



## MEETING MINUTES

### REGULAR MEETING OF THE CITY COUNCIL TUESDAY, MAY 27, 2025 7:00 PM

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

RECEIVED  
CITY CLERKS OFFICE  
EVERETT, MA  
2025 AUG 12 A 10:39

## ROLL CALL

### Members Present

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

## PLEDGE OF ALLEGIANCE

## PUBLIC HEARINGS

### 1. **C0178-25** Public Hearing/s/ Councilor Stephanie Martins, as President

A petition requesting approval for National Grid to install approximately 8' of 1-3" conduit from existing manhole B-530 to private property to provide a permanent underground service at 229-231 Main Street

Jose Luis Isertia from National Grid presented a request to install approximately 8 feet of conduit from an existing manhole located on the sidewalk to private property at 229-231 Main Street to provide an electrical service upgrade. This is a customer-driven project.

Councilor Hanlon asked for clarification on the location. Mr. Isertia confirmed the manhole is in front of the property being served and only one sidewalk panel will be broken and replaced.

Councilor Rogers stated she will vote no on this and all National Grid petitions due to their failure to address an issue at Rivergreen for over a year.

Councilor Pietrantonio confirmed with Mr. Isertia that this is for a private home and only one sidewalk panel will be broken and replaced with concrete.

There were no further questions from the Council. The public hearing was opened. No members of the public spoke in favor or opposition. Item Number {{item.number}}

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

**2. C0179-25** Public Hearing/s/ Councilor Stephanie Martins, as President

A petition requesting approval for National Grid to install 1 JO pole on Spring Street approximately 30' south of existing pole 2473

Jose Luis Isertia from National Grid presented a request to install a new infill pole near the end of Spring Street to provide a new permanent underground service at 128 Spring Street. This is also a customer-driven project.

Councilor Matuski stated he met with Mr. Isertia at the location last week and it is for a continuing project. He asked for favorable action after the hearing.

There were no further questions from the Council. The public hearing was opened. No members of the public spoke in favor or opposition.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>Passed [9 TO 2]</b>
<b>AYES:</b>	DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Smith, Van Campen, Martins
<b>NAYS:</b>	Alcy Jabouin, Rogers
<b>AWAY:</b>	

**3. C0184-25** Public Hearing/s/ Councilor Stephanie Martins, as President

A petition requesting approval for National Grid to relocate 1 JO pole #844-0 approximately 25 feet at 24 Silver Rd

Jose Luis Isertia from National Grid presented a request to relocate an existing pole at the end of Silver Road approximately 25 feet to accommodate a customer request at

24 Silver Road. This petition was already approved over two years ago and is being  
repetitioned because the work is now ready to be rescheduled. Item Number {{item.number}}

Councilor Smith asked for clarification on the location of the pole relocation and if neighbors would lose power. Mr. Isertia stated the pole will still be in front of 24 Silver Road, moving 25 feet to the left side of the house on the same sidewalk. There will be minimal outage as cables are transferred to the new pole before the old pole is removed.

There were no further questions from the Council. The public hearing was opened. No members of the public spoke in favor or opposition.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>Passed [9 TO 2]</b>
<b>AYES:</b>	DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Smith, Van Campen, Martins
<b>NAYS:</b>	Alcy Jabouin, Rogers
<b>AWAY:</b>	

## PUBLIC PARTICIPATION

## APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Minutes of the Regular Meeting of the City Council of 04/28/2025

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

Minutes of the Joint Convention of the City Council and School Committee of 05/12/2025

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

**COMMUNICATIONS FROM HIS HONOR THE MAYOR****4. C0175-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend funds from the Massachusetts Department of Conservation and Recreation (DCR), in the amount of \$100,000.00 to Youth Development and Enrichment for the purpose of enhancing sensory awareness equipment at the Recreation Center

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

**5. C0176-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend a donation in the amount of \$5,000.00 from Everett Firefighters Local 143 Union for the Fire Victims Fund

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

**6. C0181-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the appointment of Stephanie McColaugh to the Planning Board for a term of three (3) years, expiring May 31, 2028

Refer items 6 and 7 to Committee on Legislative Affairs and Elections

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	Michael Marchese
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	

**7. C0182-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the appointment of Stephanie McColaugh to the Conservation Commission for a term of two (2) years, expiring May 31, 2027

