayor's Office  
Planning Department

I understand also that the concern might be how will we pay for this service or how much will it cost. The auditor's office is not able to give us a predetermined amount as they don't know yet which department/s they will need to audit without the council and the mayor's approval. Providing this service will assure the community that we are willing to provide transparency when it comes to managing their tax dollars.

I believe the city would benefit greatly by inviting the state auditor to come in. I recognize that this is not a popular position for some of you, but I believe the Councilors operating on behalf of their constituents will hear me out.

It is my understanding that the auditor is primarily interested in finances, but would be willing to look at processes, too.

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Sincerely,

Councilor Guerline Aley Jabouin



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

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

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March 19, 2025

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

**RE: Resolution C0343-24**

Dear Honorable Members:

The following is submitted in response to a request for an update on the City Council's request to engage the State Auditor's Office (SAO) for an audit of accounts, programs, activities and other public functions M.G.L. Chapter 11, Section 12.

As requested, a copy of the email sent by my staff to the State Auditor's Office to engage with them is attached. In response to this outreach, my Chief of Staff spoke on March 13, 2023 with Michael Leung-Tat, General Counsel for the State Auditor, and Stephen Lisauskas, Executive Deputy State Auditor.

The SAO staff advised that this service is not one frequently invoked by communities. With respect to cost, the SAO advised that it does not charge more than \$10,000 for a local audit and charges less if the cost for the services provided is less than \$10,000. They furthered advised that given that the City Council identified its interest in seeking audits of multiple departments or programs, the city should expect that there would be a cost for each department or program reviewed with the amount not to exceed \$10,000 each.

The SAO also advised that the length of the audit varies depending on the scope with the timing generally ranging from several months to up to a year to complete.

The Chief of Staff informed the SAO of the request from the Council to audit the following:-

- Human Resources
- Procurement Office
- Finance Department
- ARPA Funds
- Mayor's Office
- Planning Department

The SAO indicated that it has limited resources for providing this service to cities and towns, they offered the suggestion for the city to consider further revising the requested scope to help the SAO determine an audit plan and scope.

I am sharing this feedback to provide the Council with the opportunity to provide more specificity in the interest and the specific issues or areas in the departments that you would like to see audited. Please feel free to share that with me and I will be happy to continue to work with the SAO to come up with a scope.

Thank you.

Respectfully submitted,

A handwritten signature in blue ink that reads "Carlo De Maria". The signature is written in a cursive style with a large initial 'C'.

Carlo DeMaria  
Mayor

**From:** [Erin Deveney](#)  
**To:** ["Auditor@MassAuditor.gov"](mailto:Auditor@MassAuditor.gov)  
**Subject:** Request for Additional Information  
**Date:** Monday, March 10, 2025 5:15:00 PM  
**Attachments:** [image001.png](#)

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Hello-

On behalf of Mayor Carlo DeMaria of the City of Everett, we are seeking additional information as to the services provided to cities and towns pursuant to the provisions of MGL c. 11, §12, including but not limited to costs associated with such services.

We would appreciate this inquiry being referred to the appropriate person, or if you would please let us know of a specific person to whom this inquiry should be directed.

Thank you for your attention to this inquiry.

-Erin



**Erin C. Deveney**

Chief of Staff

Office of Mayor Carlo DeMaria

Direct: 617- 944-0255



C0005-25

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**To:** Mayor and City Council

**From:** Councilor Katy L. Rogers

**Date:** January 13, 2025

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**Agenda Item:**

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

**Background and Explanation:**



**Summary:**

This tool would serve as a central hub for city resources and services, benefiting every department, particularly 311 and our school system, while also providing critical support to our diverse community:

**Community Hub**

Event calendar: Festivities, city meetings.

Virtual 311: Report issues like potholes, broken streetlights, double poles.

**Local Resources**

Trash, recycling, and street sweeping schedules.

Park locations and amenities.

**Safety and Emergency Services**

Crime and safety updates: alerts, missing person.

Emergency contacts (police, fire, health, animal control).

Road closures and detours.

**Transportation**

Bus schedules and fares.

Maps of bike lanes and walking paths.

**Local Economy**

City job opportunities.

Shop Everett: business directory.

**Youth and Schools**

Sports leagues, after-school programs, and events.

Links to local schools and academic calendars.

**Health and Senior Services**

Clinics, vaccinations, and mental health programs.

Fitness classes and senior center activities.

**Cultural and Educational Resources**

Library hours and museum information.

Events, Public art, grants.

**Animal Services**

Report lost pets.

Renew dog licenses.

Adoption resources and wildlife safety tips.

**Sustainability**

Recycling and composting guidelines.

Green Everett: Energy programs and green initiatives.

Background info: We were introduced to an app in Tampa that would be minimal cost to the city and help with language barriers. It can be a universal hub and include all departments without replacing anything. It can be customized to our particular needs as a city. App would be free for residents

**Attachments:**



C0033-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins, Councilor Stephanie V. Smith, Councilor Guerline Alcy Jabouin

**Date:** January 27, 2025

---

**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**



ARPA Subrecipient Grant Program  
Summary

Organization Name	Amount Requested	Alt Funding Received? Q.15	Unmet Need	Scoring Committee	Total Score	Recommended Amount	Approved Amount	Program Summary
Ekot Community Human Services <i>The NAN Project in Everett Schools</i>	355,026.00	2,100.00	\$ 352,926.00	Yes	48.5	\$ 352,926.00	\$ 352,926.00	The NAN Project (TNP) aims to broaden its impact in the Everett Community by ensuring all students, first in middle school and again in high school, can access its programs. TNP emphasizes the importance of regular mental health education and suicide prevention initiatives to foster a supportive environment where students feel safe discussing mental health issues and seeking help. By combining peer-to-peer student programs with professional development for educators to enhance their understanding and response capabilities, TNP works to diminish the stigma surrounding mental health in school communities.
Arts for Everett, Inc	200,200.00	\$ -	\$ 200,200.00	Yes	48.5	\$ 200,200.00	\$ 200,200.00	The grant funds will bolster Behavioral and Mental Health Care for all ages in Everett and surrounding areas, with a focus on low-income and historically marginalized groups. The funding ensures consistent, diverse, and equitable arts programming, which enhances holistic well-being and fosters vital in-person connections. The need for such activities has increased dramatically due to the isolating effects of the pandemic and the rise of social media. A 2023 report by the U.S. Department of Health and Human Services highlighted the severe impacts of loneliness, equating them with those of tobacco-use, obesity, and the addiction crisis. Furthermore, the pandemic has exacerbated financial burdens, particularly for low- and moderate-income populations and historically marginalized communities like Black and Hispanic groups, affecting their economic status and access to healthcare.
Cambridge Health Alliance <i>Everett Health Senior Living</i>	1,073,291.00	\$ -	\$ 1,073,291.00	Yes	47.5	\$ 688,823.57	\$ 688,823.57	The proposed efforts will reduce health disparities, promote wellness, increase health-related activities, and provide active (and achievable) connection to services for Older Adults in Everett. This will be done by providing in-person and on-line programming through culturally responsive and linguistically appropriate education, screening, activities and outreach. The target population will include Everett residents 60 years old and above, including an emphasis on residents with limited English proficiency and low-income residents. CHA understands that it takes a village to be successful and will partner with community agencies, faith-based organizations, city departments, and CHA staff and volunteers to improve, connect and support the health of Everett Senior Citizens.



ARPA Subrecipient Grant Program  
Summary

Organization Name	Amount Requested	Alt Funding Received? Q.15	Unmet Need	Scoring Committee	Total Score	Recommended Amount	Approved Amount	Program Summary
Portal to Hope	178,400.00 \$	- \$	178,400.00	Yes	43.5	178,400.00 \$	178,400.00 \$	<p>PTH is seeking ARPA funding to support its Youth Violence Intervention Program in Everett, which targets both public and private educational institutions. The COVID-19 pandemic led to an 18% increase in crisis intervention calls, highlighting the need for expanded services. Despite increased demand, PTH has faced significant funding cuts and a reduction in volunteer support. The partnership with Everett Public Schools and other local entities remains crucial for effective intervention and support.</p> <p>To rebuild, PTH seeks ARPA funding to enhance its presence in Everett Public Schools by increasing crisis intervention support, expanding violence prevention education, and facilitating Erin's Project, an afterschool program aimed at preventing homelessness and school drop-out rates related to family violence. If funded, PTH will advance a part-time Everett Victim Advocate to full-time capacity, benefiting over 400 students and enrolling more than 24 youth in the Summer Youth leadership Program. This partnership will enhance PTH's Youth Violence Intervention Program, providing essential support to youth and their families and aiding school administrators in keeping students safe from abuse.</p>
Association of Women in Ministry International  RISE Program	200,000.00 \$	34,500.00 \$	165,500.00	Yes	39.5	165,500.00 \$	165,500.00 \$	<p>The RISE Program (Restoring Independence and Strength through Empowerment) is a 12-month initiative designed to support migrants, particularly those who have experienced trauma. The program offers trauma-focused counseling, acculturation classes, and violence prevention education. It operates in accessible locations, such as community centers, schools, or dedicated facilities. The program is structured into monthly themes, including trauma stabilization, understanding trauma and its effects, trauma-focused therapies, acculturation and cultural integration, resilience building, employment readiness, advanced trauma recovery techniques, community building, health and wellness focus, personal development, civic engagement, and reflection. The ultimate goal of the RISE program is to empower migrants to recover from past traumas, thrive in their new communities, and lead fulfilling and productive lives.</p>



