



AGENDA PACKET

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

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



AGENDA

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

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

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

COMMUNICATIONS FROM HIS HONOR THE MAYOR

1. **C0349-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend donations in support of the City of Everett's Homecoming Celebration as follows: Andrew & Jessica Erickson \$1,000.00, American Contractors Corp. \$1,000.00, Anthony Ferrara \$1,000.00

2. **C0350-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend donations totaling \$145.00 from City of Everett employees during the month of October for the Fire Victims Fund

3. **C0362-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation of the appointment of Elizavette Cordero, to the Food Policy Council for a term of three (3) years, expiring November 30, 2025

4. **C0363-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation of the re- appointment of Kristina Nies, to the Food Policy Council for a term of three (3) years, expiring November 30, 2025

5. **C0364-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend a grant from the Massachusetts Department of Conservation and Recreation in the amount of \$100,000 to be used for watering trees

6. C0365-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting the approval of additional amount of \$455,000.00 be appropriated by borrowing for the Everett Police station roof improvement project

PETITIONS AND LICENSES

7. C0348-25 Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a class two motor vehicle dealer license for Parkway Auto Sales at 1673 Revere Beach Pkwy

8. C0351-25 Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a class two motor vehicle dealer license for Carlider USA LLC at 353 Third St

9. C0352-25 Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a class two motor vehicle dealer license for Casino Auto Sales at 163 Ferry St

10. C0353-25 Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a class two motor vehicle dealer license for White's Auto Sales at 79 Vine St

11. C0354-25 Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a lodging house license for 134 Linden St LLC at 134 Linden St

COMMITTEE REPORTS

12. C0325-25 Order/s/ Councilor Stephanie Martins, as President

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

13. C0342-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation of the appointment of Gabriel Ponce Lemus as a member of the Transportation Advisory Board for a term of one (1) year expiring November 30, 2026

UNFINISHED BUSINESS

14. C0244-25 Resolution/s/ Councilors Wayne A. Matewsky & Stephanie V. Smith

That the city provide an update in regards to the vacant lot on Summer Street

15. C0262-25 Resolution/s/ Councilor Stephanie Martins, Councilor Guerline Alcy Jabouin

That the administration provide a status on the Business ARPA grant application decisions and information on the committee

16. C0263-25 Resolution/s/ Councilor Stephanie Martins

That the administration provide information on the process to ensure ARPA funds distributed to local organizations are being properly advertised and distributed in accordance with each application and intent

17. C0305-25 Resolution/s/ Councilor Stephanie V. Smith

That the administration and the traffic commission provide answers to the attached lists of questions in regards to the newly installed speed bumps

18. C0328-25 Resolution/s/ Councilor Stephanie V. Smith, Councilor Holly Garcia

That the administration provides an update for when the overflow trash day this year will be, as discussed during budget hearings

NEW BUSINESS

19. C0347-25 Resolution/s/ Councilor Stephanie Martins

That the licensing commission reconsider their probationary period policy on new licenses in order to truly support new businesses

20. C0355-25 Resolution/s/ Councilor Anthony DiPierro

A resolution requesting the City Council to investigate the feasibility of increasing the residential tax exemption from 25% to a percentage between 26 - 35% per MGL in the future

21. C0356-25 Resolution/s/ Councilor Katy L. Rogers, Councilor Stephanie Martins

A resolution recommending a temporary pause on the processing and approval of data center facilities

ADJOURNMENT

www.cityofeverett.com

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

Respectfully submitted:

Michael J. Mangan

Legislative Aide
Everett City Council Office



C0349-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: November 24, 2025

Agenda Item:

An order requesting approval to accept and expend donations in support of the City of Everett's Homecoming Celebration as follows: Andrew & Jessica Erickson \$1,000.00, American Contractors Corp. \$1,000.00

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

November 6, 2025

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend donations in support of the City of Everett's Homecoming Celebration as follows:

Andrew & Jessica Erickson	\$1,000.00
American Contractors Corp.	\$1,000.00
Anthony Ferrara	\$1,000.00

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



November 6, 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:

to accept and expend donations in support of the City of Everett's Homecoming as follows:

Andrew & Jessica Erickson	\$1,000.00
American Contractors Corp.	\$1,000.00
Anthony Ferrara	\$1,000.00



C0350-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: November 24, 2025

Agenda Item:

An order requesting approval to accept and expend donations totaling \$145.00 from City of Everett employees during the month of October for the Fire Victims Fund

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

November 10, 2025

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend donations totaling \$145.00 from City of Everett employees during the month of October for the Fire Victims Fund. Employees are given the opportunity to wear jeans on Thursdays by making a \$5.00 to the Fire Victims Fund. These funds are collected weekly.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



November 10, 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:

to accept and expend donations totaling \$145.00 from City of
Everett employees during the month of October for the Fire
Victims Fund.



C0362-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: November 24, 2025

Agenda Item:

An order requesting the confirmation of Elizavette Cordero, to the Food Policy Council for a term of three (3) years, expiring November 30, 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

November 17, 2025

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

Re: Appointment of Food Policy Council Member

Dear Honorable Members:

Please be advised that in accordance with Section 3-3 of the City Charter and, Section T (II)(a) of the City of Everett Administrative Code, I hereby appoint, subject to confirmation by the City Council, Elizavette Cordero, to the Food Policy Council for a term of three (3) years, expiring November 30, 2025.

Thank you for your favorable consideration in this matter.

Respectfully Submitted,

Carlo DeMaria
Mayor



November 17, 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 appointment of
Elizavette Cordero to the Food Policy Council for a term of
three (3) years expiring November 30, 2028.



C0363-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: November 24, 2025

Agenda Item:

An order requesting the confirmation of the appointment of Kristina Nies, to the Food Policy Council for a term of three (3) years, expiring November 30, 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

November 17, 2025

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

Re: Re-Appointment of Food Policy Council Member

Dear Honorable Members:

Please be advised that in accordance with Section 3-3 of the City Charter and, Section T (II)(a) of the City of Everett Administrative Code, I hereby re-appoint, subject to confirmation by the City Council, Kristina Nies, to the Food Policy Council for a term of three (3) years, expiring November 30, 2025.

Thank you for your favorable consideration in this matter.

Respectfully Submitted,

Carlo DeMaria
Mayor



November 17, 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
Kristina Nies to the Food Policy Council for a term of three (3)
years expiring November 30, 2028.



C0364-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: November 24, 2025

Agenda Item:

An order requesting approval to accept and expend a grant from the Massachusetts Department of Conservation and Recreation in the amount of \$100,000 to be used for watering trees

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

November 17, 2025

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend a grant from the Massachusetts Department of Conservation and Recreation in the amount of \$100,000 to be used for watering trees.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



November 17, 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:

to accept and expend a grant from the Massachusetts
Department of Conservation and Recreation in the amount of
\$100,000 to be used for watering trees.



C0365-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: November 24, 2025

Agenda Item:

An order requesting the approval of additional amount of \$455,000.00 be appropriated by borrowing for the Everett Police station roof improvement project

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

November 18, 2025

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

Dear Honorable Members:

I hereby request the additional amount of **\$455,000.00** be appropriated by borrowing for the Everett Police station roof improvement project.

In an effort to provide an accurate estimate of the cost of this work, the Facilities Maintenance Department had requested preliminary quotes of what the projected costs would be. However, following a comprehensive assessment of the existing roof system and updated cost projections (see attached) the scope was revised to capture additional issues not included in the preliminary assessment.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



November 18, 2025

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councillor Stephanie Martins, as President

Bill Number:
Bill Type:
Order

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

That the City hereby appropriates the amount of Four Hundred Fifty-Five Thousand Dollars (\$455,000.00) to be funded by borrowing for roof improvements at the Police Station, located at 45 Elm Street, including the payment of all other costs incidental and related thereto, and that to meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §8 or pursuant to any other enabling authority, and to issue bonds and notes therefore, provided, that any premium received upon the sale of any bonds or notes approved by this Order, less any such premium applied to the payment of the costs of such issuance of bonds or notes, may be applied to the payment of costs approved by this order in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; and to take any other action relative thereto.



November 17, 2025

Kiara M. Freeman, MCPPO
Chief Procurement Officer
City of Everett
484 Broadway, Room 14
Everett, MA 02149
617-394-2288
Kiara.Freeman@ci.everett.ma.us

RE: Everett Police Department Roof Repair

Dear Kiara,

Please find attached, ARM Consultants revised Roof Replacement Study report for the Everett Police Department. This version of the report now includes the garage roof and an estimated cost of construction. STV has also evaluated sub-consultant costs previously submitted and will hold those values for the revised scope.

Everett Police Department Roof - Total Project Cost Estimate

Design and Construction Administration Services	ARM Consultants	\$	33,743	*
Owners Project Manager/On-Site Representative	STV Inc.	\$	29,806	*
Industrial Hygienist	TBD	\$	6,000	
Structural Engineering	Alternate #1: Not to exceed	\$	16,100	
Estimated Cost of Construction		\$	511,500	
Construction Contingency (5%)		\$	25,575	
Subtotal				\$622,724
Owner's Project Contingency (5%)		\$	31,136	
Total				\$653,860

* Previously submitted - no change

Also attached is a revised project schedule that constrains the start of work to mid-April to avoid the cost premium and quality concerns associated with cold weather work. Once approved to proceed, STV & ARM Consultants will begin preparing the project for bid in January.

Please do not hesitate to call us if you have any questions or need any further information.

Respectfully,

A handwritten signature in black ink, appearing to read 'Rudy Barajas'. The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Rudy Barajas, CSL, MCPPO
Senior Project Manager

Cc: M. Godse, T. MacKay
Attachments:



Roof Replacement Study for Everett Police Department

45 Elm Street
Everett, MA 02149

City of Everett

November 17, 2025



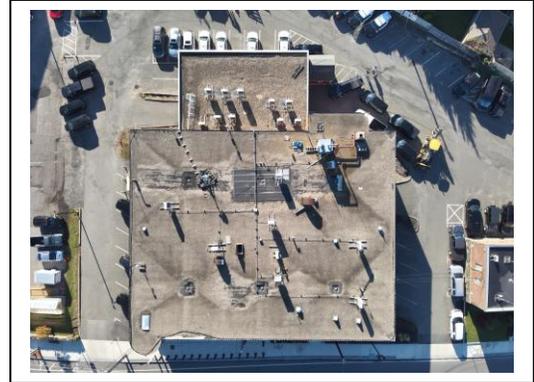
**Everett Police
Department**
Massachusetts

November 17, 2025

Everett Police Station

45 Elm Street
 Everett, MA 02149
 Attn: Kiara Freeman
 Facilities Project Manager

RE: Everett Police Department



Building Description:

The Everett Police Station was constructed circa 1980 and consists of a main two-story building with an attached 1-story garage at the rear of the building. The main building consists of exterior load bearing concrete masonry unit (CMU) walls with a brick veneer, and an interior steel frame (columns, beams and bar joists) supporting the roof. This report supersedes the initial report issued on October 22nd, 2025. It has been amended to include the garage roof.

Based on drawings provided by City of Everett which were created by E.C. Park & Company dated May 29, 1979, the building is approximately 16,750 square feet. The (upper) main roof system is approximately 12,600 square feet while the (lower) garage roof system is approximately 4,150 square feet. The original R-value of the existing upper roof system is +/- R-19.5.

