



## MEETING MINUTES

REGULAR MEETING OF THE CITY COUNCIL  
MONDAY, JUNE 23, 2025 7:00 PM

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

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

### ROLL CALL

#### Members Present

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

### PLEDGE OF ALLEGIANCE

### PUBLIC HEARINGS

#### 1. C0227-25 Petition/s/ Councilor Stephanie Martins, as President

A petition from National Grid requesting permission to install approximately 90' of 2-4" conduit from existing manhole B-751 to private property and approximately 110' of 2-4" conduit from existing manhole B-751 to pole #1655-0 to provide a permanent underground service at 51 Chelsea Street

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

Petitioner was not present, Councilor VanCampen requested to postpone the item to the August 11<sup>th</sup> meeting.

### PUBLIC PARTICIPATION

**2. C0228-25** Order/s/ Councilor Stephanie Martins, as President

An order confirming the re-appointment of Jean Thermitus, to the Zoning Board of Appeals for a term of two (2) years, expiring June 30, 2027

A motion was made to suspend Rule 20 so the Council could vote on the reappointment without sending it to committee, since the next meeting is not until August 11.

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

**3. C0229-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to declare specific DPW vehicles as surplus. A detailed list of the vehicles is attached. The referenced inventory is in need of costly repairs which are beyond the actual value of the vehicles

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

**4. C0230-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend a grant from the Everett Citizens Foundation to the Historical Commission in the amount of \$4,850 to be used at the discretion of the Historical Commission

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

**NAYS:**

Item Number {{item.number}}

**AWAY:****5. C0231-25 Order/s/ Councilor Stephanie Martins, as President**

An order requesting approval to accept and expend donations totaling \$190.00 from City of Everett employees during the month of June for the Fire Victims Fund

**MOTION:** Favorable Action**MOVER:** John Hanlon**SECONDER:** Anthony DiPierro**RESULT:** Passed [10 TO 0]**AYES:** Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Smith, Van Campen, Martins**NAYS:****AWAY:****6. C0232-25 Order/s/ Councilor Stephanie Martins, as President**

An order requesting approval to accept and expend funds from the Massachusetts Department of Revenue, Division of Local Services in the amount of \$133,274.70 representing receipt of 2024 per-ride assessment funds. These funds are calculated based on the number of Transportation Network Company (TNC) rides (e.g. Uber and Lyft) that originated within Everett boundaries in 2024

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

Councilor Van Campen asked what the funds would be spent on. CFO Eric Demas was invited to speak. He stated the funds have historically been used to cover operational costs of the city's blue bike program. Any excess goes into a restricted fund for future transportation needs. Several councilors expressed concern about the lack of transparency around these funds and how they are being used solely for the blue bike program. Councilor Smith requested a breakdown of how much was received last year, how it was spent, and how this year's funds are planned to be used. Mr. Demas agreed to provide this information.

**7. C0239-25 Order/s/ Councilor Stephanie Martins, as President**

An order requesting approval to appropriate \$40,000 from the General Fund Budgetary Fund Balance (Free Cash) to the City Solicitor's Litigation/Professional Services account

<b>MOTION:</b>	Favorable Action	Item Number {{item.number}}
<b>MOVER:</b>	Robert Van Campen	
<b>SECONDER:</b>	Stephanie Smith	
<b>RESULT:</b>	<b>Passed [5 TO 5]</b>	
<b>AYES:</b>	DiPierro, Hanlon, Matewsky, Smith, Van Campen	
<b>NAYS:</b>	Alcy Jabouin, Garcia, Marchese, Pietrantonio, Martins	
<b>AWAY:</b>		

Councilor Smith invited City Solicitor Colleen Mejia to speak and asked what bills the \$40,000 would cover. Ms. Mejia stated it was for May invoices from KP Law and Gallagher & Kavanaugh, plus an estimate for June. Councilors requested the invoices be submitted, even if portions need to be redacted. Councilor Jabouin stated she would vote no because the Council cannot see what the items are for. Councilor Van Campen clarified none of the funds would be used for representational activities for the mayor related to the inspector general's report.

The item failed to approve the \$40,000.