ARPA- Subrecipient Grant Program  
Summary

Organization Name	Amount Requested	Alt Funding Received? Q.15	Unmet Need	Scoring Committee	Total Score	Recommended Amount	Approved Amount	Program Summary
Eliot Community Human Services  <i>The NANA Project- Workshops on Mental Health &amp; Healthy Relationships</i>	432,668.00	\$ -	432,668.00	Yes	36.5	409,407.04	\$ 409,407.04	TNP seeks to provide for populations in Everett with tailored 3-part workshop series that will address their needs and improve their knowledge related to youth mental health. In response to the results of the survey distributed to Everett residents to inform ARPA funding allocations, particular focus will be made to cover the impact of relationships on mental health as well as signs of domestic violence and resources available if domestic violence is suspected.
Joint Committee for Children's Health Care in Everett	\$ 377,850.00	\$ -	\$ 377,850.00	Yes	38	377,850.00	\$ 377,850.00	The Joint Committee for Children's Health Care in Everett (JCCHCE), a non-profit, 501(c) 3 organization whose mission is to ensure that people in Everett have the health insurance and health care they need to become healthy and productive members of our community. JCCHCE enrolls low-, moderate- and no-income people in MA Health Connector and MassHealth insurance programs. As part of the activities conducted by JCCHCE, the organization 1 enrolls low, moderate, and no-income people in health insurance, 2 connects them to care, and 3 encourages activities that promote health and wellness.



ARPA - Subrecipient Grant Program  
Summary

Organization Name	Amount Requested	All Funding Received? Q.15	Unmet Need	Scoring Committee	Total Score	Recommended Amount	Approved Amount	Program Summary
Cambridge Health Alliance  CHA/Everett Haitian Community Center Behavioral and Mental Health Care	778,784.00 \$	\$	778,784.00	Yes	35.5	464,721.53 \$	464,721.53	The proposed program aims to provide care and support to Haitian refugees, immigrants, and their families in Everett who have experienced trauma, displacement, or mental health needs. The program will partner with the Everett Haitian Community Center (EHCC) to provide behavioral health case management, peer group support, and increase access to clinical care resources. The program recognizes the unique cultural contexts of the Haitian community and aims to address language barriers and the lack of non-clinical solutions to wellness. It proposes to use a Community Health Worker (CHW) model, offering services in Haitian Creole and incorporating culturally relevant practices into the wellness program. The program will include both individual behavioral health case management and group modalities, and will offer programs at various times, including evenings and weekends, to accommodate varied schedules. The goal is to create a supportive and inclusive environment that fosters emotional wellness and improves overall well-being within the Haitian community of Everett. The CHWs, who are already trusted by local residents, will receive specialized training on behavioral health and will have access to Haitian Mental Health Team and CBHC Resources. They will work as part of a cohesive team, holding regular weekly staff meetings to provide updates, review cases, discuss challenges, and collaborate on solutions.



ARPA Subrecipient Grant Program  
Summary

Organization Name	Amount Requested	Alt Funding Received? Q.15	Unmet Need	Scoring Committee	Total Score	Recommended Amount	Approved Amount	Program Summary
Eliot Community Human Services  Comprehensive Community Treatment Program	1,248,763.00 \$		\$ 1,248,763.00	Yes	35	665,025.94 \$	665,025.94	Eliot's overall objective is to reduce and treat the long-term impacts from the COVID pandemic which have created trauma and socio-economic disparity to underserved populations in Everett. We will do this by expanding culturally and linguistically appropriate evidence based (EBP) clinical treatment, targeted case management (CM) services, shortening time to care, and addressing social determinants of health. The Cambridge Health Alliance (CHA) 2022 Regional Wellbeing Report included a community health needs assessment (CHNA) for Everett. Out of these respondents 49% speak a language at home other than english and 19% of respondents identified as LGBTQ+. There were nine key findings from this CHNA, of which three specific to post COVID measurements drive the design of this program proposal. 1. There is a need for safe, culturally responsive spaces for healing and collective care. 2. Poverty, income inequality, affordable stable housing, and wealth inequality continue to burden members of the Everett community, exacerbated by the consequences of the COVID pandemic. 3. As consequences of the COVID pandemic continue to emerge, risks that health and BH inequities will also continue to grow with limited culturally and linguistically appropriate resources to access (CHNA).
Eliot Community Human Services  FRC Programming for Youth (Ages 0-18)	360,000.00 \$		\$ 360,000.00	Yes	32	360,000.00 \$	350,000.00	Eliot's Family Resource Center (FRC) in Everett provides essential resources and support to a diverse population facing various challenges, particularly those living below the poverty line. The FRC offers a range of programs, including weekly playgroups for children ages 0-6, ASQ and ASQ SE screenings, and the CFCE contract for families with children under 5, to promote healthy development and social-emotional growth. The center also hosts quarterly Community Baby Showers and monthly Diaper Distribution events to support expectant mothers and families with essential supplies. For older children, the FRC plans to develop the Everett Passport Club for elementary and middle school students, offering enriching experiences and social-emotional activities. For high school students, the FRC provides programming to promote well-being and confidence through mentorship and support groups, including The Wave and the EPS/EPD Internship Program.



ARPA Subrecipient Grant Program  
Summary

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For Kids Only Afterschool Inc. <i>Mental Health and Well-Being</i>	600,000.00 \$		600,000.00	Yes	29.0	437,145.92 \$	437,145.92	FKO is dedicated to creating inclusive and supportive program environments where all children, including those with disabilities, feel safe and respected. The FKO Everett program uses the Count Me In! afterschool inclusion model, a multi-tiered system that addresses the behavioral, mental health, and social/emotional needs of all participants. This model provides universal support for all youth, targeted support for some, and individual support for a few with severe needs. FKO is seeking a grant to fully implement the Count Me In! system over the next two years. The funds will be used to hire inclusion/behavior support specialists to work with high-needs youth and to provide professional development for staff. This will ensure that Everett youth have a safe and nurturing space during out-of-school time, allowing them to fully participate in enrichment activities.

Public Health Initiatives Allocation	\$	4,300,000.00
Total Approved Amount	\$	4,300,000.00





ARPA - Subrecipient Grant Program  
Summary

Organization Name	Amount Requested	All Funding Received?	Unmet Need	Scoring Committee	Total Score	Recommended Amount	Approved Amount	Program Summary
Malden Warming Center, Inc	171,435.00 \$	131,500.00 \$	39,935.00	Yes	49.5	39,935.00 \$	39,935.00	The City of Everett, like its neighboring gateway cities north of Boston, has struggled in recent years with an increase in its unhoused population. Greater Boston's increasingly strained housing supply has left our most vulnerable community members at great risk of losing their homes and being unable to remain stably housed when faced with unexpected costs like large medical bills. Even if residents can find available housing, often they cannot pay the up-front costs of a new living space like a security deposit and broker's fee, and become homeless while trying to gather needed capital.
Luma - Latinos Unidos en Massachusetts	500,000.00 \$		500,000.00	Yes	48	500,000.00 \$	250,000.00	If awarded, the grant funds will be used to support LUMA's comprehensive program aimed at assisting the immigrant community of Everett, with a specific focus on providing rental assistance. The funds will primarily be allocated towards: Rental Assistance Program: A portion of the grant will be dedicated to providing direct financial assistance to individuals and families struggling with rental accommodation, ensuring they can maintain stable housing and avoid displacement.



ARPA: Subrecipient Grant Program  
Summary

Organization Name	Amount Requested	Alt Funding Received?	Unmet Need	Scoring Committee	Total Score	Recommended Amount	Approved Amount	Program Summary
Cambridge Health Alliance Everett Career Pathways	1,214,431.58 \$		1,214,431.58	Yes	46.33	881,270.89 \$	1,191,270.89 \$	<p>The Cambridge Health Alliance is applying for funds to support the Career Pathways Program (CPP) which is dedicated to growing a career pipeline and strengthening access to the field of healthcare for Everett residents from low- and moderate-income families, and engages teens and young adults ages 16-24. CPP exposes participants to healthcare careers through on-site training and workshops, bringing a community-based lens and curriculum that includes leadership development, civic engagement, social justice, health equity with mentorship from healthcare professionals. CPP builds a bridge for youth to paid career pathway opportunities, assisting Everett youth and families to overcome persistent economic and financial challenges impacted and exacerbated by Covid-19 and the pandemic's aftermath. CPP will help close gaps in equitable access to healthcare employment and increase diversity in the workforce. We will incorporate materials from current training programs that are culturally and age appropriate (i.e. Community Health Worker, Mental Health First Aid).</p> <p>Please refer to the Notice of Funding Availability for the program. Under Homeless and Affordable Housing, job training and workforce development programs are eligible uses. These programs address the broader economic impacts of the COVID-19 pandemic by helping individuals gain skills needed to secure stable employment, thereby enhancing their ability to afford housing and maintain long-term housing stability.</p>
Housing Families Inc Homelessness Prevention & Legal Services	641,624.00 \$	50,000.00 \$	591,624.00	Yes	43.67	591,624.00 \$	591,624.00 \$	<p>Housing Families' Homelessness Prevention &amp; Legal Services Program (HPLSP) provides no-cost direct legal representation, advocacy, advice, outreach, and referrals for low-income residents who would otherwise lack access to legal support or understand tenant rights. Our attorneys provide eviction prevention, subsidy retention, and legal advice through weekly clinics in community spaces such as libraries, city halls, and food assistance hubs. The attorneys also participate in weekly a Lawyer for the Day Program in Malden District Court and the Northeast Housing Court's Woburn session, both of which cover Everett residents. We focus on non-fee generating civil cases that have the greatest potential to substantially impact the lives of low-income residents facing housing insecurity.</p>