Investigation Scope:

On Saturday, October 18, 2025, STV and ARM were on site to conduct a full roof investigation of the upper roof area. This included measurement confirmations, test cuts, material sampling, aerial drone photo survey, roof drain inspections and roof penetration coordination. Included with this investigation was an infrared scan, which is used to detect moisture in the layers below the roof membrane. The results of the scan be seen in "Appendix A" of this report. Our findings are as follows:

Edge Test Cuts (+/- R-20.8)

Gravel surface 3-Ply Built up roof membrane	(R-.34)
Fiberboard Tapered Edge (Perimeter only)	(R-1.3)
1" fiberglass insulation	(R-4.0)
2" polyisocyanurate insulation	(R-11.2)
1" fiberglass insulation	(R-4.0)
1-1/2" Type "B" structural steel decking.	

Field Test Cuts (+/- R-19.5)

Gravel surface 3-Ply Built up roof membrane	(R-.34)
1" fiberglass insulation	(R-4.0)
2" polyisocyanurate insulation	(R-11.2)
1" fiberglass insulation	(R-4.0)
1-1/2" Type "B" structural steel decking.	

Cricket Location Test Cuts (+/- R-22.2)

Gravel surface 3-Ply Built up roof membrane	(R-.34)
Varied Thickness Perlite (Cricket only)	(R-2.7)
1" fiberglass insulation	(R-4.0)
2" polyisocyanurate insulation	(R-11.2)
1" fiberglass insulation	(R-4.0)
1-1/2" Type "B" structural steel decking.	

Discussions:

A **roof re-cover** involves removal of the existing membrane, installation of a new cover board or polyisocyanurate board over the existing assembly and installation of a new membrane over the newly installed cover/insulation board. It is important to note that an infrared or nuclear survey is conducted in attempt to salvage the existing insulation panels which are in place below the membrane. This option will allow for a considerably less expensive roof installation. Keeping the insulation assembly dry until replacement is a major consideration and somewhat of a challenge as the roof membrane deteriorates rapidly at the end of its life cycle. A roof re-cover is only feasible if the existing insulation assembly is re-useable, typically 70% or greater of dry insulation. If less than 70% of the insulation is wet and/or deteriorated the labor and material costs to replace the damaged insulation will negate the savings that would be observed with a roof re-cover. In that case, with no cost savings, it is more feasible to replace all new materials and meet current building code regulations. Please see "Appendix A" for preliminary moisture scan results, showing about 40% of the roof to contain wet insulation.

A **roof replacement** entails removal of all of the existing roof assembly down to the structural decking and replacement with materials that will meet current building code regulations.

The existing assembly contains fiberglass rigid board insulation which has a high susceptibility to moisture damage and tends to retain liquid within the air pockets of its structure. Once the fiberglass board is wet, its compressive strength is negligible and becomes deformed/compressed with minimal overburden pressure. Compressing fiberglass insulation significantly reduces its R-value and can result in thermal bridging in which greater heat loss is observed at these locations. That deformation can also result in "ponding water" which can deteriorate adhesive on seams, collect debris, add strain to the structure, among other issues pertaining to the longevity of the roof system.

Given the significant amount of moisture observed in the existing system it would be beneficial to inspect the condition of the steel decking that has been sitting in water for an unknown period of time. At the time of construction, any rusted, rotted, or deteriorated decking will be replaced and/or repaired



during the roof replacement process. Furthermore, a roof replacement will allow for the R-value to be brought up to current building code regulations.

It is important to note that given the materials used during the original construction, there will be no significant change in height for the roof assembly to meet current building code requirements.

Recommendations:

Based on the above information and analysis of the existing conditions, it is ARM's recommendation that a roof replacement be pursued. Based on DCAMM certified projects of similar size, materials and accessibility in surrounding locations ARM estimates a full replacement cost of +/- \$30 per square foot roofing scope of the project (Main Roof and Garage Roof).

Preliminary investigations revealed asbestos containing materials at the perimeter of the main roof as well as one patch in the field (+/- 50 SQFT). ARM estimates +/- 600 SQFT of asbestos remediation at approximately \$15 per square foot.

Budgetary Numbers Summary

Roof Area	Square Footage (+/- SQFT)	Cost per Square Foot (\$/SQFT)	Budget (\$)
Main Roof	12,600	\$30/SQFT	\$ 378,000
Garage Roof	4,150	\$30/SQFT	\$ 124,500
Asbestos Remediation	600	\$15/SQFT	\$ 9,000
Total	17,350		\$ 511,500

The above budget numbers are subject to the following:

- Tear-off/complete replacement based on new insulation to code in effect at the time of writing this report.
- All numbers based on building NOT being FM GLOBAL insured.
- Based on 2025 budget estimates using manufacturer and DCAMM certified and licensed contractors.

If you have any questions or concerns about the information provided, please feel free to reach out at your earliest convenience.

Sincerely,

Brian Toner

Brian Toner
 Project Manager
 ARM Consultants LLC
www.armroofs.com
 978.518.1968
Brian@armroofs.com

APPENDIX “A”

WET AREA CHART			
AREA #	OVERALL DIMENSIONS	ACTUAL SQ.FT.	NUCLEAR GAUGE READING(S)
1	124' X 45'	2,796	29-97
2	124' X 40'	2,079	27-46

MOISTURE SURVEY RESULTS					
ROOF SECTION & TYPE	APPROX. SIZE (SF)*	NUMBER OF WET AREAS	AREA WET (SF)**	PERCENT WET	NUCLEAR GAUGE BASELINE(DRY) READINGS
MAIN ROOF (BUR)	12,464	2	4,875	39.1%	10-15

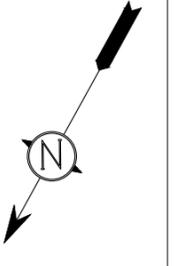
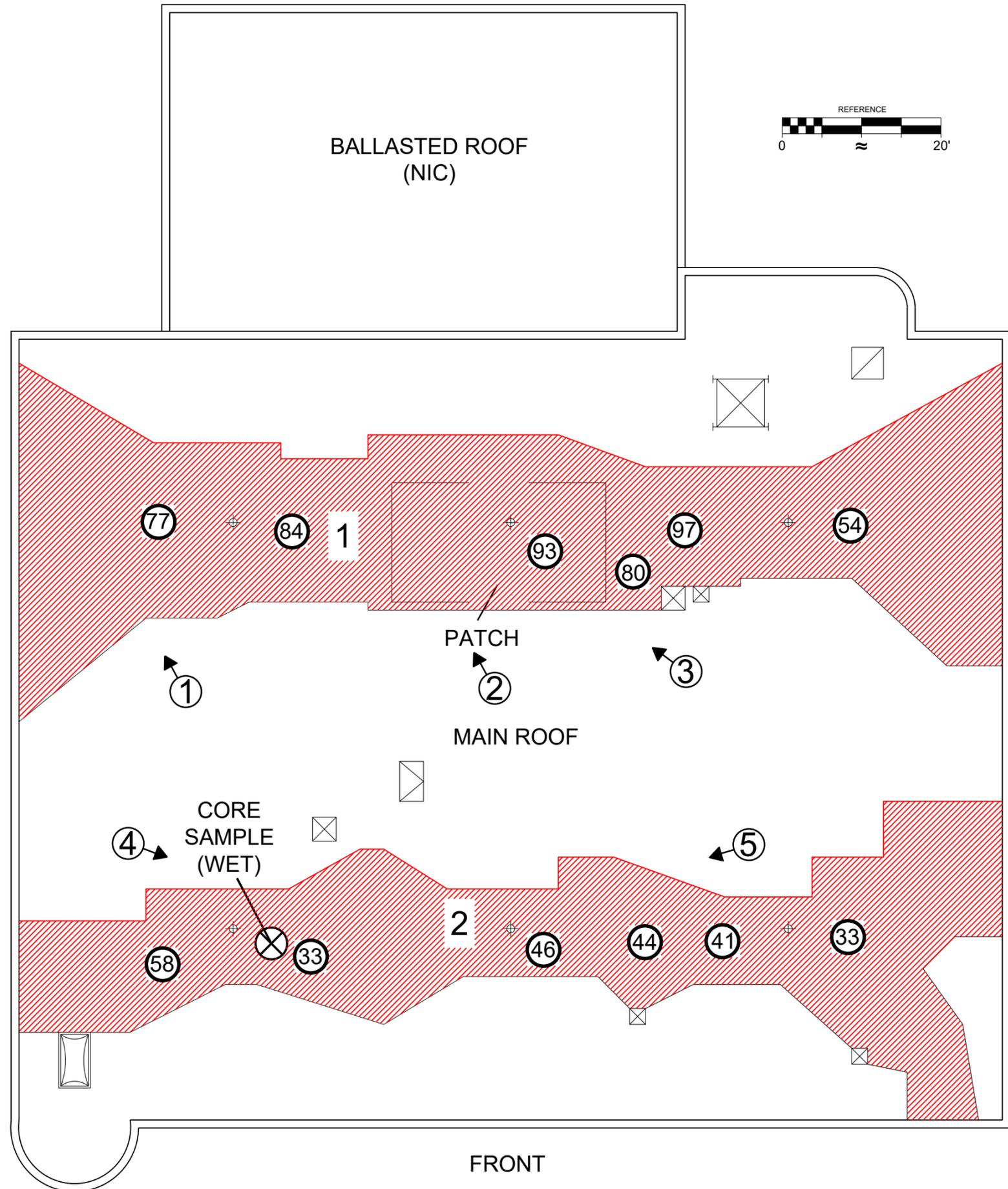
*ROOF SIZE IS APPROXIMATE AND IS PROVIDED SOLELY TO SHOW AMOUNT OF MOISTURE DAMAGE AS A PERCENTAGE OF THE ENTIRE ROOF AREA. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN MEASUREMENTS.
**FIGURES SHOWN ON THIS CHART REPRESENT THE ACTUAL DIMENSIONS OF WET AREAS AS MARKED ON THE ROOF AND SHOWN IN THIS DRAWING. FINAL REPLACEMENT FIGURES (SQUARED OFF DIMENSIONS) WILL BE HIGHER.

LEGEND:

-  MOISTURE INDICATED
-  SPOT NUCLEAR READINGS
-  CORE SAMPLE
-  ROOF HATCH
-  MECHANICAL EQUIP. (NOT ALL SHOWN)
-  SKYLIGHT
-  ROOF DRAIN
-  PHOTO ORIENTATION

NOTES:

- THE LARGE PATCH WITHIN AREA 1 IS HEAVILY BUILT-UP. THIS COULD HAVE CAUSED THE ELEVATED NUCLEAR READINGS RECORDED WITHIN THE PATCH. SINCE ELEVATED READINGS INDICATING MOISTURE WERE ALSO RECORDED SURROUNDING THE PATCH, IT IS LIKELY THAT THE PATCH ALSO CONTAINS MOISTURE.
- ELEVATED NUCLEAR READINGS MAY BE CAUSED BY CONDITIONS OTHER THAN MOISTURE, INCLUDING THE PRESENCE OF WOOD, CONCRETE AND EXCESS BITUMINOUS MATERIAL.



#	DATE	BY	DESCRIPTION

PROJECT NAME: EVERETT POLICE DEPARTMENT
 PROJECT LOCATION: 46 ELM STREET, EVERETT, MA 02149
 DRAWN BY: BT
 CHECKED BY: TEA
 DATE ISSUED: 10/88/2025
 SCALE: N.T.S. SITE #: 25-1
 DRAWING: IR-1
 INFRARED MOISTURE ANALYSIS REPORT

APPENDIX “B”



Item Number 6
Crystal Analytical LLC
55 Accord Park Drive, Suite 2D
Rockland, MA 02370
T: (781) 347-3936

October 21, 2025

Axiom Partners
50 Salem St., Bldg B - Suite 103
Lynnfield, MA

Project Address: 45 Elm St., Everett, MA
Project Name: Everett Police Department
Laboratory ID: 2501001706
Client Project #: 01137-368

To Matthew Buccella

Enclosed are the results for your project at 45 Elm St., Everett, MA.