Refer items 6 and 7 to Committee on Legislative Affairs and Elections

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

**8. C0183-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend a donation in the amount of \$500.00 from the Carmen A. Schiavo Club to support the Annual Spring Clean-up

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

**9. C0190-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$216,664 from the Insurance recovery fund. These funds were received from the insurance company related to the loss that occurred at the school administration building

Refer to Committee on Ways and Means

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

**10. C0191-25** Order/s/ Councilor Stephanie Martins, as President, Item Number {{item.number}}

An order requesting approval to transfer \$14,000 from the Election Training account to the Election Salaries account. The Election Department is requesting this transfer to fund election employees

Refer to Committee on Ways and Means

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**11. C0192-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$16,083 from General Fund Budgetary Fund Balance (Free Cash) to the Solicitor's insurance account. This appropriation is necessary to cover insurance premiums through the end of the fiscal year

Refer to Committee on Ways and Means

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

**12. C0193-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting confirmation to issue a special one-day alcoholic beverage license to Tram Tran and Michael Nguyen to serve at a private event occurring on June 21, 2025 from 6:00pm – 10:00pm at 47 Elm Street, Everett, MA

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

**13. C0195-25** Order/s/ Councilor Stephanie Martins, as President Number {{item.number}}

An order requesting approval to accept and expend funds from the Everett Citizens Foundation in the amount of \$4,622 to Department of Planning and Development for the purpose of hiring a Monitor for the Everett Community Fridge

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

**14. C0196-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting city council approval to accept multiple Mass General Laws related to The Heroes Act

Ron Keohan, Chairman of the Board of Assessors, explained that adopting 22i would allow a cost of living increase to the veteran's exemption from the state, based on the prior year's cost of living. Last year it was 2.5%, so the exemption would have gone from \$400 to \$410. Under 22j, the council could up to double what the city grants veterans. Using last year's numbers, the 10% service connected disability exemption would go from \$400 to \$820 if both are adopted. This would take effect July 1st of this year if passed.

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

**15. C0197-25** Ordinance/s/ Councilor Stephanie Martins, as President

An ordinance that proposes to amend the City of Everett's Division III (Revised General Ordinances), Chapter 9 – "Flood Damage Prevention".

Refer to Committee on Legislative Affairs and Elections

<b>MOTION:</b>	Refer
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<b>MOVER:</b>	Robert Van Campen	Item Number {{item.number}}
<b>SECONDER:</b>	Michael Marchese	
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>	
<b>AYES:</b>		
<b>NAYS:</b>		
<b>AWAY:</b>		

## COMMITTEE REPORTS

### 16. C0174-25 Order/s/ Councilor Stephanie Martins, as President

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

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

The City Clerk read the list of anticipated streets for sidewalk replacement and streets to be milled and paved.

Councilor Marchese asked where the money is being appropriated from and was informed it is by borrowing.

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

## UNFINISHED BUSINESS

### 17. C0155-25 Resolution/s/ Councilor Stephanie Martins as president, Councilor Guerline Alcy Jabouin, Councilor Holly Garcia, Councilor John Hanlon, Councilor Michael Marchese, Councilor Peter Pietrantonio, Councilor Katy Rogers, Councilor Stephanie Smith

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

This item has been on the agenda for 2-3 meetings since first placed on 04/28/25 with



no response received yet.

Item Number {{item.number}}

Councilor Van Campen expressed frustration that the council's investigative authority under the city charter is being ignored by not providing the requested information. He suggested postponing again and asking again for the information, noting that the city charter provision giving them this authority is being disregarded.

Postpone and request information again per the charter. If no written response, invite administration official to 6/9 meetin.

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

**18. C0149-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting consideration of a proposed Tax Increment Finance (TIF) agreement between the City of Everett and The Sofia 2<sup>nd</sup> Street Owner, LLC pertaining to a mixed use redevelopment to be located at 380 Second Street

Scott Brown and John Brainard from Fulcrum Global Investors presented updates to their TIF proposal based on council feedback, including:

- Current occupancy status for multifamily apartments in the area
- Correcting affordable housing linkage payments to go to Everett Affordable Housing Trust Fund
- Written confirmation from city assessors of no tax burden shift with TIF
- Commitment to include Everett High students in job fairs/hiring
- Removing "luxury" from marketing materials
- Strengthening language on union workforce diversity and reporting
- Offering tenant improvement packages to help Everett-based businesses expand in ground floor retail space

Christian Reenstierna and Judy Pelletier from CRE Asset Advisors, hired by the city, stated their analysis shows the TIF is a good deal for Everett compared to the property generating minimal tax revenue as-is. The project would not be feasible without the TIF based on current economic conditions. Over the 14 year TIF, it would generate almost \$9 million vs \$930K if it stays industrial.