ARPA - Subrecipient Grant Program  
Summary

Organization Name	Amount Requested	All Funding Received?	Unmet Need	Scoring Committee	Total Score	Recommended Amount	Approved Amount	Program Summary
La Comunidad Inc <i>Utility Assistance Program</i>	73,200.00 \$		73,200.00	Yes	37	73,200.00 \$	73,200.00	La Comunidad is seeking ARPA funding to support its Utility Assistance Program for Everett residents, providing \$300 per household in direct payments to utility companies for verified low-income renters and homeowners. Everett's utility costs are significantly higher than the national average, disproportionately impacting low and moderate-income families. The program targets Latino and Haitian residents, aiming to ease their financial burden and reduce the risk of displacement. The program will be widely advertised through outreach events, ESOL classes, and various media channels. Applicants must provide proof of residency, a current utility bill, and pass income verification. Payments will be made directly to utility companies. The goal is to help families meet their essential expenses, reduce stress, and ensure economic stability for Everett's Latino and Haitian communities.
Action for Boston Community Development, Inc.	488,442.00 \$	40,000.00 \$	448,442.00	Yes	27.33	448,442.00 \$		The City of Everett's ARPA funding will support ABCD's Housing Services program, providing emergency rental and utility assistance to 70 low-income households over 30 months. This includes financial aid for move-in costs, rental arrears, and utility arrears, targeting residents facing significant housing stability challenges due to high rental prices. In 2023, the program served 181 residents, with a majority living below 300% of the Federal Poverty Guidelines. The demographic breakdown included a diverse population, with notable percentages identifying as Black/African American and Hispanic/Latino. ABCD's program aims to help residents secure and stabilize their housing, offering a range of social services to support their overall well-being.  <i>*The City of Everett will launch a Rental Assistance Program and will not award the applicant to avoid duplicating benefits. Instead, the city will transfer the recommended amount to the Rental Assistance Program to enhance its capacity to assist more residents.</i>

Housing Assistance Initiatives Allocation	3,700,000.00
Total Approved Amount	2,534,471.80
Spring FY 25 Housing Assistance Round #2	1,165,528.20



ARPA - Subrecipient Grant Program  
Summary

Organization Name	Amount Requested	All Funding Received?	Unmet Need	Scoring Committee	Total Score	Recommended Amount	Approved Amount	Program Summary
North Shore Evangelical Missionary Church	350,000.00 \$	2,500.00 \$	347,500.00	Yes	49	347,500.00 \$	347,500.00	The North Shore Human Services Project aims to support migrants aged 18-64 in overcoming language barriers and securing stable employment through a 12-month program offering ESL classes and job placement services. Targeting both men and women, the program ensures inclusivity and equal access to opportunities that aid in community integration and empowerment. Objectives include enhancing language proficiency, facilitating employment, promoting community integration, and empowering participants with skills for financial independence. Widely advertised and processed through an established intake system, the project will collaborate with AWWI to offer additional services, benefiting over 400 students and fostering a more inclusive community where migrants feel valued and supported.
Housing Families Inc. <i>EnrichED</i>	687,082.00 \$		687,082.00	Yes	47.00	381,632.44 \$	381,632.44	EnrichEd provides therapeutic programming to children and their parents who have experienced homelessness, housing insecurity, and other traumas. The EnrichEd program model centers on high-quality therapeutic and academic interventions which are crucial to help children build social, emotional, and academic skills. With these supports in place for a sustained period, children and parents can begin to heal from their trauma, process their experiences, build positive relationships, and catch up on their academics. In short, EnrichEd gives families the opportunity to improve their health and achieve greater success in life.



ARPA - Subrecipient Grant Program  
Summary

Organization Name	Amount Requested	All Funding Received?	Unmet Need	Scoring Committee	Total Score	Recommended Amount	Approved Amount	Program Summary
For Kids Only Afterschool Inc. <i>Everett Out-Of-School Time Access Project</i>	1,000,000.00	\$ 120,800.00	\$ 879,200.00	Yes	46.67	540,984.64	\$ 540,984.64	The Everett Out-of-School Time Access Project Services, led by FKO, seeks ARPA grant funding to expand access to out-of-school time (OST) programs for low- and moderate-income families in Everett. The grant will provide scholarships for eligible children to participate in various FKO Everett services, which are available year-round from Monday to Friday and adhere to strict health and safety standards. The program options include an Afterschool Program that offers safe and stimulating enrichment activities from school dismissal until 5:30 pm, Extended Day and School Vacation Week programming to keep children engaged during school breaks, and a Summer Program that operates full days throughout the summer, including a Summer Food Program that provides free, healthy meals. Each day at FKO Everett, children are welcomed with a healthy snack or meal, fostering peer socialization. The programs integrate social and emotional learning, focusing on self-awareness, self-management, social awareness, relationship skills, and responsible decision-making. Engaging enrichment classes, chosen by the children each semester, connect to school day learning and enhance 21st-century skills through hands-on activities. Structured sports and active play promote fitness and healthy lifestyles, while dedicated homework time provides quiet spaces and support for completing assignments. Children also have the opportunity to explore various interest areas, such as arts and STEM, through self-directed activities. Additionally, offsite learning trips offer fun and educational community exploration and outdoor experiences. Overall, FKO Everett's programs are designed to excite children about learning and help them develop essential life skills for happiness and success.
la Comunidad Inc. <i>ESL Programming</i>	184,822.00	\$	184,822.00	Yes	42.67	129,882.92	\$ 129,882.92	la Comunidad's ESOL program aims to enhance students' English reading and speaking skills to help them fully engage in work, home, and civic life, thereby providing financial stability for their families. The program primarily serves Latino, Haitian, and Indian students, with 60% being Latino, 37% Haitian, and 3% Indian. ARPA funds will support two years of free ESOL classes and books for Everett residents, along with ongoing professional development for staff. The program has grown by 30% since 2020 and expects to enroll around 340 students annually in 2024-26. Classes are offered in four cycles per year, with evening and Saturday sessions. The program uses the Ventures curriculum, which has improved graduation rates by 5%. In 2024-25, two intensive courses will be added for beginners and Level 1B+ students. The curriculum schedule includes four semesters and two intensive courses throughout the year.

Education/Childcare Assistance Allocation	\$ 1,400,000.00
Total Approved Amount	\$ 1,400,000.00



ARPA - Subrecipient Grant Program  
Summary

Organization Name	Amount Requested	Alt Funding Received? Q.15	Unmet Need	Scoring Committee	Total Score	Recommended Amount	Approved Amount	Program Summary
The Food Drive Inc.	25,000.00 \$	- \$	25,000.00	Yes	47.75	25,000.00 \$	25,000.00	The Food Drive respectfully requests a \$25,000 in American Rescue Plan Act funds from the City of Everett to support general operating expenses for our Everett Food Rescue Program. We believe that improving food security is possible through collaboration, and that change begins in our own neighborhoods. Grant funding will support our shared goal to continue the vital work of providing free food for our neighbors. With one in three people in our state going hungry, there is no "us" and "them," only US.
Cambridge Health Alliance <i>Everett Food Prescription</i>	492,208.00 \$	- \$	492,208.00	Yes	45	324,116.03 \$	324,116.03	Grant funds will be used to pilot a Produce Prescription (PRx), referral and education, and information dissemination. The primary information for those who have screened positive for food insecurity.
Eliot Community Human Services <i>FRC Distribution of Grocery Gift Cards</i>	909,000.00 \$	- \$	909,000.00	Yes	32.67	541,333.97 \$	700,883.97	The Eliot Family Resource Center (FRC) seeks to provide food assistance in the form of \$100 grocery gift cards, to clients engaged with the FRC in a variety of ways. The gift cards will be distributed to food pantry clients, playgroups and grandparent groups, parenting class participants, and everyday support to those coming in us first time intakes and emergencies, or returning for additional services. Additionally, the gift cards will be distributed during events like our end of school bash, community baby showers, back to school event, and Thanksgiving and Christmas events. In total, we will be able to distribute 4,545 gift cards, as described in more detail in the Goals and Objectives section.



ARPA - Subrecipient Grant Program

Summary

Organization Name	Amount Requested	Alt Funding Received? Q.15	Unmet Need	Scoring Committee	Total Score	Recommended Amount	Approved Amount	Program Summary
La Perie Caribbean Restaurant LLC	209,550.00 \$	\$	209,550.00 \$	Yes	21.67	209,550.00 \$	50,000.00 \$	The program plans to offer cooking classes for different groups - children, adults, and special needs individuals, particularly autistic children. The cooking classes will require a range of kitchen tools, knowledge, and experience tailored to the participants' ages and conditions. The goal is to engage residents in learning to cook, thereby imparting essential skills. This is an ongoing project that will require continuous financial support and staffing to ensure the safety and success of the classes. The need for such a program is evident from the numerous requests for cooking classes received, underlining the fundamental importance of learning diverse skills.