These samples were analyzed for asbestos via Calibrated Visual Estimation (CVE) following the U. S. Environmental Protection Agency (EPA) Interim Method for the Determination of Asbestos in Bulk Insulation Samples (EPA 600/M4-82-020) as found in 40 CFR, Part 763, Appendix E to Subpart E and supplemental methods such as U. S. EPA Method for the Determination of Asbestos in Bulk Building Materials (EPA/600/R-93/116, July 1993) as necessary.

Sample analysis was completed on **October 21, 2025**

The detection limit for testing methods using Calibrated Visual Estimation(CVE) is <1% asbestos, which is determined via polarized light microscopy. Material containing 1% or more asbestos fibers by weight is considered to be asbestos-containing (ACM).

Thank you for your business and we look forward to working with you again.

Christine Cleveland

MA DLS - License # AA000259
CT DPH - Registration # PH-0838
RI DoH - Certification # PLM00163
NVLAP - Lab Code 600387-0



LABORATORY ID: 2501001706

Project Address: 45 Elm St., Everett, MA
 Project Name: Everett Police Department
 Client Project #: 01137-368



Date(s) Sampled: 10/20/25

Date Accepted: 10/20/25

Date(s) Analyzed: 10/21/25

Date Reported: 10/21/25

Contact Name: Matthew Buccella

Client Name: Axiom Partners

Client Location: 50 Salem St., Bldg B - Suite 103, Lynnfield, MA

**Test Report for the Analysis of Asbestos in Bulk Materials - Calibrated Visual Estimation via
Polarized Light Microscopy**

Client ID	Item ID	Description & Location	Physical Attributes	Non-Asbestos Fibrous Components	Asbestos %
102025-06-01A.1	0001	Edge, Tar Layer on End, Test Cut #1	Black Non-Fibrous Homogeneous		3% Chrysotile
102025-06-01A.2	0002	Edge, Insulation Layer, Test Cut #1	Yellow/Black Semi-Fibrous Heterogeneous	25% Fiberglass	None Detected
102025-06-01B.1	0003	Edge, Tar Layer, Test Cut #3	Black Non-Fibrous Homogeneous		None Detected
102025-06-01B.2	0004	Edge, Insulation Layer, Test Cut #3	Yellow/Black Semi-Fibrous Heterogeneous	25% Fiberglass	None Detected
102025-06-01B.3	0005	Edge, Center Section, Test Cut #3	Black/Yellow Semi-Fibrous Heterogeneous	5% Cellulose 10% Fiberglass	2% Chrysotile
102025-06-02A.1	0006	Main Field, Tar Layer, Test Cut #2	Black Non-Fibrous Homogeneous		None Detected
102025-06-02A.2	0007	Main Field, Center Section, Test Cut #2	Black/Yellow Semi-Fibrous Heterogeneous	10% Fiberglass	None Detected
102025-06-02B.1	0008	Main Field, Tar Layer on End, Test Cut #4	Black Non-Fibrous Homogeneous		2% Chrysotile
102025-06-02B.2	0009	Main Field, Tar Layer in Middle, Test Cut #4	Black Non-Fibrous Homogeneous		None Detected
102025-06-02B.3	0010	Main Field, Center Section, Test Cut #4	Black/Yellow Semi-Fibrous Heterogeneous	15% Fiberglass	None Detected

LABORATORY ID: 2501001706

Project Address: 45 Elm St., Everett, MA
 Project Name: Everett Police Department
 Client Project #: 01137-368



Date(s) Sampled: 10/20/25

Date Accepted: 10/20/25

Date(s) Analyzed: 10/21/25

Date Reported: 10/21/25

Contact Name: Matthew Buccella

Client Name: Axiom Partners

Client Location: 50 Salem St., Bldg B - Suite 103, Lynnfield, MA

**Test Report for the Analysis of Asbestos in Bulk Materials - Calibrated Visual Estimation via
Polarized Light Microscopy**

Client ID	Item ID	Description & Location	Physical Attributes	Non-Asbestos Fibrous Components	Asbestos %
102025-06-03A.1	0011	Flashing Sealant, Tar Layer, Test Cut #5	Black Non-Fibrous Homogeneous		None Detected
102025-06-03A.2	0012	Flashing Sealant, Center Section, Test Cut #5	Black Semi-Fibrous Heterogeneous	10% Cellulose	3% Chrysotile
102025-06-03B.1	0013	Flashing Sealant, Tar Layer, Test Cut #6	Black Non-Fibrous Homogeneous		None Detected
102025-06-03B.2	0014	Flashing Sealant, Center Section, Test Cut #6	Black Semi-Fibrous Heterogeneous	10% Cellulose	3% Chrysotile
102025-06-04	0015	Pitch Pocket Sealant, Test Cut #7	Black/Gray Non-Fibrous Homogeneous		None Detected

The above test results only relate to the samples submitted by the client to the laboratory, which were received in good condition unless otherwise noted in the sample comments section(s). Crystal Analytical, LLC. has no responsibility for any actions taken or interpretations made by the client or client's customer based upon the above test results. Liability regarding test result(s) is limited to the amount paid by the customer. Crystal Analytical, LLC. is not responsible for analytical uncertainty stemming from the limitations inherent in analytical methods or from sample collection activities. Client samples will be retained for a period of 90 days.

Analyst

Will Cleveland

Approved Signatory

Christine Cleveland



AXIOM PARTNERS
 50 SALEM STREET
 SUITE 103B
 LYNNFIELD, MA 01940
 PHONE: 781.213.9198

LABORATORY ORDER #: 2501001706 Item Number 6
 Sample(s) received in good condition? [Y] [N]
 Discernable field blank submitted? [Y] [N]

Asbestos Analysis – Chain of Custody Form

Sampled by:	Samples were collected by the client – ARM Roofing Consultants	Date Collected:	10/20/25
Project Name:	Everett Police Department		
Project Site:	45 Elm Street, Everett, Massachusetts		
Project ID/Number:	01137-368		
Special Lab Instructions:	NO POSITIVE STOP; email results to mbuccella@axiomenv.com & axiomlab@axiomenv.com		

TURNAROUND TIME – If turnaround time is not chosen standard turnaround time applies (6 + Days)

<input type="checkbox"/> Rush	<input type="checkbox"/> 6 Hours	<input type="checkbox"/> 12 Hours	<input checked="" type="checkbox"/> 24 Hours	<input type="checkbox"/> 48 Hours	<input type="checkbox"/> 72 Hours	<input type="checkbox"/> 4 Days	<input type="checkbox"/> 5 Days	<input type="checkbox"/> 6-10 Days
-------------------------------	----------------------------------	-----------------------------------	--	-----------------------------------	-----------------------------------	---------------------------------	---------------------------------	------------------------------------

TYPE OF ASBESTOS ANALYSIS: EPA 600/R-93/116

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
102025-06-01A	Test Cut #1	Edge
102025-06-01B	Test Cut #3	Edge
102025-06-02A	Test Cut #2	Main Field (Composite Sample)
102025-06-02B	Test Cut #4	Main Field (Composite Sample)
102025-06-03A	Test Cut #5	Flashing Sealant
102025-06-03B	Test Cut #6	Flashing Sealant
102025-06-04	Test Cut #7	Pitch Pocket Sealant

Relinquished:	<u>[Signature]</u>	Date:	10/20/25	Time:	
Received:	<u>[Signature]</u>	Date:	10/20/25	Time:	4:00pm



Crystal Analytical

Item Number 6

Crystal Analytical LLC
55 Accord Park Drive, Suite 2D
Rockland, MA 02370
T: (781) 347-3936

ARM Consultants
PO Box 4
Chester, NH 03036

Laboratory ID: 2501001824
Project Address: 45 Elm Street, MA

To Brian Toner

Enclosed are the results for your project at 45 Elm Street, MA.

These samples were analyzed for asbestos via Calibrated Visual Estimation (CVE) following the U. S. Environmental Protection Agency (EPA) Interim Method for the Determination of Asbestos in Bulk Insulation Samples (EPA 600/M4-82-020) as found in 40 CFR, Part 763, Appendix E to Subpart E and supplemental methods such as U. S. EPA Method for the Determination of Asbestos in Bulk Building Materials (EPA/600/R-93/116, July 1993) as necessary.

Sample analysis was completed on **November 5, 2025**

The detection limit for testing methods using Calibrated Visual Estimation(CVE) is <1% asbestos, which is determined via polarized light microscopy. Material containing 1% or more asbestos fibers by weight is considered to be asbestos-containing (ACM).

Thank you for your business and we look forward to working with you again.

Christine Cleveland

MA DLS - License # AA000259
CT DPH - Registration # PH-0838
RI DoH - Certification # PLM00163
NVLAP - Lab Code 600387-0



LABORATORY ID: 2501001824

Project Address: 45 Elm Street, MA



Crystal Analytical

Date(s) Sampled: 11/02/25

Date Accepted: 11/03/25

Date(s) Analyzed: 11/05/25

Date Reported: 11/06/25

Contact Name: Brian Toner

Client Name: ARM Consultants

Client Location: PO Box 4, Chester, NH 03036

Test Report for the Analysis of Asbestos in Bulk Materials - Calibrated Visual Estimation via Polarized Light Microscopy

Client ID	Item ID	Description & Location	Physical Attributes	Non-Asbestos Fibrous Components	Asbestos %
TC-4A	0001	Field,	Black/Yello Semi-Fibrous Heterogeneous	10% Fiberglass	None Detected
TC-4B	0002	Field,	Black/Yello Semi-Fibrous Heterogeneous	20% Fiberglass	None Detected
TC-4C	0003	Field,	Black/Yellow Semi-Fibrous Heterogeneous	25% Fiberglass	None Detected
TC-4D	0004	Field,	Black/Yellow Semi-Fibrous Heterogeneous	30% Fiberglass	None Detected
TC #11	0005	Rising Wall,	Black Non-Fibrous Homogeneous		None Detected
TC #12	0006	Edge,	Black Non-Fibrous Homogeneous		None Detected

The above test results only relate to the samples submitted by the client to the laboratory, which were received in good condition unless otherwise noted in the sample comments section(s). Crystal Analytical, LLC. has no responsibility for any actions taken or interpretations made by the client or client's customer based upon the above test results. Liability regarding test result(s) is limited to the amount paid by the customer. Crystal Analytical, LLC. is not responsible for analytical uncertainty stemming from the limitations inherent in analytical methods or from sample collection activities. Client samples will be retained for a period of 90 days.