Multiple councilors expressed concerns and asked questions about the length of the TIF, waiving building permit fees, lack of affordable housing, and setting a precedent for other developers to request TIFs. Mayor DeMaria and Planning Director Matt Lattanzi spoke in support, arguing this project is unique in being 100% union built with additional negotiated benefits and wouldn't happen otherwise. As-of-right development would be much smaller with less affordable housing and revenue.

After much discussion, Mr. Brown requested postponing to the next meeting to revise language in the TIF agreement based on council feedback. Postpone to 6/9 council meetin.

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

## NEW BUSINESS

19. **C0177-25** Resolution/s/ Councilor Katy L. Rogers, Councilor Holly D. Garcia, Councilor Robert J. Van Campen

Resolution requesting a status update on Central Ave. Park which remains inaccessible to residents

Amend to add Councilors Garcia and Van Campen. Refer to administration, planning dept; request written response by 6/9.

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

20. **C0180-25** Resolution/s/ Councilor Stephanie V. Smith, Councilor Stephanie Martins

That the Administration updates the City Council on the status of the \$740K ARPA funding that was approved for small businesses, nonprofits and arts organizations in Everett

Amend amount to \$740,00. Invite administration to next meeting for update on items stated by Councilor Smith.

**MOTION:** Postpone  
**MOVER:** Stephanie Smith

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

**21. C0187-25** Resolution/s/ Councilor Stephanie Martins

That the Garland Street hospital parking restriction/resident only parking rule as previously approved by the Traffic Commission be enforced and signs be appropriately installed

Refer to Traffic Commission for enforcement

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

**22. C0188-25** Resolution/s/ Councilor Stephanie Martins

That the CFO provide an update on the balance of the Linkage Fee fund in accordance with the Linkage Fee ordinance

Request CFO provide written response by next meeting.

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

**23. C0189-25** Resolution/s/ Councilor Stephanie Martins, Councilor Holly D. Garcia

That the administration provide an update on the Municipal Scholarship awards for the Class of 2025

Amend to add Councilor Alsa Jabouin. Refer to administration for response by next meeting.

<b>MOTION:</b>	Refer
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<b>MOVER:</b>	Holly Garcia	Item Number {{item.number}}
<b>SECONDER:</b>	Guerline Alcy Jabouin	
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>	
<b>AYES:</b>		
<b>NAYS:</b>		
<b>AWAY:</b>		

- 24. C0194-25** Resolution/s/ Councilors Robert J. Van Campen, Guerline Alcy Jabouin, Holly D. Garcia, John F. Hanlon, Michael K. Marchese, Wayne A. Matewsky, Peter Pietrantonio, Katy L. Rogers, Stephanie V. Smith & Stephanie Martins

A resolution requesting that the Office of the Massachusetts Attorney General commence an action to recover the \$180,000 in longevity payments improperly made to Mayor DeMaria

Councilor Van Campen summarized the ongoing serious matter of \$180,000 in longevity payments improperly made to Mayor DeMaria per the Inspector General's findings. He argued the administration is obstructing the council's ability to recover the funds by not providing funding to implement the IG's recommendations.

He reviewed specific IG findings that remain unexplained, like a \$30,000 advance payment before the relevant ordinance passed and a 2016 payment for 2017 that wasn't owed. He refuted claims that the IG is political, outlined the IG's appointment process and anti-fraud mission, and stated he's spoken to former councilors whose understanding was longevity was to be paid at the end of the term, not annually.

Councilor Van Campen requested the AG step in to help recover the funds on behalf of Everett taxpayers, allowing the matter to be adjudicated independently in court if the administration disputes the findings. He invited other councilors to cosponsor.

All Councilors present at time of the vote were added as Co-Sponsors.

Favorable action to send to AG under council president letterhead.

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

## ADJOURNMENT

Adjourned at 9:58 PM

**MOTION:** Adjourn  
**MOVER:** Katy Rogers  
**SECONDER:** Wayne Matewsky  
**RESULT:** **Passed [0 TO 0]**  
**AYES:**  
**NAYS:**  
**AWAY:**