Food Assistance Initiatives Allocation	\$	1,100,000.00
Total Approved Amount	\$	1,100,000.00





C0058-25

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**To:** Mayor and City Council

**From:** Councilor Wayne A. Matewsky

**Date:** February 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**





City of  
**Everett**  
Massachusetts

C0059-25

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**To:** Mayor and City Council

**From:** Councilor Wayne A. Matewsky

**Date:** February 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**



C0066-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** February 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**

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

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Dear President Martins-

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

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

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

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

Thank you for providing further clarification on the issues you would like to be addressed in order for a response to be provided as requested.

-Erin



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

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

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March 19, 2025

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

**RE: Resolution C0066-25**

Dear Honorable Members:

I am in receipt of the above-referenced resolution. The language of the resolution is very general in nature, so I will respond as best I can with the information that has been provided.

The City of Everett is fortunate to have private organizations that work to support our residents. We are grateful for all organizations that seek to support our residents. We have worked to expand our outreach to organizations by making information about programs, services, and opportunities available in multiple languages. With respect to funding opportunities, the Administration works to have applications prepared so that they are easily discernible to organizations at all stages of growth from newly established to long-standing organizations and those with limited staff members to those with staff dedicated to finding funding and revenue opportunities.

The City does not have the capacity to meet all the demands for support that it receives from community groups and organizations. However, there is a commitment to support as many organizations as possible.

If the Council would like to further refine the information that was being sought by this resolution, I would be happy to provide a further response.

Thank you.

Respectfully submitted,

Carlo DeMaria  
Mayor



C0071-25

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**To:** Mayor and City Council

**From:** Councilor Peter Pietrantonio

**Date:** March 10, 2025

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**Agenda Item:**

That the city treasurer appear at the next meeting to discuss the distribution of Opioid Settlement Funds

**Background and Explanation:**

**Attachments:**



C0072-25

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**To:** Mayor and City Council

**From:** Councilor Peter Pietrantonio

**Date:** March 10, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**



C0073-25

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**To:** Mayor and City Council

**From:** Councilor Peter Pietrantonio

**Date:** March 10, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**



C0077-25

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**To:** Mayor and City Council

**From:** Councilor Anthony DiPierro

**Date:** March 4, 2025

---

**Agenda Item:**

That the City Council hereby deletes section 7-167 Longevity-Mayor in its entirety and replaces it as follows4

**Background and Explanation:**

**Attachments:**



**ENROLLED ORDINANCE**

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

**ENROLLED: XX/XX/XXXX DATE OF PROPOSED ORDAINMENT: XX/XX/XXXX**



**CITY COUNCIL .....No. C0077-25**

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

**AN ORDINANCE REDEFINING THE ANNUAL LONGEVITY BONUS PAYMENT**

Councilor /s/ Stephanie V. Smith, Katy Rogers, Michael Marchese, Robert Van Campen, Stephanie Martins, Peter Pietrantonio, Guerline Alcy-Jabouin, Holly Garcia,

**Whereas:** The Office of the Inspector General (OIG) notified the City Council as part of an investigative report, that the purpose of longevity payments “is to reward and retain employees for their skill and experience through a system that recognizes years of valuable service. Longevity payments are not a means to pad the salaries of elected officials”; and

**Whereas:** The Office of the Inspector General (OIG) recommended the City Council to “eliminate longevity payments to elected officials”; and

**Whereas:** Elected officials of the City of Everett, including the Mayor, members of the City Council and School Committee, are compensated through salaries established by ordinance or state law, and additional bonuses tied to tenure may undermine the principles of equitable governance and public service.

**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 Revised Ordinances of the City of Everett be amended as follows:

Section 7-167 of the Revised Ordinances of the City of Everett is hereby amended by deleting the entire current text of said section, including title and replacing it with the following text:

**7-167 Longevity – Elected Officials**

(a) Definitions

- Elected Official: any individual holding a position in the City of Everett that is filled through a public election process, including but not limited to the Mayor, City Council member or School Committee Member

- Longevity payment: any payment, stipend, or benefit provided to an individual based solely on the years of service or tenure in a position
- (b) No elected official is eligible or shall receive a longevity payment during their time in office or retroactively for time served in an elected position

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

**C0077-25 – Amendment proposed by Councilor Anthony DiPierro (edited by DF)**

- (c) Going forward, any person employed by the city who has previously held elected office shall no longer have their elected years of service factored into their longevity payment.

#3- C0077-25

Legislative Affairs & Election Committee  
March 10, 2025

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

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

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

The Committee considered an Ordinance offered by Councilors Stephanie Smith, Katy Rogers, Guerline Alcy Jabouin, Holly Garcia, Michael Marchese, Peter Pietrantonio, Robert Van Campen and Stephanie Martins: That the City Council hereby deletes section 7-167 Longevity-Mayor in its entirety and replaces it as follows as shown on the attachment.

Councilor Smith informed the Committee that she and Councilor Marchese had proposed a similar Ordinance back in 2022 but were unsuccessful, but she noted that due to the correspondence received from the Office of the Inspector General requesting that the City Council take the appropriate action to remove elected officials from receiving longevity payments. She felt that the Ordinance as drafted would address this matter but she acknowledged that the Committee was in receipt of the following amendment from Councilor Anthony DiPierro:

(C) Going forward, any person employed by the city who has previously held elected office shall no longer have their elected years of service factored into their longevity payment.

Councilor Smith explained that this amendment proposed by Councilor DiPierro would prevent any City Councilor going forward who obtains employment with the City from using their elected years of service towards any longevity.

Councilor Rogers noted that she too had worked on the Ordinance and feels confident that this would address the Office of Inspector General's recommendation.

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

Respectfully Submitted,

John W. Burley  
Clerk of Committees

David Flood <david\_flood@comcast.net>

3/13/2025 6:00 PM

## C0077-25 Amendment

To David.Flood@ci.everett.ma.us <david.flood@ci.everett.ma.us>

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Hello all,

After Monday night's Legislative Affairs meeting was adjourned, the Mayor's Chief of Staff brought up a good point that the phrase "Going forward" in the amendment made to the longevity ordinance at the meeting was somewhat vague and open to interpretation. I left the chamber before the discussion on what to do about it was completed; but I later found out that the council would enroll the ordinance as is and would amend it further before ordainment.

So, I had a conversation with the amendment's sponsor, Councilor DiPierro, so that I could make sure that I understood his intent in making the amendment. As such, I offer a further amendment that I believe spells out the councilor's intent in detail.

Attached, are an amended copy of the enacting ordinance and a redline compare that shows the changes that are being proposed.

Please let me know what you think. If there is a consensus to accept these amendments, I'll include copies of these two documents in the agenda packet for the next meeting so that all of the councilors can have it in front of them before voting to ordain.the ordinance.

Let me know,

Dave

- 
- C0077-25 An ordinance redefining the Annual Longevity Bonus Payment -Amended.docx (131 KB)
  - C0077-25 An ordinance redefining the Annual Longevity Bonus Payment - Compare.docx (124 KB)

**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: 03/10/2025

DATE OF PROPOSED ORDAINMENT: 03/24/2025



**CITY COUNCIL ..... No. C0077-25**

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

**AN ORDINANCE REDEFINING THE ANNUAL LONGEVITY BONUS PAYMENT**

Councilor /s/ Stephanie V. Smith, Katy Rogers, Michael Marchese, Robert Van Campen, Stephanie Martins, Peter Pietrantonio, Guerline Alcy-Jabouin, Holly Garcia,

**Whereas:** The Office of the Inspector General (OIG) notified the City Council as part of an investigative report, that the purpose of longevity payments "is to reward and retain employees for their skill and experience through a system that recognizes years of valuable service. Longevity payments are not a means to pad the salaries of elected officials"; and

**Whereas:** The Office of the Inspector General (OIG) recommended the City Council to "eliminate longevity payments to elected officials"; and

**Whereas:** Elected officials of the City of Everett, including the Mayor, members of the City Council and School Committee, are compensated through salaries established by ordinance or state law, and additional bonuses tied to tenure may undermine the principles of equitable governance and public service.

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

**Be it Ordained** by the City Council of the City of Everett, Massachusetts that Chapter 2 Administration of the Revised Ordinances of the City of Everett is hereby amended as follows:

Section 7-167 of the Revised Ordinances of the City of Everett is hereby amended by deleting the entire current text of said section, including title and replacing it with the following text:

**Section 7-167. Longevity - Elected Officials**  
(C0421-16, C0108-22, C0077-25)

(a) **Definitions**

- (1) **Elected official:** Any individual holding a position in the city that is filled through a public election process, including but not limited to the mayor, city council member or school committee member.

- (2) Longevity payment: Any payment, stipend, or benefit provided to an individual based solely on the years of service or tenure in a position.
- (b) No elected official shall be eligible or shall receive a longevity payment during their time in office or retroactively for time served in an elected position.
- (c) Any person employed by the city who has previously held elected office shall not have their elected years of service factored into any longevity payment they may receive during their employment with the city.
- (d) Any current or former city employee, excluding the mayor, who has previously received any longevity payment with their elected years of service factored into said payment shall not be required to repay any portion of said payment to the city.