Analyst

Sandhya Gunasekara

Approved Signatory

Christine Cleveland



Lab use only

Laboratory ID:	Item Number 6 2501001824
Samples Acceptable:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Checked by:	WC

CHAIN OF CUSTODY: BULK ASBESTOS

Client Information		Turn Around Time		
Client Name: ARM CONSULTANTS		<input type="checkbox"/> Rush (<3hr)	3 Day TAT will be assigned if TAT is not specified. <u>TAT Begins when project is received by lab personnel during normal business hours.</u>	
Contact Person: BRIAN TONER		<input type="checkbox"/> Same Day		
Address: PO BOX 4 CHESTER, NH 03036		<input type="checkbox"/> Next Day		
Address (cont):		<input type="checkbox"/> 2 Day		
Email: BRIAN@ARMROOFS.COM		<input checked="" type="checkbox"/> 3 Day		<input type="checkbox"/> Results by Noon
Phone: 978.518.1968	Fax:	<input type="checkbox"/> 1 Week		<input type="checkbox"/> After Hours
Project Information		Asbestos Analysis		
Project Name: EVERETT POLICE DEPARTMENT		<input checked="" type="checkbox"/> Bulk PLM - Calibrated Visual Estimation (CVE)		
Project ID#:		<input type="checkbox"/> Bulk PLM - Point Count: <input type="checkbox"/> 400 <input type="checkbox"/> 1000		
Project Location: 45 ELM STREET		<input type="checkbox"/> Bulk PLM - Qualitative Analysis		
Project State: MASSACHUSETTS		<input type="checkbox"/> Vermiculite PLM - Qualitative Analysis		
PO #:		<input type="checkbox"/> Soil PLM - Qualitative Analysis		
Report To: BRIAN TONER		<input type="checkbox"/> Positive Stop		

Sample Information			
Sample Number	HA	Material Description	Material Location
TC-4A			FIELD
TC-4B			FIELD
TC-4C			FIELD
TC-4D			FIELD
TC #11			RISING WALL
TC #12			EDGE

Relinquished By	Date/Time	Received by:	Date/Time
			11/3/25 12PM

MAIN ROOF EDGE TEST CUTS

GRAVEL SURFACE 4-PLY BUR
FIBERBOARD TAPERED EDGE
1" FIBERGLASS INSULATION
2" POLYISOCYANURATE
1" FIBERGLASS INSULATION
STEEL DECKING

MAIN ROOF FIELD TEST CUTS

GRAVEL SURFACE 4-PLY BUR
1" FIBERGLASS INSULATION
2" POLYISOCYANURATE
1" FIBERGLASS INSULATION
STEEL DECKING

TC #12

Item Number 6

GARAGE ROOF FIELD TEST CUTS

BALLAST
EPDM
1.25" POLYISOCYANURATE
1" PERLITE
STEEL DECKING

TC #10

TC #9

TC #11

TC #3

TC #5

12-ft

10-ft

5-ft

TC #4A

TC #4B

TC #4A

TC #4

TC #4D

TC #7

16-ft

TC #6

TC #2

TC #1

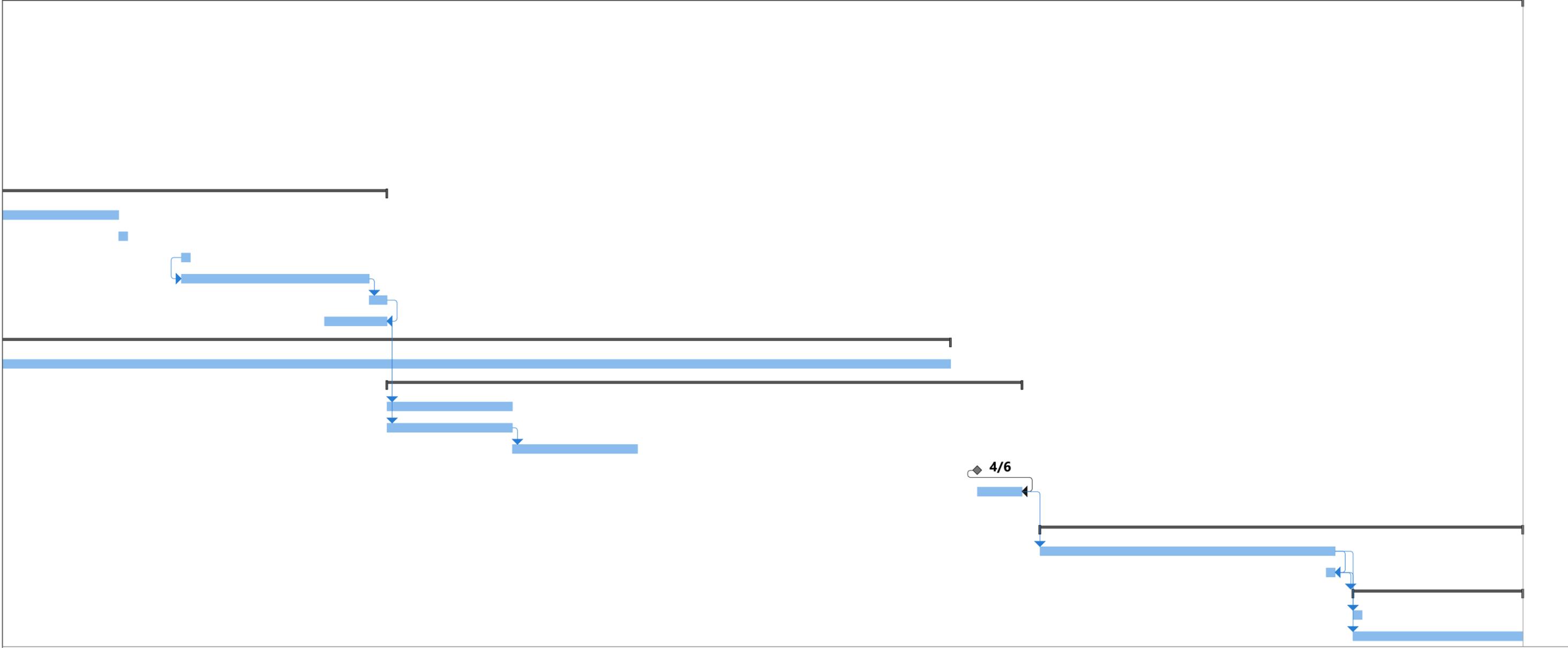
TC #8

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Timeline																														
							October 2025							November 2025							December 2025																
1		Project Summary	177 days	Thu 10/2/25	Fri 6/5/26		[Timeline visualization showing project summary bar from Oct 2 to Jun 5, 2026]																														
2		Preliminary Planning	19 days	Thu 10/2/25	Tue 10/28/25		[Timeline visualization showing preliminary planning bar from Oct 2 to Oct 28, 2025]																														
3		ARM & STV Site visit	1 day	Thu 10/2/25	Thu 10/2/25		[Timeline visualization showing site visit point on Oct 2, 2025]																														
4		Logistics planning Meeting	1 day	Mon 10/20/25	Mon 10/20/25		[Timeline visualization showing meeting point on Oct 20, 2025]																														
5		Pre-eliminary site investigation	19 days	Thu 10/2/25	Tue 10/28/25		[Timeline visualization showing investigation bar from Oct 2 to Oct 28, 2025]																														
6		Roof investigation report	1 day	Thu 10/23/25	Thu 10/23/25		[Timeline visualization showing report point on Oct 23, 2025]																														
7		Design	35 days	Wed 10/29/25	Tue 12/16/25		[Timeline visualization showing design bar from Oct 29 to Dec 16, 2025]																														
8		Design Development	6 wks	Wed 10/29/25	Tue 12/9/25	5	[Timeline visualization showing design development bar from Oct 29 to Dec 9, 2025]																														
9		Review and Approve CD set	1 wk	Wed 12/10/25	Tue 12/16/25	8	[Timeline visualization showing review bar from Dec 10 to Dec 16, 2025]																														
10		Bidding and Award	32 days	Wed 12/17/25	Thu 1/29/26		[Timeline visualization showing bidding and award bar from Dec 17 to Jan 29, 2026]																														
11		CDs and Bid-documents	2 wks	Wed 12/17/25	Tue 12/30/25	9	[Timeline visualization showing bid documents bar from Dec 17 to Dec 30, 2025]																														
12		Submit Advertisement to Central Register	1 day	Wed 12/31/25	Wed 12/31/25		[Timeline visualization showing submission point on Dec 31, 2025]																														
13		Ad goes live in Central Register	1 day	Wed 1/7/26	Wed 1/7/26		[Timeline visualization showing ad live point on Jan 7, 2026]																														
14		Bid Period	3 wks	Wed 1/7/26	Tue 1/27/26	13SS	[Timeline visualization showing bid period bar from Jan 7 to Jan 27, 2026]																														
15		Bid Evaluation	2 days	Wed 1/28/26	Thu 1/29/26	14	[Timeline visualization showing bid evaluation bar from Jan 28 to Jan 29, 2026]																														
16		Award Contract	1 wk	Fri 1/23/26	Thu 1/29/26	15FF	[Timeline visualization showing award contract bar from Jan 23 to Jan 29, 2026]																														
17		FAA	130 days	Fri 10/3/25	Thu 4/2/26		[Timeline visualization showing FAA bar from Oct 3, 2025 to Apr 2, 2026]																														
18		Relocate antenna	26 wks	Fri 10/3/25	Thu 4/2/26	3	[Timeline visualization showing antenna relocation bar from Oct 3, 2025 to Apr 2, 2026]																														
19		Pre-construction	51 days	Fri 1/30/26	Fri 4/10/26		[Timeline visualization showing pre-construction bar from Jan 30 to Apr 10, 2026]																														
20		Permit for roof work	2 wks	Fri 1/30/26	Thu 2/12/26	16	[Timeline visualization showing permit bar from Jan 30 to Feb 12, 2026]																														
21		Submittals (Prepare and submit)	2 wks	Fri 1/30/26	Thu 2/12/26	16	[Timeline visualization showing submittals bar from Jan 30 to Feb 12, 2026]																														
22		Submittals (Review and Approve)	2 wks	Fri 2/13/26	Thu 2/26/26	21	[Timeline visualization showing submittals bar from Feb 13 to Feb 26, 2026]																														
23		Start of Work constraint (Weather)	0 days	Mon 4/6/26	Mon 4/6/26		[Timeline visualization showing work constraint point on Apr 6, 2026]																														
24		Mobilization (includes stair tower installation)	1 wk	Mon 4/6/26	Fri 4/10/26	23SF	[Timeline visualization showing mobilization bar from Apr 6 to Apr 10, 2026]																														
25		Construction	40 days	Mon 4/13/26	Fri 6/5/26		[Timeline visualization showing construction bar from Apr 13 to Jun 5, 2026]																														
26		Construction Start Date	5 wks	Mon 4/13/26	Fri 5/15/26	24	[Timeline visualization showing construction start bar from Apr 13 to May 15, 2026]																														
27		Substantial completion	1 day	Fri 5/15/26	Fri 5/15/26	26FF	[Timeline visualization showing substantial completion point on May 15, 2026]																														
28		Project Closeout	15 days	Mon 5/18/26	Fri 6/5/26	27	[Timeline visualization showing project closeout bar from May 18 to Jun 5, 2026]																														
29		Final Inspection	1 day	Mon 5/18/26	Mon 5/18/26	27	[Timeline visualization showing final inspection point on May 18, 2026]																														
30		Submit Warranties and As-builts	3 wks	Mon 5/18/26	Fri 6/5/26	26	[Timeline visualization showing warranties bar from May 18 to Jun 5, 2026]																														

Project: Everett PD Roof Repair Master Schedule (Draft).
Date: Mon 11/3/25

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

18 | 21 | 24 | 27 | 30 | January 2026 | 2 | 5 | 8 | 11 | 14 | 17 | 20 | 23 | 26 | 29 | February 2026 | 1 | 4 | 7 | 10 | 13 | 16 | 19 | 22 | 25 | March 2026 | 28 | 3 | 6 | 9 | 12 | 15 | 18 | 21 | 24 | 27 | 30 | April 2026 | 2 | 5 | 8 | 11 | 14 | 17 | 20 | 23 | 26 | 29 | May 2026 | 2 | 5 | 8 | 11 | 14 | 17 | 20 | 23 | 26 | 29 | June 2026 | 1 | 4 | 7