#### 8. **C0240-25** Order/s/ Councilor Stephanie Martins, as President

An order to consider a proposed Donation Agreement for financial contributions between The Sofia 2nd Street LLC and the City of Everett and to further amend the approved Tax Increment Financing ("TIF") Agreement to include reference to said Donation Agreement

This item amends the previously approved TIF agreement to incorporate a donation agreement. City Solicitor Colleen Mejia and Director of Planning & Development Matt Lattanzi were invited to explain. The only changes to the TIF are the inclusion of the donation agreement language and amendments made on the floor at the last meeting regarding union labor. Some councilors expressed confusion and concern that they did not have sufficient details on what was changing. Councilor Hanlon made a motion to postpone so the Council could properly review the amended agreement.

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

#### 9. **C0241-25** Order/s/ Councilor Stephanie Martins, as President

An order to reappoint the audit firm of CBIZ, Inc. for one year to conduct the city's fiscal year 2025 financial statement audit

<b>MOTION:</b>	Favorable Action	Item Number {{item.number}}
<b>MOVER:</b>	Robert Van Campen	
<b>SECONDER:</b>	John Hanlon	
<b>RESULT:</b>	<b>Passed [9 TO 0]</b>	
<b>AYES:</b>	Alcy Jabouin, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Smith, Van Campen, Martins	
<b>NAYS:</b>		
<b>AWAY:</b>	DiPierro	

## PETITIONS AND LICENSES

### 10. C0226-25 Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of an innholder license for Encore Boston Harbor at 1 Broadway

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	
<b>SECONDER:</b>	
<b>RESULT:</b>	<b>Passed [8 TO 1]</b>
<b>AYES:</b>	Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Smith, Van Campen, Martins
<b>NAYS:</b>	Alcy Jabouin
<b>AWAY:</b>	DiPierro

All paperwork was confirmed to be in order. Councilor Jabouin stated she would vote no because the Council still does not know how many Everett residents are employed at Encore.

### 11. C0234-25 Petition/s/ Councilor Stephanie Martins, as President

An petition requesting that the City Council approves, pursuant to Section 6(a)(8) of the city's zoning ordinance, a special exemption to allow for a mixed retail/residential use in a business district at 108 Ferry Street

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

Attorney Delory presented details on the 108 Ferry St project, which had previously been approved but the variances expired before construction could begin. The current

proposal includes purchasing an adjacent property to provide more parking. The building will have 20 units, 34 parking spaces, and a 16-seat restaurant on the ground floor. The special permit is only to allow the mixed use of retail and residential in a business district. The building itself is already approved by the ZBA and Planning Board. Several councilors expressed support for the improved project and the additional parking being provided.

## COMMITTEE REPORTS

### 12. C0199-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to repurpose available unencumbered balances from ten completed school Capital Improvement projects toward additional critical and time-sensitive school Capital Improvement projects

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

The Ways & Means Committee met before this meeting and recommended favorable action. The unencumbered balances total \$1,690,000 and will be repurposed for FY24 IT infrastructure, district-wide fencing, updated floor plans, Webster modular repairs, district-wide security door pull down shades, and district-wide shades.

### 13. C0217-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval that \$2,000,000.00 be appropriated by borrowing for major repairs to the Whittier School HVAC system which include, installation of new electrical panels, wiring, and equipment. These repairs are for essential and time-sensitive repairs to the HVAC system at the Whittier School

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

The Ways & Means Committee met before this meeting and recommended favorable action. Councilor Smith clarified this \$2M is an estimate, and the actual cost will be determined once bids are secured. The work needs to be done over the summer before school resumes.

**14. C0143-25** Resolution/s/ Councilor Robert J. Van Campen

That the City of Everett submit the question of whether to build a professional soccer stadium on lower Broadway to the voters of Everett during the City's biennial municipal election which is to be held in November of 2025.

The Committee on Legislative Affairs met before this meeting, recommended amending this from a resolution to an order, and recommended favorable action. Councilor Van Campen, the sponsor, stated his intention is not to defeat the stadium proposal but to ensure greater community engagement on a potentially transformative project. He sees a non-binding ballot question as a way to gauge public sentiment, even if many details are still unknown. Councilor Smith requested time to prepare an informational packet for voters on what a non-binding question means, the implications of removing the parcel from the DPA, and the community impacts. Other councilors agreed more voter education would be beneficial before placing this on the ballot.