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

**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:03/10/2025

DATE OF PROPOSED ORDAINMENT: 03/24/2025



**CITY COUNCIL ..... No. C0077-25**

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

**AN ORDINANCE REDEFINING THE ANNUAL LONGEVITY BONUS PAYMENT**

Councilor /s/ Stephanie V. Smith, Katy Rogers, Michael Marchese, Robert Van Campen, Stephanie Martins, Peter Pietrantonio, Guerline Alcy-Jabouin, Holly Garcia,

**Whereas:** The Office of the Inspector General (OIG) notified the City Council as part of an investigative report, that the purpose of longevity payments "is to reward and retain employees for their skill and experience through a system that recognizes years of valuable service. Longevity payments are not a means to pad the salaries of elected officials"; and

**Whereas:** The Office of the Inspector General (OIG) recommended the City Council to "eliminate longevity payments to elected officials"; and

**Whereas:** Elected officials of the City of Everett, including the Mayor, members of the City Council and School Committee, are compensated through salaries established by ordinance or state law, and additional bonuses tied to tenure may undermine the principles of equitable governance and public service.

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**Be it Ordained** by the City Council of the City of Everett, Massachusetts that Chapter 2 Administration of the Revised Ordinances of the City of Everett is hereby amended as follows:

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***Section 7-167. Longevity - Elected Officials***  
(C0421-16, C0108-22, C0077-25)

(a) **Definitions**

- (1) **Elected official:** Any individual holding a position in the city that is filled through a public election process, including but not limited to the mayor, city council member or school committee member.



- (2) Longevity payment: Any payment, stipend, or benefit provided to an individual based solely on the years of service or tenure in a position.
- (b) No elected official is shall be eligible or shall receive a longevity payment during their time in office or retroactively for time served in an elected position.
- (c) Going forward, Any person employed by the city who has previously held elected office shall no longernot have their elected years of service factored into theifany longevity payment they may receive during their employment with the city.
- (e)(d) Any current or former city employee, excluding the mayor, who has previously received any longevity payment with their elected years of service factored into said payment shall not be required to repay any portion of said payment to the city.

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



C0078-25

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**To:** Mayor and City Council

**From:** 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

**Date:** March 4, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

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

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March 5, 2025

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

**RE: Resolution C0078-25**

Dear Honorable Members:

I am in receipt of the above-referenced resolution requesting that my Administration take steps to modify the City's internal controls by segregating the duties of Auditor and Chief Financial Officer.

Please be advised that I am willing to present to the City Council for its consideration recommendations for the necessary legislative action to implement such a change. However, this issue is too important and warrants more serious consideration than to rush to meet a deadline imposed on my Administration with less than 24-hours-notice.

In the interim, I wanted to acknowledge that I am in receipt of this resolution and that I will be sharing with the City Council recommendations on how to best implement such a change in a sound, strategic manner that is in the best interest of the residents of Everett.

Thank you.

Respectfully submitted,

Carlo DeMaria  
Mayor



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

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

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March 5, 2025

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

**RE: Resolution C0076-25**

Dear Honorable Members:

Attached please find a response from counsel to Mayor DeMaria in response to the above-referenced resolution.

I am furnishing this information to you at the request of Attorney Paik to meet the Council deadline.

Thank you.

Respectfully submitted,

Erin Deveney  
Chief of Staff

Enclosure

**Paik Deal LLP**  
**6 Beacon St., Suite 305**  
**Boston, MA 02108**  
**781-819-3494**

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

Dear Honorable Members:

Please accept this response to the above-referenced resolution demanding return of money based upon a review and report by the Office of the Massachusetts Inspector General (OIG).

The City Council's request is based upon a letter issued by the OIG on February 27, 2025, which followed a review during which the Mayor and the administration fully and voluntarily cooperated. The OIG reviewed documents and conducted interviews but did not provide the administration with any ability to provide meaningful input, to confront witnesses, to provide analysis, or to contest the conclusions prior to issuance of the report.

The Mayor and the Administration welcome an impartial review that provides due process, including the ability to review the evidence, to address issues, and to confront accusers. If the final decision of an adjudicatory body orders the Mayor to take remedial steps he will of course abide by that decision.

For these reasons, together with the reasons given in my statement on behalf of the Mayor before the City Council on March 4, 2025, the Mayor will not act on the proposed request until he is given an opportunity for due process.

Young Paik

Counsel to the Mayor



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

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

March 19, 2025

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

**RE: Resolution C0078-25**

Dear Honorable Members:

I am providing you with a further update on action I have taken in response to the above-referenced resolution.

My office has submitted to the City Solicitor proposed language for an order to amend the City of Everett's Administrative Code to separate the positions of CFO and City Auditor. The City Solicitor, who has been using pre-approved PTO, will review the draft upon return to the office. Once the form and the content of the proposed ordinance is approved by the City Solicitor, I will submit an order to you.

In the meantime, I would like to remind the members of this council of the existing visibility you have into municipal finances. My Administration and I make financial information available to you on an ongoing basis. You have and will continue to have the ability to review financial documents and information. An example of this existing ability exercised by the City Council is the Ways and Means Committee's quarterly review of city financials. As we have in the past, we will continue to share this information with you and answer questions you may have.

Thank you.

Respectfully submitted,

Carlo DeMaria  
Mayor



C0079-25

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**To:** Mayor and City Council

**From:** Councilor Anthony DiPierro

**Date:** March 10, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**



C0081-25

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**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese

**Date:** March 10, 2025

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**Agenda Item:**

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 4<sup>th</sup>. Please provide a copy of the invoice for the attorneys, as well as who is paying for them by the next regular council meeting

**Background and Explanation:**

**Attachments:**





C0085-25

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**To:** Mayor and City Council  
**From:** Councilor Stephanie V. Smith  
**Date:** March 10, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**



C0086-25

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**To:** Mayor and City Council  
**From:** Councilor Stephanie V. Smith  
**Date:** March 10, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**



C0087-25

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**To:** Mayor and City Council

**From:** Councilor Katy L. Rogers

**Date:** March 10, 2025

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**Agenda Item:**

An ordinance pertaining to trees in the City of Everett

**Background and Explanation:**

**Attachments:**

**ENROLLED ORDINANCE**

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

ENROLLED: MM/DD/2024

DATE OF PROPOSED ORDAINMENT: MM/DD/2024



**CITY COUNCIL... ..... No. C0087-25**

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

**AN ORDINANCE PERTAINING TO TREE(S) IN THE CITY OF EVERETT**

Councilor /s/ Katy L. Rogers

**Whereas:** Mature tree(s) offer numerous public benefits as infrastructure that serve to protect public health, welfare, the environment and the aesthetics of the City of Everett; and

**Whereas:** Numerous tree(s) have been lost due to natural causes, incidents related to construction and past management strategies; and

**Whereas:** Tree(s) are living organisms and management of an urban tree canopy requires long term planning and strategies that consider the natural processes and lifespan of tree(s).

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

**Be it Ordained** by the City Council of the City of Everett, Massachusetts that Chapter 17 of the Revised Ordinances of the City of Everett is hereby amended as follows:

The title of Chapter 17 shall be amended by changing the title from “**STREETS AND SIDEWALKS**” to “**STREETS, SIDEWALKS AND OTHER OUTDOOR SPACES**”

Chapter 17 of the Revised Ordinances of the City of Everett is hereby further amended as follows:

Article V of Chapter 17 of the Revised Ordinances of the City of Everett shall be amended by adding a new Division 3 as follows:

**DIVISION 3. CITY TREE ORDINANCES**

***Section 17-120 Intent and purpose***

- (a) The City of Everett is committed to investing in its urban tree canopy. To that end, this division shall guide the City in:
  - (1) The preservation of existing tree(s);

- (2) The promotion of new tree planting; and
- (3) Community engagement with our urban canopy.

***Section 17-121 Compliance with state law***

Nothing in this division shall be construed to restrict, amend, repeal, or otherwise limit the application or enforcement of existing municipal or state law.

***Section 17-122 Tree replacement fund***

- (a) There is hereby established a tree replacement fund which shall be held by the City Treasurer in an account and administered in accordance with applicable provisions of the Massachusetts General Laws.
- (b) Any payments into the tree replacement fund shall be deposited in said fund and shall be used solely for the purpose of supporting tree planting and maintenance throughout the entire city.
- (c) Voluntary contributions may be made to benefit tree planting and maintenance in the city shall be deposited into the tree replacement fund.

***Section 17-123 Applicability***

The terms and provisions of this division shall be administered by the Tree Warden and shall apply to any applicable significant tree and to any public tree or public shade tree and their critical root zone located within the city.

***Section 17-124 Tree Warden***

- (a) The Tree Warden shall be a certified arborist by the Massachusetts Arborist's Association, the International Society of Arboriculture, or any successor of either organization, shall be appointed by the Mayor.
- (b) The duties and responsibilities of the Tree Warden shall conform to M.G.L. c. 87 and include but not be limited to the responsibilities outlined in this division and the City of Everett Tree Policy.

***Section 17-125 Tree survey***

- (a) A tree survey shall be required in the case of any project that requires any building permit, a special permit per Appendix A, Section 3 of these Revised Ordinances, or a site plan review per Appendix A, Section 19 of these Revised Ordinances or for any project that requires or may result in any public tree(s) or public shade tree(s) being removed, damaged, or disturbed including through pruning, digging, or the compaction of soil due to the passage or parking of vehicles or equipment within the critical root zone.
- (b) A tree survey may be self-submitted and certified by the applicant at the time of the building permit application in the case of any project that will not require or result in any public tree(s) or public shade tree(s) being removed, damaged or disturbed and that does not require a special permit per Appendix A, Section 3 of these Revised Ordinances or a site plan review per Appendix A, Section 19 of these Revised Ordinances.