Project: Everett PD Roof Repair Master Schedule (Draft).
Date: Mon 11/3/25

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			



C0348-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: November 24, 2025

Agenda Item:

A petition requesting the renewal of a class two motor vehicle dealer license for Parkway Auto Sales at 1673 Revere Beach Pkwy

Background and Explanation:

Attachments:



C0351-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: November 24, 2025

Agenda Item:

A petition requesting the renewal of a class two motor vehicle dealer license for Carlider USA LLC at 353 Third St

Background and Explanation:

Attachments:



C0352-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: November 24, 2025

Agenda Item:

A petition requesting the renewal of a class two motor vehicle dealer license for Casino Auto Sales at 163 Ferry St

Background and Explanation:

Attachments:



C0353-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: November 24, 2025

Agenda Item:

A petition requesting the renewal of a class two motor vehicle dealer license for White's Auto Sales at 79 Vine St

Background and Explanation:

Attachments:



C0354-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: November 24, 2025

Agenda Item:

A petition requesting the renewal of a lodging house license for 134 Linden St LLC at 134 Linden St

Background and Explanation:

Attachments:



C0325-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: October 27, 2025

Agenda Item:

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

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

October 15, 2025

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

Dear Honorable Members:

Please find attached an order to approve and adopt the City's municipal aggregation plan, attached herein, and authorize the City Administration to take any and all necessary action to prepare the plan for submission to the Massachusetts Department of Public Utilities pursuant to M.G.L. c. 164, §134.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



October 15, 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:

to approve and adopt the City's municipal aggregation plan,
attached herein, and authorize the City Administration to take
any and all necessary action to prepare the plan for submission
to the Massachusetts Department of Public Utilities pursuant to
M.G.L. c. 164, §134.

**CITY OF EVERETT
EMPOWER EVERETT PROGRAM**

AGGREGATION PLAN

September 3, 2025

TABLE OF CONTENTS

- I. Purpose
- II. Definitions
- III. Procedural Requirements
 - A. Initiation of the Process
 - B. Consultation with DOER
 - C. Public Review
- IV. Plan Elements
 - A. Organizational Structure of the Program
 - B. Program Operations
 - 1. Statutory Requirements
 - 2. Procurement of Supply
 - 3. Product Information
 - 4. Other Funding Sources/Other Costs to Participants
 - 5. Customer Enrollment
 - 6. Customer Notifications
 - 7. Ongoing Program Information
 - 8. Termination of the Program
 - C. Rights and Responsibilities of Program Participants
- V. Department Review of Municipal Aggregation Plans
- VI. Annual Reports
- VII. Notifications to Electric Distribution Company
 - A. Plan Filing
 - B. Energy Supply Agreement
- VIII. Plan and Program Changes
 - A. Plan Revision Process
 - B. Program Consultant
- IX. Municipal Aggregation LICSS Programs

Attachment 1 – Contact Information Regarding the Plan

Attachment 2 – Opt-Out Notice

I. PURPOSE

The City of Everett developed this municipal aggregation plan in compliance with Massachusetts law regarding public aggregation of electric consumers. It contains required information on the structure, operations, services, funding, and policies of the City's Plan. The Plan has been developed in consultation with Colonial Power Group, Inc. and the Massachusetts Department of Energy Resources and is consistent with the Municipal Aggregation Guidelines developed by the Department of Public Utilities.

The purpose of this Plan is to represent consumer interests in competitive markets for electricity. It seeks to aggregate consumers in the City to negotiate rates for power supply. It brings together the buying power of more than 50,000 consumers. The City seeks to take greater control of its energy options, including enhancing the ability to pursue price savings, price stability, and the amount of renewable energy content. Participation is voluntary for each consumer. Consumers can decline service provided through the Plan and choose an alternative supply option instead.

II. DEFINITIONS

Annual Report – means the report that the City shall file annually with the Department that includes Program information for the previous year (see Section VI, below).

Auto-Enroll Customer – means an Electric Customer who is eligible to be enrolled in the Program on an opt-out basis, specifically all Basic Service customers except for those customers who (1) have informed the Electric Distribution Company they do not want their account information shared with their municipality, or (2) are participating in an optional “green power” program that requires them to remain on Basic Service.

Basic Service – means the electric supply product that the Electric Distribution Company provides to Electric Customers that are not receiving an electric supply product from a Competitive Supplier or through participation in the Program.

City – means the City of Everett.

Competitive Supplier – means an entity licensed by the Department to sell electric supply products to Electric Customers, as defined in 220 CMR 11.02.

Consultant – means the entity retained by the City to assist with the development and operation of the Plan and Program.

DOER – means the Massachusetts Department of Energy Resources.

DOER Best Practices – means the *DOER Recommended Best Practices for Advancing Clean Energy in Municipal Aggregation Plans*, as may be amended from time to time.

Default Product – means the Product that Participants in the Program receive unless they affirmatively select an alternate Product.

Department – means the Massachusetts Department of Public Utilities.

Electric Customer – means the customer of record of an account with the Electric Distribution Company.

Electric Distribution Company or EDC – means Massachusetts Electric Company d/b/a National Grid.

Electric Supply Agreement or ESA – means a contract between the City and a Program Supplier concerning electricity supply for the Program.

Electricity Broker – means an entity that is licensed by the Department to facilitate or otherwise arrange for the purchase and sale of electric supply and related services to customers, as defined in 220 CMR 11.02.

Environmental Justice Population – in Massachusetts, an environmental justice population is a neighborhood that meets one or more of the following criteria:

- the annual median household income is not more than 65 percent of the statewide annual median household income;
- minorities comprise 40 percent or more of the population;
- 25 percent or more of households lack English language proficiency; or
- minorities comprise 25 percent or more of the population and the annual median household income of the City in which the neighborhood is located does not exceed 150 percent of the statewide annual median household income.¹

Guidelines – means the Department-approved Municipal Aggregation Guidelines in D.P.U. 23-67, as may be amended from time to time.

kWh – means kilowatt-hour.

LICSSTGU – means a Low-Income Community Shared Solar Tariff Generation Unit, as defined in the SMART Regulations.

LICSS Guideline – means the DOER Guideline Regarding Alternative Programs for Community Shared Solar Tariff Generation Units and Low-Income Community Share Solar Generation Units.

¹ See Environmental Justice Policy of the Executive Office of Energy and Environmental Affairs (Updated June 24, 2021) available at <https://www.mass.gov/doc/environmental-justice-policy6242021-update/download>.

Municipal Aggregation LICSS Program – means a low-income community shared solar program offered through a Program, as set forth in the SMART Regulations and LICSS Guidelines.

Municipality – means a city or town (or group of cities or towns) that (1) operates a Program pursuant to G.L. c. 164, § 134(a), or (2) has filed a Plan for Department approval.

Opt-In Product – means a Product that Participants in the Program must affirmatively select to receive.

Opt-Out Notice – means the document sent to Auto-Enroll Customers to inform them of their right to opt-out of such enrollment (see Section IV.B.6.a, below).

Participant – means an Electric Customer that is participating in the Program.

Petition – means a petition submitted by a Municipality to the Department for review and approval of a Plan.

Plan – means this municipal aggregation plan.

Product – means an electric supply product available to Participants in the Program.

Program – means the City’s Empower Everett Program, which aggregates Electric Customers located within its municipal boundaries for the purpose of procuring electric supply and energy-related products and services, pursuant to G.L. c. 164, § 134(a).

Program Supplier – means a Competitive Supplier that is providing electric supply and, if applicable, energy-related products and services to Participants.

SMART Regulations – means the regulations promulgated by DOER to establish a Solar Massachusetts Renewable Target program to encourage the continued use and development of solar generation in the Commonwealth.

III. PROCEDURAL REQUIREMENTS

- A. Initiation of the Process – The City obtained the authorization by a majority vote of its City Council to initiate a process to develop a municipal aggregation plan on April 28, 2025.
- B. Consultation with DOER – The City consulted with DOER in developing its Plan, pursuant to G.L. c. 164, § 134(a), on May 27, 2025.
- C. Public Review – The City made its proposed Plan available for public review from September 4, 2025 to October 4, 2025 through a prominent link on its municipal website.

IV. PLAN ELEMENTS

- A. Organizational Structure of the Program – Table IV.A identifies the entity or entities (City, Consultant, Program Supplier) that will perform core functions of the Program. See Guidelines, Section IV.A.

Table IV.A – Organizational Structure				
Core Functions	Performing Entity			Plan section in which tasks are described
	City	Consultant	Supplier	
Liaisons/Representatives/Agents				
Municipal Representative/Agent before Department (i)	X	X		<i>Section IV and Attachment 1</i>
Liaison with DOER		X		<i>Section III.B</i>
Liaison with Electric Distribution Companies		X		<i>Section VII</i>
Plan Elements				
Procurement of Supply	X	X		<i>Section IV.B.2</i>
Product Determination	X			<i>Section IV.B.3</i>
Other Funding/Costs	X			<i>Section IV.B.4</i>
Customer Enrollment			X	<i>Section IV.B.5</i>
Customer Notifications/Outreach/Education	X	X		<i>Section IV.B.6</i>
Ongoing Program Information	X	X		<i>Section IV.B.7</i>
Program Termination	X			<i>Section IV.B.8</i>
Annual Reports		X		<i>Section VI</i>
Customer Service (i)	X	X	TBD	
Other (<i>description</i>)				

(i) Required contact information regarding the plan is provided in Attachment 1.

B. Program Operations

1. Statutory Requirements – Pursuant to G.L. c. 164, § 134(a), a Plan shall provide for:

- a. Universal Access – All customers residing or located within the municipal boundary will be eligible to participate in the Program, either through an automatic enrollment process or upon request of the customer to join the Program (see Section IV.B.5, below).

- b. Reliability – The City has retained the services of Colonial Power Group, Inc. as its Consultant, a Department-approved Electricity Broker that is licensed to provide municipal aggregation consulting services. The City offers this as a demonstration that it has the technical expertise necessary to operate and manage the Program.
- c. Equitable Treatment of All Customer Classes – Table IV.B.1.c identifies the Plan elements for which the treatment between customer classes (or subclasses) may vary in order to ensure equitable treatment. The City anticipates that varied treatment that reflects the disparate characteristics of each customer class will be reasonable and appropriate.

Customer classes and subclasses differ in many respects such as electrical load, electricity consumption patterns or load factors, interest in and the ability to support enhanced renewable energy or opportunities described in the DOER Best Practices or factors associated with Environmental Justice Populations such as English proficiency. These distinctions are expected to affect all aspects of Program operation. For example, effective and responsive procurement, product determination, enrollment, notification and ongoing customer education efforts will vary between residential and larger commercial or industrial customers due to differences between customers in these classes and their consumption patterns. These factors will necessarily affect the Program’s best practices for all of the tasks described in Table IV.B.1.c, below. Several additional examples of appropriate, varying treatment are also described below in the text relevant to each task.

Table IV.B.1.c Equitable Treatment of Customer Classes					
Plan Element					
Procurement of Supply (§ IV.B.2)	Product Rate Setting/Renewable Energy Content (§ IV.B.3)	Other Funding Sources/Costs (§ IV.B.4)	Customer Enrollment (§ IV.B.5)	Customer Notification (§ IV.B.6)	Ongoing Program Information (§ IV.B.7)
☒	☒	☒	☒	☒	☒

2. Procurement of Supply – Table IV.B.2 identifies: (1) the actions the City expects to take, upon Department approval of the Plan, to procure supply for the Program; and (2) the expected timeline for each action, identified as the number of days after Department approval, based on the assumption that the Department approves the Plan on Day 0. As described above in Section IV.B.1.c, while the below process will typically be applied for the procurement

of Program supply, alternative approaches may be employed for some classes or subclasses, for example in the context of procuring local renewable energy sources consistent with DOER Best Practices.