Motion to accept committee report and grant further time in committee passed.

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

**15. 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

The Committee met before this meeting. They have no issues with the appointment but are waiting for guidance from the State Ethics Commission on serving on multiple municipal boards before proceeding with a vote.

Motion to accept committee report and postpone to August 11 meeting.

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

#### 16. C0223-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the appointment of John Russolillo, to the position of Director of Human Resources for a one (1) year term ending June 4, 2026

The Committee met before this meeting and granted further time in committee. They are requesting the mayor's Chief of Staff provide information on how many people applied for the HR Director position and details on the recruitment process before voting on the appointment.

Motion to accept committee report and grant further time in committee.

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

#### UNFINISHED BUSINESS

#### 17. 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".

<b>MOTION:</b>	Ordain
<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, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Smith, Van Campen, Martins
<b>NAYS:</b>	
<b>AWAY:</b>	

#### 18. C0201-25 Public Hearing/s/ Councilor Stephanie Martins, as President

A petition from National Grid requesting permission to relocate JO pole #2817-0 on Garland Street approximately 25 feet to the northwest to provide additional entrance

This item was postponed from the previous meeting. A resident spoke at that meeting stating they would be directly impacted. The city engineer looked at the location and the Council spoke to residents. Councilor Van Campen reported that residents are concerned moving the pole will create parking issues on Garland Street. Councilor Matewsky suggested postponing the item until the August 11 meeting so the National Grid representative can address the concerns and explain what has been done to alleviate any problems, noting poles must be placed correctly and not negatively impact residents.

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

#### 19. C0221-25 Resolution/s/ Councilor Stephanie Martins

That the HR director provide information on the teachers' ability to choose their health insurance plan and use funds from the health insurance funds that they contribute to offset rising costs

<b>MOTION:</b>	Refer Back to Sponsor(s)
<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>	

#### NEW BUSINESS

#### 20. C0233-25 Resolution/s/ Councilor Katy L. Rogers

Resolution to request Senator DiDomenico and State Representative Joe McGonagle attend a city council meeting to explain the bottle bill which could address litter caused by nips at a statewide level

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

**21. C0235-25 Order/s/ Councilor Stephanie Martins, as President**

An order recommending the cancellation of the regular City Council meetings of July 14, 2025, July 28, 2025 and August 26, 2025.

Council will hold one regular meeting during the summer months which will be held on August 11<sup>th</sup>, 2025.

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

**22. C0237-25 Resolution/s/ Councilor Stephanie Martins**

A resolution authorizing the City Council President to send a letter to the Office of the Inspector General to provide an update on the City Council's progress on addressing the recommendations in their letter of February 27, 2025 and seeking guidance in how to proceed given that the requested funding for such continued efforts was denied in the city's Fiscal Year 2026 budget.

Amended to add all Councilors present as co-sponsors.

City Clerk Sergio Cornelio read the draft letter into the record. It provides an update to the Inspector General on the Council's efforts to implement the recommendations from the IG's Feb 27, 2025 letter, the mayor's refusal to return \$180,000 in improper longevity payments, and the mayor's refusal to appropriate funds for the Council to pursue litigation against him. The letter requests assistance from the IG or Attorney General in recovering the funds. Councilors requested amending the resolution to add all councilors present as signatories.

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

**23. C0238-25 Order/s/ Councilor Stephanie Martins, Councilor Stephanie V. Smith,**

Councilor Holly D. Garcia, Councilor Robert J. Van Campen Item Number {{item.number}}  
An order recommending the acceptance of Massachusetts General Laws Chapter 59,  
Section 50.- Good Landlord Tax Exemption

In 2023, a new state law became available allowing municipalities to provide a property tax exemption to landlords who rent units below market rate. Accepting this item would be the first step for Everett to opt in. Details like the exemption amount, income limits, rent limits, residency requirements, etc. would be determined later. Councilor Jabouin was added as a co-sponsor.

Motion to refer to Committee on Legislative Affairs as amende.

<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>	

## ADJOURNMENT

Adjourned at 9:00 PM

<b>MOTION:</b>	Adjourn
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	Wayne Matewsky
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	