- (c) A tree survey shall include the location, tree type and description of impact for all significant tree(s) that will be removed, damaged, or disturbed by any project requiring any building permit and that will not require or result in any public tree(s) or public shade tree(s) being removed, damaged or disturbed and that does not require a special permit per Appendix A, Section 3 of these Revised Ordinances or a site plan review per Appendix A, Section 19 of these Revised Ordinances.
- (d) In the case of any project that requires or may result in any public tree(s) or public shade tree(s) being removed, damaged or disturbed or any project requiring a special permit per Appendix A, Section 3 of these Revised Ordinances or a site plan review per Appendix A, Section 19 of these Revised Ordinances, a tree survey shall include the location, genus, species, height, DBH and critical root zone of all significant tree(s), public tree(s) and public shade tree(s) that will be removed, damaged, or disturbed, including those removed from a lot up to five (5) years prior to the submission of a tree survey unless otherwise certified in writing by the Tree Warden.
- (e) In the case of any project that requires or may result in any public tree(s) or public shade tree(s) being removed, damaged or disturbed or any project requiring any building permit or special permit per Appendix A, Section 3 of these Revised Ordinances or a site plan review per Appendix A, Section 19 of these Revised Ordinances, a tree survey shall be signed and certified by a certified arborist and submitted to the Tree Warden not less than 21 days prior to the submission of the application for a building permit, special permit or site plan review.
- (f) Please see the City Tree Policy for further details regarding Tree Surveys.

***Section 17-126      Tree permits***

- a) A tree permit shall be required in the case of any project where any applicable significant tree(s) or any public tree(s) or any public shade tree(s) will be removed, damaged, or disturbed including pruning, digging, or through the compaction of soil passage or parking of vehicles or equipment within the critical root zone of the tree(s).
- b) No tree permit shall be required for the removal or disturbance of any significant tree(s) located wholly on a lot not owned or managed by the City except in the case of any project which requires a special permit per Appendix A, Section 3 of these Revised Ordinances or a site plan review per Appendix A, Section 19 of these Revised Ordinances.
- c) No tree permit application fee shall be charged.
- d) Upon the issuance of a tree permit, the Tree Warden may prescribe in writing such protective measures for existing tree(s), as they deem necessary. The Tree Warden shall make a determination that the prescribed protective measures have been adequately provided before any disturbance of the site related to the permitted activity may begin.
- e) In the case of any project which requires a tree permit, the owner of the lot shall be required to commit to comply with all provisions of the tree permit, provisions of the mitigation plan, the tree protection plan, and other provisions of this division and regulations promulgated hereunder.

- f) Any tree permit issued by the Tree Warden shall be valid for 90 days from issuance. The Tree Warden, following an email or written request by the applicant, may extend the length of the permit for any length of time, as they deem necessary and appropriate,
- g) A tree permit may be suspended or revoked at any time by the Tree Warden upon written notice to the permit holder that the permit holder has failed to comply with either this division or the conditions of the tree permit. The written notice shall be sent by certified mail, return receipt requested, or by hand delivery and shall provide an opportunity for the permit holder to correct the non-compliance and apply for a renewal of the tree permit upon compliance, where practicable.
- h) The requirements of this division may be waived by the Tree Warden during the period of an emergency such as a tornado, windstorm, flood or other act of God. The Tree Warden shall memorialize such instances in writing and keep a record of the same.
- i) Please see the City Tree Policy for further details regarding Tree Permits.

**Section 17-127      *Mitigation plan***

- (a) A mitigation plan shall be required in the case where a tree permit allows any applicable significant tree(s), public tree(s), or public shade tree(s) to be removed or effectively removed due to tree damage or disturbance including through pruning, digging, or through the compaction of soil due to the passage or parking of vehicles or equipment within the critical root zone.
- (b) No tree mitigation plan, payment or replacement tree(s) shall be required for removal of significant tree(s) located wholly on a lot not owned or managed by the city except in the case of any project which requires a special permit per Appendix A, Section 3 of these Revised Ordinances or a site plan review per Appendix A, Section 19 of these Revised Ordinances.
- (c) Replacement tree(s) or a mitigation payment shall be required for all applicable significant tree(s), public tree(s), or public shade tree(s) removed from a lot up to five years prior to the application for a tree permit in the case of a project requiring a special permit per Appendix A, Section 3 of these Revised Ordinances or a site plan review per Appendix A, Section 19 of these Revised Ordinances , unless otherwise certified in writing by the Tree Warden.
- (d) A mitigation plan shall be subject to approval by the Tree Warden.
- (e) Some tree(s) may be exempt from replacement tree or mitigation payment requirements at the express written permission of the Tree Warden.
- (f) Please see the City Tree Policy for further details regarding Tree Mitigation.

**Section 17-128      *Tree protection plan***

- (a) A tree protection plan shall be required in the case where any applicable significant tree(s), public tree(s), public shade tree(s), or their critical root zone which will not be removed, extends or overlaps into the work zone of any project, excavation or construction where said tree(s) or their critical root zone may be damaged or disturbed including through pruning, digging, or through the compaction of soil due to the passage or parking of vehicles or equipment.

- (b) No tree protection plan shall be required for disturbance to a significant tree located wholly on a lot not owned or managed by the City except in the case of any project which requires a special permit per Appendix A, Section 3 of these Revised Ordinances or a site plan review per Appendix A, Section 19 of these Revised Ordinances.
- (c) Please see the City Tree Policy for further details regarding Tree Protection.

***Section 17-129      Duty of care***

- (a) Upon issuance of any City permit, the permit holder is required to take reasonable precautions to ensure that any applicable tree(s) are adequately protected and maintained free from harm from work associated with the permit issued.
- (b) Failure to adequately protect and maintain any applicable tree(s) free from harm may result in a fine, and failure to adequately protect applicable tree(s) that results in any applicable tree(s) being removed within 5 years of the failure to protect being noted may result in a fine and a mitigation payment that reflects the value in accordance with 2 times the DBH of the applicable tree(s) removed.

***Section 17-130      Enforcement***

- (a) Any person who violates any of the provisions of this division shall be notified by the Tree Warden of the specific violation by certified or registered mail, return receipt requested, or by hand delivery. The notice shall set forth the nature of the violation and a reasonable time period within which compliance must be had.
- (b) Upon notice from the Tree Warden that work on any lot on which an applicable significant tree, public tree, public shade tree, or their critical root zone is located, is being performed contrary to the tree permit, the tree protection plan or the mitigation plan or any provision of this division, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the lot involved, or to the owner's agent, or to the person doing the work, and shall state the conditions under which work will be permitted to resume.
- (c) Any person who shall continue any work in or about said lot after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not more than \$300.00. Each day during which a violation exists shall constitute a separate offense.
- (d) Whenever there exists reasonable cause to believe that a person is violating any tree permit, mitigation plan, tree protection plan, or any provision of this division, the City may institute a civil action for a mandatory payment or prohibiting injunction in a court of competent jurisdiction ordering the defendant to correct the unlawful condition upon or cease the unlawful use of the property.
- (e) Failure to apply for and receive a tree permit or failure to replace an applicable significant tree, public tree, or public shade tree, or make a payment into the tree replacement fund in accordance with this division, shall constitute a separate violation of this division for which there shall be a fine of not more than \$300.00. Each day such violation continues shall constitute a separate offense.



- (f) As an alternative to any fine stated in this division, citations may be issued pursuant to M.G.L. c. 40, § 21D, assessing a fine of not more than \$300.00 for each day the violation is committed or permitted to continue.
- (g) Each instance of vandalism to an applicable significant tree, public tree, or public shade tree shall constitute a violation of this division and shall be subject to a fine of up to \$300.00.
- (h) Each instance in which an applicable significant tree, public tree, or public shade tree is removed without a tree permit shall constitute a violation of this division and shall be subject to a fine in the amount applicable to the City's current mitigation payment schedule:
  - (1) The fine for any applicable significant tree, public tree, or public shade tree removed without a tree permit shall be assessed at 2 times the total DBH of any applicable significant tree, public tree, or public shade tree removed,
  - (2) No reduction of the amount of the fine otherwise available under this division will be allowed in connection with the removal of any applicable significant tree, public tree, or public shade tree removed without a tree permit.
- (i) Each failure to replace an applicable significant tree, public tree, or public shade tree or to make a payment into the tree replacement fund beyond the timeframe of the tree permit shall constitute a separate violation of this division and shall be subject to a fine in the amount of \$300.00. Each day such violation continues shall constitute a separate offense.
- (j) Each instance where there is a failure to comply with a condition contained in a tree permit shall be subject to a fine in the amount of \$300.00.
- (k) Each instance where there is a failure to comply with a stop work order shall constitute a violation of this division, which shall be subject to a fine in the amount of \$300.00. Each day such violation continues shall constitute a separate offense.
- (l) Nothing herein shall be construed to require the City to make a payment into the tree replacement fund for any tree that it removes.

***Secs. 17-131-17-139 Reserved***

The provisions of this ordinance are severable. If any section, provision, or portion of this ordinance is determined to be invalid by a court of competent jurisdiction, then the remaining provisions of this ordinance shall continue to be valid.