Table IV.B.2 – Procurement of Supply	
Procurement Steps	Expected Timeline
<i>Notify EDC of Department Approval</i>	2-4 business days
<i>File Updated Procurement Timeline with EDC (i)</i>	<= 14 days
<i>Issue RFQs/RFPs</i>	TBD
<i>Evaluate/Select Bids</i>	TBD
<i>Negotiate/Execute Contracts</i>	TBD
<i>Other (description)</i>	TBD

- (i) The City will provide the EDC with monthly update notices to its procurement timeline and also file all notices relating to the procurement timeline in the Department’s docketed proceeding to review the Program until such time as the delivery of a notice of execution of an ESA.

3. Product Information – Table IV.B.3 identifies, for each Product, (1) the components of the rates that will be charged to Participants, and (2) the renewable energy content, including the types of renewable energy resources that comprise the voluntary component. All funds collected through rates will be used specifically for the benefit of the Program.

Table IV.B.3 – Product Information		
		Product(s) [TBD]
Rate Components (in \$/kWh)		
Supply and Renewable Energy Content		TBD
Consultant Services		\$0.001
Municipal Services		TBD
Other Services (description)		TBD
TOTAL		
Renewable Energy Content (in % of total)		
Required		
Voluntary	RPS Class I	TBD
	National Wind	TBD
	Other (description)	TBD
TOTAL		
Supplier Name		TBD
Effective Dates		TBD

As described above in Section IV.B.3.c, product information may vary by customer class or subclass. The City has not yet determined and will alter from time to time: (1) the number of Products to be offered by the Plan; (2) the value of the rate components of each Product, (3) the level of renewable energy content of each Product or (4) whether to include and at what level to

set a rate component for Municipal Services. The Mayor will make final decisions on the number of product offerings and the features of each based upon market prices for power supply and renewable energy content at the time of any competitive bid process and after considering input from Electric Customers and the Consultant. If the City elects to include a rate component for Municipal Services, all funds collected through such rate component will be used specifically for the benefit of the Program.

To make determinations on product selections and renewable energy content of each product, the Mayor will consider the Program’s objectives for competitive pricing, price stability, environmental policies and goals and other City or State polices (for example, advancing the interests of low-income customers, fostering business development or pursuing options described in the DOER Best Practices). Given that market prices for power supply and renewable energy content are always changing and can be extremely volatile, such prices present at the time of any competitive bid process are expected to have a substantial influence on the City deciding how much, if any, additional renewable content greater than state minimum requirements to include in the product(s) selected in each round.

The City has not yet determined whether it will offer other energy-related products and services. Decisions on whether and how (e.g., opt-out or opt-in) to offer other energy-related products and services will be based on the projected net value to some or all Participants.

As described above in Section IV.B.3.c, the plan recognizes that certain customer subclasses differ in material respects in electrical load, electricity consumption patterns, and load factors. The Program therefore may offer such subclasses different rates to mitigate negative outcomes for other customer classes. For example, large industrial Electric Customers who (i) are new Auto-Enroll Customers, (ii) have previously opted out of the Program, or (iii) are being served by a Competitive Supplier may request to join the Program. Given the high monthly usage of such customers, enrollment may be at the then-current market price.

The Plan addresses how the City will update this table in Section IV.B.7 (Ongoing Program Information), below.

4. Other Funding Sources/Other Costs to Participants – The City has not identified other funding sources. Participants will incur no costs other than those they incur through Product rate components. As described above in Section IV.B.3.c, product funding or costs may vary by customer class or subclass.

5. Customer Enrollment

- a. Initial Enrollment – Prior to enrollment, the City will send an Opt-Out Notice to Auto-Enroll Customers, informing them that they will be automatically enrolled in the Program unless they take the action(s) specified in the Opt-Out Notice. The City will provide customers with at least 30 calendar days (plus six days to account for delivery) to opt-out of the Program. After that time, the City will enroll Auto-Enroll Customers in accordance with the

requirements of the Electric Distribution Company. Auto-Enroll Customers that do not opt out will be enrolled in the Default Product, unless they notify the City that they seek to receive an Opt-In Product. As described above in Section IV.B.3.c, customer enrollment may vary by customer class or subclass.

Consistent with the Guidelines, if the City does not begin the initial enrollment of Participants within two years of Department approval, the Department will deem the Program to be terminated. The City further recognizes that, if it seeks to reinstate its Program at a later date, it must comply with the procedural requirements set forth in the Guidelines, Section III.

- b. Ongoing Enrollment – As described above in Section IV.B.3.c, ongoing customer enrollment may vary by customer class or subclass, including for example with respect to large industrial customers. On a periodic basis, the City will (1) automatically enroll new Auto-Enroll Customers, with the exception of new large industrial Auto-Enroll Customers, subject to the opt-out provisions for initial enrollments described above; and (2) provide Non-Auto-Enroll Customers with the opportunity to join the Program on an opt-in basis. Large industrial Electric Customers who (i) are new Auto-Enroll Customers, (ii) have previously opted out of the Program, or (iii) are being served under competitive supply may request to join the Program at the then-current market price.
 - c. Opt-In Product Enrollment – Electric Customers can opt into a Program Product directly online through the Program website or by contacting the Consultant or the Program Supplier. The City will notify Participants enrolled in an Opt-In Product prior to any change in the product’s rates and/or renewable energy content. Participants will continue to receive their current Product, subject to the new applicable price and renewable energy content at commencement, unless the Participant informs the City otherwise. A Participant enrolled in an Opt-In Product that is being discontinued must affirmatively select another Product. If the Participant does not make such a selection, the Participant will be enrolled in the Default Product. As described above in Section IV.B.3.c, Opt-In Product enrollment may vary by customer class or subclass.
6. Customer Notifications
- a. Opt-Out Notice – The City will deliver an Opt-Out Notice to all Auto-Enroll Customers at least 36 calendar days prior to enrollment. The Opt-Out Notice will inform customers (1) that

they are to be automatically enrolled in the Program, (2) that they have the right to opt out of the Program without penalty, and (3) of the actions they must take to opt-out. The Notice will include Product information related to price, term, and renewable energy content, and will identify the actions that a customer must take to select an Opt-In Product. Finally, the Notice will include information on Basic Service rates, including how to access it, and the fact that it is available to them without penalty. Attachment 2 includes a representative form of the City’s proposed Opt-Out Notice.

The City will (1) send the Opt-Out Notices in a clearly marked municipal envelope that identifies it contains important information regarding participation, (2) include a self-addressed, postage-paid envelope for the opt-out reply card, and (3) include a separate Language Access Document which will provide instructions regarding how customers can receive visual or auidial assistance with Program information. As described above in Section IV.B.3.c, Opt-Out notices and procedures may vary by customer class or subclass.

- b. Notification of Product Change – The City will notify Participants of changes in price or renewable energy content of any of its Products. The notification will identify both the Product’s existing and new price and renewable energy content and will identify the actions Participants must take if they no longer seek to purchase the existing Product. As described above in Section IV.B.3.c, notifications of product change may vary by customer class or subclass.
- c. Other Notifications
 - (i) General Program Information – Upon approval of its Plan, the City may deliver information and educational materials regarding its Program to each Electric Customer within its boundary. The City may request, no more than quarterly, that the Electric Distribution Company provide the information (customer name, mailing address (and service address, if different), and rate class) necessary to facilitate such notifications. The City will not share this information with Program Suppliers. In the event that the City sends notices or educational materials to customers enrolled with a Competitive Supplier, such notification or educational materials will inform those customers that, if they enroll in the Program, they may incur an early cancellation fee from

their Competitive Supplier, and that they should check with their Competitive Supplier on this matter before enrolling in the Program. As described above in Section IV.B.3.c, customer notification and educational materials and procedures may vary by customer class or subclass.

- (ii) Program Supplier Communications – Upon approval from the City, an active Program Supplier may communicate with Participants regarding the Program and, if applicable, energy-related products or services.

7. Ongoing Program Information – The City will provide the public with access to the ongoing program information listed in sections (a) through (c), below. The City will make this information available to the public through a prominent link on the City’s website. Table IV.B.7 identifies the methods by which the City will communicate to the public how they can access this information.

Table IV.B.7	Public Access to Ongoing Program Information
Location	Description
<i>Municipal website</i>	The City’s website will have general program information and provide a prominent link to the Program website.
<i>Program website</i>	<p>The Program website will contain all current and detailed information about the City’s Program (at https://colonialpowergroup.com/everett/).</p> <p>The Program website allows visitors to immediately translate the site’s content by selecting from a list of over 100 different languages. The website is ADA compliant, providing instant accommodations for common disability profiles, including motor impairments, vision impairments, and dyslexia.</p>
<i>Communication vehicles/ outreach activities</i>	The City will employ assistive technology to ensure all Electric Customers, including those with impaired physical capabilities who require visual or audial assistance, are properly informed. Any information sessions will be held in accessible locations, typically City Hall, senior centers or the library. Electric Customers who require assistance (e.g., deaf or otherwise hard-of-hearing, blind or otherwise visually impaired) will have the opportunity to request assistive technology ahead of any such public presentation. In the event that information sessions cannot be held in-person, the presentations will be held online and, as such, will be accessible to consumers with limited mobility.

Table IV.B.7	Public Access to Ongoing Program Information
Location	Description
<i>Social media accounts</i>	The City may post notices of material changes on official social media pages that the City utilizes to communicate to residents.
<i>Municipal cable access TV</i>	The City may post notices of material changes on local cable access TV, if available and appropriate.
<i>Announcement to local/ regional media</i>	Notices of material changes will be placed in newspapers, as appropriate.
<i>Physical posting in municipal buildings</i>	Notices of material changes will be placed in City Hall and in public buildings (<u>i.e.</u> , library, senior center, etc.), as appropriate.
<i>Municipal departments, boards, and committees</i>	Program updates provided to the City Council, as appropriate.
<i>Community organizations</i>	Program updates may be provided to community organizations, as appropriate.

- a. Updated Product Information – The City will update Product rates and renewable energy content as necessary, in the format shown in Table IV.B.3.
- b. Annual Program Information for the Previous Year – The City will provide the Department with Program information annually for the previous year as required by the Guidelines.
 - (i) Product information – rate components, renewable energy content, and participation
 - (ii) Product rate component information
 - (iii) Renewable energy content information
 - (iv) Organizational structure, as set forth in Table IV.A
 - (v) Equitable treatment of customer classes, as set forth in Table IV.B.1.c
 - (vi) Supply procurement activities, as set forth in Table IV.B.2
 - (vii) Representatives of all notifications sent during the previous year

(viii) Methods of Public Access, as set forth in Table IV.B.7.c.iii, and

(ix) Other funding source/costs to participants, if applicable

c. General Program Information – The City will provide and maintain access to Program-related documents (e.g., Plan, Department Order, Program Press releases).