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

## **CITY OF EVERETT TREE POLICY**

This policy is supplemental to the provisions outlined in Chapter 17 Article V Policy 3  
**STREETS, SIDEWALKS AND OTHER OUTDOOR SPACES.**

### **Intent and purpose**

- (a) The City of Everett is committed to investing in its urban tree canopy. To that end, this policy shall guide the City in:
  - (1) The preservation of existing trees;
  - (2) The promotion of new tree planting; and
  - (3) Community engagement with our urban canopy.
- (b) The numerous functions of a well-developed urban tree canopy include:
  - (1) Conserving energy, and combating heat island effect by providing shade and evaporative cooling through transpiration;
  - (2) Improving local and global air quality by absorbing carbon dioxide, ozone, particulate matter, and producing oxygen;
  - (3) Reducing storm runoff, flooding, and soil erosion;
  - (4) Providing microclimate control;
  - (5) Reducing wind speed and directing air flow;
  - (6) Reducing noise pollution;
  - (7) Providing habitat for birds, small mammals, and other wildlife;
  - (8) Enhancing visual and aesthetic qualities that attract visitors and businesses;
  - (9) Providing natural privacy among neighbors;
  - (10) Protecting and increasing real property values; and
  - (11) Contributing to the definition of public spaces and creating civic identity and responsibility.
- (c) The provisions of this policy reinforce, enhance, and expand existing legal vehicles to ensure that future development and public policy adequately preserve, protect, and provide for replacement of public trees and public shade trees as well as increasing the total tree inventory.
- (d) The City resolves to plant more trees and in greater variety in order to compensate for past tree losses, the length of time required for a tree to achieve maturity and to provide resiliency through biodiversity.
- (e) The City will adhere to “right tree, right place” philosophy to ensure that all new trees are planted and maintained to ensure long term success into maturity.
- (f) This policy:

- (1) Ensures that the City sustains its designation as Tree City USA by meeting or exceeding the four core standards of sound urban forestry management;
  - a. Maintaining a tree department;
  - b. Having a city tree ordinance;
  - c. Spending at least \$2.00 per capita on urban forestry; and
  - d. Celebrating Arbor Day.
- (2) Protects and preserves public shade trees pursuant to M.G.L. c. 87.
- (3) Encourages private property owners to plant or to accept a tree from the City to be planted within the setback area of their lot instead of in the tree lawn or tree pit, if the Tree Warden so recommends.
- (4) Allows the Tree Warden, or a private organization acting with the written consent of the Tree Warden, to plant trees acquired with public or private funds in the public rights-of-way or within the setback from such public rights-of-way with acceptance by the property owner for the purpose of improving, protecting, shading, or ornamenting the land.

### **Definitions**

- (a) “Caliper”: Diameter of a tree trunk in inches measured six (6) inches above the ground for trees up to and four (4) inches, use DBH for larger trees.
- (b) including four-inch diameter.
- (c) "Certified arborist": An arborist certified by the Massachusetts Arborists' Association or the International Society of Arboriculture, or any successor of either organization.
- (d) “Critical root zone (CRZ)” – The minimum area beneath the canopy of a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The CRZ is represented by a concentric circle centering on the tree's trunk and extending outward towards the tree's dripline. The minimum area of the CRZ shall be dependent on the required minimum radius of the CRZ; the required minimum radius of the CRZ shall be determined by multiplying a tree's DBH (in inches) by eighteen (18) inches, with the resulting product constituting the minimum radius of the CRZ. EXAMPLE: A tree with a DBH of twenty (20) inches shall have a CRZ with a minimum radius of 360 inches or 30 feet (20" x 18" = 360" or 30').
- (e) “Pruning standards”: Standards for pruning of trees as defined in the ANSI A300 Tree Care Standards and any future amendments or revisions to the same.
- (f) “Diameter at breast height (“DBH”)” – The standard measure of tree size over four (4) inches in Caliper, measured as diameter in inches at a height of four and one-half (4.5) feet above the existing grade at the base of the tree. If a tree splits into multiple trunks below four and one-half (4.5) feet above the existing grade, the DBH shall be considered to be the measurement taken at the narrowest point beneath the split.
- (g) “Public shade tree”: A tree located in the public way, as defined in M.G.L. c. 87, Sec. 5.
- (h) “Public tree”: Any tree located on land owned completely by the city. This does not include any tree that fits the definition of a public shade tree under M.G.L. c. 87.

- (i) “Remove (including removing and removal)”: Cutting down or destroying any tree and all other acts which cause the actual removal or the effective removal through damaging, poisoning or other direct or indirect actions resulting in the death or destruction of any tree, including, but not limited to, excessive or improper pruning.
- (j) "Significant tree": Any tree 6 inches DBH or larger which is on a lot. This does not include any tree that fits the definition of a public tree under this division or any tree that fits the definition of a public shade tree under M.G.L. c. 87.

### **Tree Warden**

- (a) The Tree Warden shall be a certified arborist by the Massachusetts Arborist's Association, the International Society of Arboriculture, or any successor of either organization.
- (b) The Tree Warden shall be appointed by the Mayor.
- (c) The duties and responsibilities of the Tree Warden shall conform to M.G.L, c. 87 and shall include, but not be limited to, the following and as may be further specified in this policy:
  - (1) Care and control of all trees within public rights-of-way and care and control of all trees on City property;
  - (2) Development of an annual work plan, for systematic tree maintenance, replacements, plantings, and removals for each fiscal year;
  - (3) Posting notices and holding public hearings for the removal of public trees and public shade trees as required by M.G.L. c. 87 and division 3: City Tree Ordinances;
  - (4) Expending funds appropriated for planting trees on land within public rights-of-way, City-owned property, and in the setback of a lot with the express approval of the owners;
  - (5) Granting or denying permits and attaching thereto reasonable conditions required under division 3: City Tree Ordinances;
  - (6) Working in conjunction with other City departments to seek grants or other assistance concerning the preservation, maintenance and planting of trees in the City;
  - (7) Development of rules, regulations, tree inventories, manuals, and other data, in conjunction with other City departments, to carry out the purposes and intent of division 3: City Tree Ordinances;
  - (8) Supervising the planting and care of City trees to ensure that such planting and care meets the criteria of division 3: City Tree Ordinances and the ANSI A300 Tree Care Standards;
  - (9) Ensuring the regular maintenance of and updating of the City’s tree inventory to track removal and replacement of trees in order to replace lost trees in an orderly fashion;

- (5) Appointment of designee to serve in the absence of the Tree Warden;
- (6) Coordinate with any private organization that creates a program for the planting or pruning of public trees and public shade trees on city property, in the public rights-of-way or within the setbacks with the express approval of the owners,
- (7) With authorization by the mayor, undertaking other responsibilities consistent with the purposes and intent of division 3: City Tree Ordinances and
- (8) Enforcement of division 3: City Tree Ordinances.

### **Tree surveys**

- (a) A tree survey shall be required in the case of any project that requires any building permit, a special permit per Appendix A, Section 3 of these Revised Ordinances, or a site plan review per Appendix A, Section 19 of these Revised Ordinances or for any project that requires or may result in any public tree(s) or public shade tree(s) being removed, damaged, or disturbed including through pruning, digging, or the compaction of soil due to the passage or parking of vehicles or equipment within the critical root zone.
- (b) A tree survey may be self-submitted and certified by the building permit applicant at the time of the building permit application in the case of any project that will not require or result in any public tree(s) or public shade tree(s) being removed, damaged or disturbed and that does not require a special permit per Appendix A, Section 3 of these Revised Ordinances or a site plan review per Appendix A, Section 19 of these Revised Ordinances.
- (c) A tree survey shall include the location, tree type and description of impact for all significant tree(s) that will be removed, damaged, or disturbed by any project requiring any building permit and that will not require or result in any public tree(s) or public shade tree(s) being removed, damaged or disturbed and that does not require a special permit per Appendix A, Section 3 of these Revised Ordinances or a site plan review per Appendix A, Section 19 of these Revised Ordinances.
- (d) In the case of any project that requires or may result in any public tree(s) or public shade tree(s) being removed, damaged or disturbed or any project requiring a special permit per Appendix A, Section 3 of these Revised Ordinances or a site plan review per Appendix A, Section 19 of these Revised Ordinances, a tree survey shall include the location, genus, species, height, DBH and critical root zone of all significant tree(s), public tree(s) and public shade tree(s) that will be removed, damaged, or disturbed, including those removed from a lot up to five (5) years prior to the submission of a tree survey unless otherwise certified in writing by the Tree Warden.
- (e) In the case of any project that requires or may result in any public tree(s) or public shade tree(s) being removed, damaged or disturbed or any project requiring any building permit or special permit per Appendix A, Section 3 of these Revised Ordinances or a site plan review per Appendix A, Section 19 of these Revised Ordinances, a tree survey shall be signed and certified by a certified arborist and submitted to the Tree Warden not less than 21 days prior to the submission of the application for a building permit, special permit or site plan review.

**Tree Permits**

- (a) If applicable, a tree permit application shall be submitted concurrently with a tree survey in accordance with this division and, if applicable, a mitigation plan and a tree protection plan.
- (b) The Tree Warden shall review applications for tree permits in accordance with the provisions of M.G.L. c. 87, of Chapter 17, Article V, Division 3 of the Revised Ordinances of the City of Everett and with any rules or regulations promulgated hereunder.
- (c) The Tree Warden shall date-stamp or otherwise record the date of filing of each application for a tree permit.
- (d) The Tree Warden shall complete the review of each tree permit application no later than 10 business days after the submission of a completed application to the Tree Warden.
- (e) Upon the issuance of a tree permit, the Tree Warden may prescribe in writing such protective measures for existing tree(s), as they deem necessary. The Tree Warden shall make a determination that the prescribed protective measures have been adequately provided before any disturbance of the site related to the permitted activity may begin.
- (f) Any tree permit issued by the Tree Warden shall be valid for 90 days from issuance. The Tree Warden, following an email or written request by the applicant, may extend the length of the permit for any length of time, as they deem necessary and appropriate,

**Mitigation Plan**

- (a) A mitigation plan shall include the type, location and total DBH of tree(s) to be removed and:
  - (1) A description of proposed replacement tree(s), including proposed planting location, genus, species, height, and caliper,
  - (2) A schedule for planting the proposed replacement tree(s),
  - (3) A mitigation payment for any removed tree not mitigated by replacement tree(s),
- (b) The total caliper of replacement tree(s) or mitigation payment(s) shall be equal to the total DBH in inches of any applicable tree(s) removed.
- (c) The per DBH value of the mitigation payment shall be assessed annually and made available by the Tree Warden, in consideration of the City of Everetts most recent tree planting and maintenance costs, inclusive of purchase, planting, watering and maintenance for a period of not less than five (5) years.
- (d) Replacement tree plantings shall be performed or overseen by a certified arborist.
- (e) Replacement tree(s) will continue to be identified as replacement tree(s) for a period of 10 years after they are planted.
- (f) No replacement tree shall be removed without a tree permit issued by the Tree Warden. In all cases, the Tree Warden shall keep a record of the type and size of any replacement

tree removed, the reason for the removal, the date of removal, any involved contractor, and the name and address of the property owner.

- (g) A mitigation payment will be required for all replacement tree(s) removed.
- (h) No reduction of the amount of mitigation payment otherwise available under this policy shall be allowed in connection with the removal of replacement tree(s).

**Tree Protection Plans**

- (g) If applicable, a tree protection plan shall be submitted concurrently with an application for a tree permit.
- (h) The tree protection plan shall be designed and certified by a certified arborist.
- (i) The tree protection plan shall be subject to approval by the Tree Warden,
- (j) All applicable significant tree(s), public tree(s) and public shade tree(s) and their critical root zone near the excavation or construction of any building, structure, or street, or in the vicinity of utility work shall be sufficiently guarded and protected by those responsible for such work so as to prevent injury to said tree(s).
- (k) A tree protection plan shall include:
  - (1) An indication of which applicable significant tree(s), public tree(s), and public shade tree(s) and their critical root zone may be affected, damaged, or otherwise disturbed including by the compaction of soil in and around a tree's root system by vehicle traffic, parking, or other means;
  - (2) Descriptions and drawings of tree protection measures that will be used to prevent damage or disturbance to tree(s) and their root systems; and
  - (3) A schedule for installation and removal of tree protection measures.





C0088-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** March 10, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**





Stephanie Martins



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

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

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March 19, 2025

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

**RE: Resolution C0088-25**

Dear Honorable Members:

The following is information in response to the above-referenced resolution that requested a written response about steps being taken in the wake of weather-related leaks this winter at the Everett Police Station.

Ice dams formed on the roof of the station this winter, which resulted in leakage. The Facilities Maintenance Department responded to the site and remediated the water in the building, which resulted in minor damage requiring ceiling tiles to be replaced. That work was performed by our team. Our Facilities Maintenance team also took steps to minimize the potential for additional leaks due to the contracting of materials on the existing roof caused by fluctuations in temperature.

In addition to responding to this incident, the Facilities Maintenance Department has been requesting quotes from contractors to obtain best estimates of the work needed to replace the roof in a project of the appropriate scope and magnitude of a building that is not slated to be a long-term asset for the city, but one that needs to remain in service for multiple years. Such a project would be subject to prevailing wage requirements, which is work that not all potential contractors are interested in pursuing. This results in more work having to be done to obtain estimates.

Once sufficient information is obtained to estimate the cost of the work, funding will be request for capital in FY26 for the repairs to be procured.

The Facilities Maintenance Department will continue to support the Everett Police Department with any needs they have in the meantime.

Thank you.

Sincerely,

Angelo Febbo  
Director of Facilities Maintenance

cc: Mayor DeMaria  
Chief Paul Strong, EPD



C0096-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** March 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**



City of  
**Everett**  
Massachusetts

C0100-25

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**To:** Mayor and City Council

**From:** Councilor Wayne A. Matewsky

**Date:** March 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**



C0101-25

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** March 24, 2025

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**Agenda Item:**

In accordance with the findings and recommendations set forth in correspondence dated February 27, 2025 from the Office of the Massachusetts Inspector General, that the President of the Everett City Council is hereby authorized to retain the services of an independent auditor for the purpose of auditing all payments made by the City of Everett to Mayor Carlo DeMaria for the period January 1, 2016 to present

**Background and Explanation:**

**Attachments:**



Sergio/Mike-

Please put the following on the agenda for our 3/24 meeting:

**RESOLUTION: Councilors Stephanie Martins and Robert Van Campen**

In accordance with the findings and recommendations set forth in correspondence dated February 27, 2025 from the Office of the Massachusetts Inspector General, that the President of the Everett City Council is hereby authorized to retain the services of an independent auditor for the purpose of auditing all payments made by the City of Everett to Mayor Carlo DeMaria for the period January 1, 2016 to present.



C0102-25

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**To:** Mayor and City Council

**From:** Councilor Holly D. Garcia

**Date:** March 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**



C0103-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** March 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**

C0104-25

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**To:** Mayor and City Council  
**From:** Councilor Stephanie V. Smith  
**Date:** March 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

WHEREAS, the United States Postal Service (USPS) plays a vital role in ensuring reliable mail delivery and service to the residents and businesses of the City of Everett;  
WHEREAS, the USPS is considering the consolidation of five (5) postal routes within the Ward 2 and Ward 3 areas of Everett, which may impact mail delivery times, operational efficiency, and customer service;  
WHEREAS, transparency and communication between federal agencies and local government are essential to addressing potential concerns from residents and businesses affected by these changes;  
WHEREAS, the Everett City Council seeks to ensure that any proposed postal route consolidations are made with careful consideration of their effects on service quality and community needs;  
NOW, THEREFORE, BE IT RESOLVED THAT, the Everett City Council formally requests that the Postmaster General provide the City Council with a detailed list of the tentative consolidations of the five (5) routes in the Ward 2/Ward 3 area, as well as any other planned route consolidations occurring within the City of Everett;

**Attachments:**

C0105-25

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**To:** Mayor and City Council  
**From:** Councilor Stephanie V. Smith  
**Date:** March 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

Resolution Directing MBTA Bus Operators to Fully Utilize Bus Stops and Minimize Traffic Disruptions

WHEREAS, the Massachusetts Bay Transportation Authority (MBTA) is committed to ensuring safe, efficient, and accessible public transportation for all passengers;

WHEREAS, improper use of bus stops, including failure to pull all the way into designated areas, can cause unnecessary traffic congestion, delays, and safety hazards for both commuters and other roadway users;

WHEREAS, efficient use of bus stops improves traffic flow, enhances pedestrian safety, and ensures compliance with best transit practices;

NOW, THEREFORE, BE IT RESOLVED THAT, the Head of the MBTA shall direct all MBTA bus operators to fully utilize designated bus stops by pulling in completely whenever conditions allow, ensuring they do not obstruct active travel lanes unnecessarily; the MBTA shall provide necessary training, guidance, and oversight to ensure compliance with this directive and consider the implementation of additional signage or markings to facilitate proper bus positioning; and the MBTA shall monitor adherence to this policy and assess its impact on traffic flow and public safety, making necessary adjustments as needed to optimize its effectiveness.

**Attachments:**



C0106-25

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**To:** Mayor and City Council  
**From:** Councilor Stephanie V. Smith  
**Date:** March 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

RESOLUTION REQUIRING THE USE OF OPTICAL CHARACTER RECOGNITION (OCR) TECHNOLOGY FOR DOCUMENT SCANNING BY THE CITY COUNCIL AND ALL CITY EMPLOYEES

WHEREAS, the City of Everett is committed to improving efficiency, accessibility, and transparency in government operations;

WHEREAS, the use of Optical Character Recognition (OCR) technology allows scanned documents to be searchable, readable, and accessible to all users, including those with disabilities, in compliance with the Americans with Disabilities Act (ADA) and other accessibility standards;

WHEREAS, OCR technology enhances digital record-keeping by enabling keyword search functionality, improving document retrieval speed, and facilitating compliance with public records laws and open government initiatives;

WHEREAS, scanning documents solely as images limits accessibility, increases data retrieval time, and hinders the ability to analyze and process information efficiently;

NOW, THEREFORE, BE IT RESOLVED THAT, the City Council hereby asks that all City employees and departments utilize OCR-enabled scanning technology when digitizing documents to ensure that all scanned records are searchable and accessible; and the Administration shall implement necessary training and provide resources to ensure all departments have access to OCR-capable scanning equipment and software;

**Attachments:**

**To:** Mayor and City Council

**From:** Councilor Stephanie Martins, Councilor Robert J. Van Campen

**Date:** March 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**



C0110-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins, Councilor Robert J. Van Campen

**Date:** March 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**





C0111-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins, Councilor Robert J. Van Campen, Councilor Stephanie V. Smith

**Date:** March 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**



City of  
**Everett**  
Massachusetts

C0112-25

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**To:** Mayor and City Council  
**From:** Councilor Stephanie Martins, Councilor Robert J. Van Campen  
**Date:** March 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**



C0113-25

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**To:** Mayor and City Council  
**From:** Councilor Stephanie Martins  
**Date:** March 24, 2025

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**Agenda Item:**

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

**Background and Explanation:**

**Attachments:**