8. Termination of the Program – The City will take all reasonable actions to ensure a continuous supply of electricity to Participants. Nonetheless, the Program may be terminated.

a. Potential Causes of Program Termination – The Program may be terminated in two ways: (1) upon contract termination or expiration without any extension, renewal, or subsequent contract being negotiated; or (2) at the direction of the City to dissolve the Program.

b. Planned Actions to Minimize Chances of Termination – The City, in coordination with its Consultant, will pro-actively manage the Program with the objective of consistently providing attractive offerings for the Plan’s Electric Customers. Such activities shall include: (1) developing and applying strategic and forward-looking procurement strategies; (2) modifying and introducing products that attract and sustain interest from Electric Customers; (3) designing program operations and associated contract terms to attract and sustain interest from suppliers; and (4) pre-empting adverse outcomes by early identification and management of market or regulatory events through contract language and operational strategies.

c. Transition Plans in Event of Termination – Each Participant will receive notification of termination of the Program 90 days prior to such termination. In the event of termination, Participants would return to Basic Service or individually choose a Competitive Supplier. This transfer would occur in coordination with the Electric Distribution Company using established Electronic Data Interchange (EDI) protocols and in accordance with the rules and procedures set forth in the EBT Working Group Report.

- d. Notifications – The City will notify the Electric Distribution Company and the Department 90 days prior to a planned Program termination. The City’s notification to the Department will include copies of all public notices, press releases, website postings and any other communications and communication methods the City intends to provide Participants and other Electric Customers regarding the Program’s termination and return of Participants to Basic Service.

In the event of program termination, the City will not file a new Plan for Department approval for a minimum of two years from the date of termination, defined as the date by which the City has returned all Participants to Basic Service. The new Plan will fully describe the circumstances that led to the termination, and the steps the City has taken to protect against a second termination.

- C. Rights and Responsibilities of Program Participants – Participants will be able to: (1) select any of the Products offered to the applicable customer class or subclass; (2) switch from one Product to another by contacting the Program Supplier or Consultant; and (3) leave the Program at any time without penalty by contacting the Consultant, Program Supplier, or Electric Distribution Company.

V. DEPARTMENT REVIEW OF MUNICIPAL AGGREGATION PLANS

The City will submit this Plan to the Department for review and approval.

VI. ANNUAL REPORTS

The City will submit the following information annually to the Department related to Program operations during the previous year:

- An Excel spreadsheet in the format shown in the Guidelines, Attachment VI;
- A document that includes the information requirements set forth in Section IV.B.7.b, above.

VII. NOTIFICATIONS TO ELECTRIC DISTRIBUTION COMPANY

- A. Plan Filing –The City notified the Electric Distribution Company upon filing the Plan with the Department. The City will notify the Electric Distribution Company upon receiving a Department order approving the Plan.
- B. Energy Supply Agreement –The City will (1) notify the Electric Distribution Company, in a timely manner, when it has executed an agreement with a Program Supplier, and (2) provide the Electric Distribution Company with the information necessary to enroll customers with the Program Supplier. The City shall file the

notification in its docketed proceeding. Customer enrollment will begin no sooner than 60 days from when the City provides the necessary information to the Electric Distribution Company.

VIII. PLAN AND PROGRAM CHANGES

- A. Plan Revision Process – In the event that the City seeks to modify its Plan in a manner consistent with the Guidelines, it will allow at least 30 calendar days for public review of the revised Plan. Following public review, the City will submit the revised Plan to the Department for informational purposes. The City may seek consultation with the Department to determine if a proposed modification is consistent with the Guidelines.
- B. Program Consultant – In the event that the City hires a new Consultant, it will notify the Department in writing, identifying the new Consultant and including, if applicable, documentation that the Consultant is an Electricity Broker licensed to provide municipal aggregation consulting services (see Section IV.B.1.b, above).

IX. MUNICIPAL AGGREGATION LICSS PROGRAMS

The City may seek to implement a Municipal Aggregation LICSS Program at which time the City shall submit the program to the Department for review and approval. The City understands that its initial filing must include documentation from DOER that the Municipal Aggregation LICSS Program meets the requirements of the SMART Regulations and LICSS Guidelines in effect as of the date of the filing. The filing must also include the following information related to the Municipal Aggregation LICSS Program:

- A. For each LICSS TGU participating in the Municipal Aggregation LICSS Program:
- Name of owner/authorized agent;
 - Location (name of city/City);
 - Nameplate capacity and total projected annual energy output, in kilowatts and kWhs, respectively;
 - Projected annual energy output that will participate in the program, in kWhs;
 - Projected SMART base compensation rate funds and adder funds to be paid annually to the generating unit; and
 - Projected portion of SMART adder funds to be passed through annually to low-income customers participating in the program, in dollars and percent of SMART adder funds paid to the generating unit.
- B. Low-income customers participating in the Municipal Aggregation LICSS Program:
- Number of low-income customers projected to participate in the program;
 - Projected annual usage of participating low-income customers, in kWhs;

- Projected cents per kWh reduction on bills of participating low-income customers resulting from passthrough of SMART funds; and
- Projected` monthly bill savings for participating low-income customers.

C. Municipality/Consultant Fees:

- SMART funds to be paid to the City, in cents per kWh and projected total dollars; and
- SMART funds to be paid to the Consultant, in cents per kWh and projected total dollars.

The City shall make the information identified above publicly available in the manner set forth in Section IV.B.7 (Access to Ongoing Program Information), and shall include this same information in its Annual Report (Section VI). The City understands that the Department will review the filing to determine whether it includes the required documentation from DOER and the Program information identified above. Once confirmed, the Department will approve the Municipal Aggregation LICSS Program without further process. Department approval will serve to inform DOER that the Municipal Aggregation LICSS Program complies with the Department's requirements related to such programs and these Guidelines. The City may contract with additional or replacement LICSSSTGUs that meet the requirements of the SMART Regulations and the LICSS Guidelines then in effect and shall describe such contracts in the City's next Annual Report.

ATTACHMENT 1

Contact Information

The municipal official that the Department should include on all correspondence as the Plan’s representative/agent before the Department:

Jonatan Frias, Community Planning Specialist
617-394-2246
Jonatan.Frias@ci.everett.ma.us

Several parties will be available to provide “customer assistance” to Electric Customers, as follows:

City contact(s):

Jonatan Frias, Community Planning Specialist
617-394-2246
Jonatan.Frias@ci.everett.ma.us

Matthew Lattanzi, Esq., Director Planning and Development
617-394-2334
Matt.Lattanzi@ci.everett.ma.us

Katherine Jenkins-Sullivan, Sustainability Planner
617-944-0236
Kate.Jenkins-Sullivan@ci.everett.ma.us

Consultant contact:

Colonial Power Group, Inc.
866-485-5858, ext. 1
<https://colonialpowergroup.com/>

Program Supplier contact:

[TBD]

The City may change customer service contacts from time to time. The current customer service contacts will be displayed prominently on the City and Program websites.

ATTACHMENT 2

Opt-Out Notice



EMPOWER EVERETT PROGRAM CONSUMER NOTIFICATION

<Month> <Day>, <Year>

Dear Everett Basic Service Consumer:

The City of Everett is pleased to announce that _____ has been selected as the supplier for its Empower Everett Program (“Program”). This Program is a municipal aggregation which enables local government to combine the purchasing power of its residents and businesses to provide them with an alternative to National Grid Basic Service (M.G.L. c. 164, § 134). This Program only affects the supply portion of your monthly bill. It will not affect the delivery portion of your monthly bill. National Grid will continue to deliver your electricity but Everett has chosen the supplier for the Program. _____ will provide electric power supply for all consumers currently on Basic Service in Everett. This letter is intended to tell you about this Program for electric power supply. In accordance with state law, it also informs you of your rights and options if you choose not to participate in the Program.

- ✓ **YOU WILL BE AUTOMATICALLY ENROLLED IN THIS PROGRAM** unless you choose not to participate and opt-out.
- ✓ **YOU MUST RESPOND BY <MONTH> <DAY>, <YEAR>** if you do not wish to be automatically enrolled.

YOU WILL NOT NOTICE ANY CHANGE IN YOUR ELECTRICITY SERVICE. The only difference you will see is that _____ will be printed under the “Supply Services” section of your monthly bill. You will continue to receive one bill from National Grid. You will continue to send your payments to National Grid for processing. National Grid will continue to respond to emergencies, read meters and maintain the distribution and transmission lines. Reliability and quality of service will remain the same. Furthermore, you will continue to have all existing consumer rights and protections.

COMPARATIVE RATES AND TERMS

	Everett’s Program* (Supply Services Only)		National Grid** (Supply Services Only)
	STANDARD (default)	OPTIONAL	BASIC SERVICE
Rate			
Residential	\$X.XXXXX per kWh	\$X.XXXXX per kWh	\$X.XXXXX per kWh
Commercial/Streetlight	\$X.XXXXX per kWh	\$X.XXXXX per kWh	\$X.XXXXX per kWh
Industrial	\$X.XXXXX per kWh	\$X.XXXXX per kWh	\$X.XXXXX per kWh
Renewable Energy Content <i>(see insert for required & voluntary percentages by year)</i>	[TBD following competitive bid process]	[TBD following competitive bid process]	Meets Massachusetts renewable energy requirements
Duration	_____ 20XX – _____ 20XX <i>[Rates apply to service beginning and ending on the days of the month that your meter is read in your service area.]</i>		_____ 20XX – _____ 20XX <i>[Residential and Small Commercial rates change every 6 months. Large Commercial and Industrial rates change every 3 months.]</i>
Exit Terms	NO CHARGE		May receive a reconciliation charge or credit <i>[Industrial G-2 & G-3 only]</i>

*Rate includes Consultant Services Fee of \$0.001 per kWh to facilitate the Empower Everett Program.

*Rate includes Municipal Services Fee of \$X.XXX per kWh to fund personnel costs associated with Sustainability Planner position(s).

*Rate may increase as a result of a change in law that results in a direct, material increase in costs during the term of the contract.

**GreenUp options are available for \$0.022-\$0.038 per kWh in addition to National Grid’s Basic Service rate.

IMPORTANT INFORMATION

- At Program launch, the aggregation rate is lower than National Grid’s Basic Service rate. The aggregation rate is fixed for ___ months while National Grid’s Basic Service rate changes twice a year, in February and August. As a result, the aggregation rate may not always be lower than National Grid’s Basic Service rate. The goal of the aggregation is to deliver savings over the life of the Program against National Grid’s Basic Service rate. However, **FUTURE SAVINGS CANNOT BE GUARANTEED.**
- There is **NO CHARGE TO OPT-OUT** of the Program and return to National Grid Basic Service.

« SEE BACK FOR ADDITIONAL INFORMATION »

ALL BASIC SERVICE CONSUMERS who have been mailed this notification will be **AUTOMATICALLY** enrolled in the Program and start benefiting from the aggregation rate beginning on the day of the month in _____ that your meter is read. This date varies by service area. Your meter reading date is shown on your bill.

WATCH YOUR NATIONAL GRID BILL FOR FURTHER NOTIFICATION of the Program.

- Your _____ bill will state that you are being switched to Everett’s Program.
- Your _____ bill will show Everett’s supplier and aggregation rate under “Supply Services”.

BUDGET PLAN OR ELIGIBLE LOW-INCOME RATE CONSUMERS will continue to receive those benefits from National Grid.

SOLAR PANEL AND COMMUNITY SOLAR CONSUMERS will continue to receive net metering or on-bill credits while receiving electricity supply under the Program and the value of these credits will not be altered by participating in the Program.

ANY APPLICABLE TAXES WILL BE BILLED as part of the Program’s power supply charge. You will be responsible for identifying and requesting an exemption from the collection of taxes by providing appropriate documentation.

TAX EXEMPT SMALL BUSINESS CONSUMERS must send or fax a copy of their Energy Exemption Certificate directly to ____ (Supplier) ____ at ____ (Supplier address/fax) ____ in order to maintain their tax exempt status.

IF YOU HAVE ALREADY CHOSEN A SUPPLIER ON YOUR OWN you must opt-out of this Program. This will ensure you continue to get your electricity from that supplier.

IF YOU HAVE ALREADY CHOSEN A GREEN POWER SUPPLY OPTION THROUGH NATIONAL GRID you must opt-out of this Program. This will ensure you continue to get your electricity from that Green Power Supply.

HOW TO OPT-OUT

- Sign and return the enclosed opt-out card in the postage paid envelope provided; **OR**
- Visit colonialpowergroup.com/everett and click the opt-out button, then fill out and submit the Opt-Out Form; **OR**
- Call _____ at _____ and ask to remain on National Grid Basic Service.

ANY TIME AFTER ENROLLMENT you can still opt-out with **NO CHARGE**. It may take a couple of billing cycles before you are back on National Grid Basic Service. If you choose to opt-out after the initial enrollment, you may submit an Opt-Out form at colonialpowergroup.com/everett **OR** call _____ at _____ and ask to be placed on National Grid Basic Service.

TO CHOOSE A PRODUCT WITH A HIGHER PERCENTAGE OF RENEWABLE ENERGY you may call _____ at _____ and ask to be enrolled in Everett’s Optional Product.

[Product option(s) to be determined following the competitive bid process. The above acts as a placeholder and will be replaced with a product description including price, term, technology, vintage and location.]

THROUGHOUT THE LIFE OF THE PROGRAM each subsequent contract may vary by rate, term and possibly supplier. You will be automatically enrolled in the next contract at the new aggregation rate unless you opt-out. The new aggregation rate may be higher or lower than the current rate and the voluntary renewable energy content may change. There will be advance notice of each automatic renewal to inform you of your supply options should you choose to opt-out.

FOR MORE DETAILED INFORMATION regarding Everett’s Program, please visit colonialpowergroup.com/everett or call us toll-free at (866) 485-5858 ext. 1.

TO ACCESS NATIONAL GRID’S BASIC SERVICE RATES please visit:

- Residential Rates – nationalgridus.com/media/pdfs/billing-payments/electric-rates/ma/resitable.pdf.
- Commercial Rates – nationalgridus.com/media/pdfs/billing-payments/electric-rates/ma/commtable.pdf.
- Industrial Rates – nationalgridus.com/media/pdfs/billing-payments/electric-rates/ma/indtable.pdf.

Colonial Power Group, Inc. is an energy consulting company chosen on a competitive basis by the City of Everett to facilitate the Empower Everett Program.

EMPOWER EVERETT PROGRAM
CUSTOMER NOTIFICATION LETTER ENVELOPE

OFFICIAL CITY BUSINESS



City of Everett
c/o Competitive Supplier
1 Supplier Street
Supplier, MA 00000

PRESORTED
FIRST-CLASS
MAIL
U.S. POSTAGE
PAID
STAMFORD, CT
PERMIT NO. XXX

John Smith
1 Main Street
Everett, MA 02149

DO NOT DISCARD – IMPORTANT Notice Regarding Electricity Rates

EMPOWER EVERETT PROGRAM
CUSTOMER OPT-OUT NOTIFICATION CARD WITH REPLY ENVELOPE

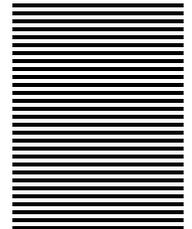
BUSINESS REPLY MAIL

FIRST-CLASS MAIL PERMIT NO. XX MARLBOROUGH, MA

POSTAGE WILL BE PAID BY ADDRESSEE

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

CITY OF EVERETT
c/o COMPETITIVE SUPPLIER
1 SUPPLIER STREET
SUPPLIER, MA 00000



EMPOWER EVERETT PROGRAM
OPT-OUT REPLY CARD

John Smith
1 Main Street
Everett, MA 02149

Account No: #####

If you want to participate in the Empower Everett Program, you do not need to take any action. You will be automatically enrolled.

Opt-Out Instructions

If you do not want to participate:

- 1) Sign and date
- 2) Place in envelope provided
- 3) Drop in the mail

X _____
Signature Date

The card must be signed by the customer of record whose name appears in the address on this card. The envelope must be postmarked by _____ to opt-out of the Program before being automatically enrolled.



EMPOWER EVERETT PROGRAM



IMPORTANT NOTICE



(866) 485-5858 ext. 1



TTY (800) 720-3480 / Español (866) 930-9252



colonialpowergroup.com/everett

The Massachusetts Department of Public Utilities directs that we include the following message in all of these different languages. The message states: "Important notice enclosed from City of Everett about your electricity service. Translate the notice immediately. Call the number or visit the website, above, for help."

<p>SPANISH/ESPAÑOL Incluye notificación importante del City of Everett sobre su servicio de electricidad. Traduzca el aviso inmediatamente. Si necesita ayuda, llame al número o visite el sitio web indicado anteriormente.</p>	<p>POLISH/POLSKI Załączono ważną informację od City of Everett na temat usług energetycznych. Niezłownicznie przetłumacz powiadomienie. Zadzwoń pod numer lub odwiedź powyższą witrynę, aby uzyskać pomoc.</p>
<p>PORTUGUESE/PORTUGUÊS Aviso importante incluído da City of Everett sobre seu serviço de eletricidade. Traduza o aviso imediatamente. Ligue para o número ou visite o site, acima, para obter ajuda.</p>	<p>NEPALI/नेपाली तपाईंको विद्युतीय सेवा बारे City of Everett संलग्न गरिएको महत्त्वपूर्ण सूचना। सूचनालाई तुरुन्तै अनुवादन गर्नुहोस्। मद्दतको लागि माथि भएका नम्बरमा फोन गर्नुहोस् वा वेबसाइटमा जानुहोस्।</p>
<p>CHINESE (SIMPLIFIED)/ 中文 随函附上来自 City of Everett 有关您供电服务的重要通知。请立即翻译该通知。如需帮助，请依上述信息致电或访问网站。</p>	<p>MARATHI/मराठी आपल्या विद्युत सेवेसंबंधी City of Everett महत्वाची सूचना सलग्न केली आहे. या सुचनेचा अनुवाद त्वरित करावा. मदतीसाठी वरील क्रमांकावर फोन करा किंवा वेबसाइटला/संकेतस्थळाला भेट द्या.</p>
<p>CHINESE (TRADITIONAL)/ 中文 隨附 City of Everett 有關您電力服務的重要通知。請立即翻譯此通知。若需協助，請撥打電話或瀏覽上方所列網站。</p>	<p>YORUBA/YORÙBÁ Àkíyèsí pàtàkì tí a fi sínú rè láti ọ̀dọ́ City of Everett nípa isẹ́ iná mọ̀nà mọ̀nà rẹ̀. Túmọ̀ àkíyèsí náà lẹ̀sẹ̀kẹ̀sẹ̀. Pẹ̀ nọ̀nbà náà tàbí kànsí ayélujára, lókè, fún irànlọ̀wọ̀.</p>
<p>HAITIAN/KREYÒL Ou gen yon notifikasyon enpòtan de City of Everett sou sèvis elekrisite ou. Tradwi notifikasyon sa imedyatman. Rele nimewo a oubyen vizite sit entènèt, ki anlè a, si ou bezwen èd.</p>	<p>IGBO/NDI IGBO Ọkwa dị mkpa ezitere maka ọrụ latrik gị si n'aka City of Everett. Tụgharịa asụsụ ọkwa ahụ ozugbo. Kpọọ nọmba ahụ ma ọ bụ gaa na weebụsaịtị ahụ, dị n'elu, maka enyemaka.</p>
<p>VIETNAMESE/TIẾNG VIỆT Đính kèm thông báo quan trọng từ City of Everett về dịch vụ điện của quý vị. Xin dịch thông báo này ngay. Vui lòng gọi điện hoặc truy cập trang web ở trên để được giúp đỡ.</p>	<p>AMHARIC/አማርኛ የኤሌክትሪክ አገልግሎትዎን በተመለከተ የተሰጠ አስፈላጊ ማስታወቂያ ከዚህ ጋር በ City of Everett እንደ ዓባሪ ተያይዟል። ማስታወቂያውን በአስቸኳይ ያስተርጉሙት። እገዛ ለማግኘት ከላይ ወደተገለጹ ስልክ ቁጥር ይደውሉ ወይም ድር ጣቢያውን ይጎብኙ።</p>

<p>RUSSIAN/РУССКИЙ Прилагается важное уведомление от City of Everett о вашей услуге снабжения электроэнергией. Переведите уведомление безотлагательно. Позвоните по вышеуказанному номеру или зайдите на вышеуказанный вебсайт, чтобы получить помощь.</p>	<p>SOMALI/SOOMAALI Oageysiis muhiim oo ka yimid City of Everett kuna saabsan adeegga korontada. Si degdeg ah u turjun ogaysiiska. Wac nambarka ama booqo webseetka, kore, si aad u hesho caawimaad.</p>
<p>ARABIC/عربي مرفق إخطار مهم من City of Everett عن خدمة الكهرباء الخاصة بكم. يُرجى ترجمة الإخطار فورًا. اتصل بالرقم أو قم بزيارة الموقع الإلكتروني عبر الإنترنت المذكورة أعلاه طلبًا للمساعدة.</p>	<p>JAPANESE/傑怱铂 「電気供給サービスに関する City of Everett からの重要なお知らせを同封しております。本通知を速やかに翻訳してください。ご質問は上記の電話番号もしくはウェブサイトをご覧ください。」</p>
<p>KHMER/ខ្មែរ សេចក្តីជូនដំណឹងសំខាន់ដែលភ្ជាប់មកជាមួយមកពីទីក្រុង City of Everett គឺនិយាយអំពីសេវាកម្មភ្លើងរបស់អ្នក។ ចូរបកប្រែសេចក្តីជូនដំណឹងនេះភ្លាមៗ។ សូមទូរស័ព្ទទៅលេខ ឬចូលទៅកាន់គេហទំព័រខាងលើ ដើម្បីសុំជំនួយ។</p>	<p>GUJARATI/ગુજરાતી તમારી વીજળી સેવા અંગે City of Everett તરફથી મહત્વપૂર્ણ સૂચના બીડેલ છે. સૂચનાનું તુરંત જ ભાષાંતર કરો. મદદ માટે ઉપરના નંબર પર કોલ કરો અથવા વેબસાઇટની મુલાકાત લો.</p>
<p>FRENCH/FRANÇAIS Avis important de City of Everett concernant votre service d'électricité. Traduisez immédiatement l'avis. Appelez le numéro ou visitez le Site Web, ci-dessus, si vous avez besoin d'aide.</p>	<p>SWAHILI/KISWAHILI Notisi muhimu ambayo imeambatishwa kutoka City of Everett kuhusu huduma yako ya umeme. Itafsiri notisi mara moja. Piga simu kwa nambari au tembelea tovuti iliyo hapo juu ili upate usaidizi.</p>
<p>ITALIAN/ITALIANO Comunicazione importante in allegato della City of Everett riguardante il suo servizio di fornitura di energia elettrica. Tradurre il comunicato immediatamente. Qualora occorra assistenza, chiami il numero o visiti il sito Internet sopra indicati.</p>	<p>HINDI/हिंदी आपकी बिजली सेवा के बारे में City of Everett से महत्वपूर्ण सूचना संलग्न है। सूचना का तुरंत अनुवाद करें। सहायता के लिए ऊपर के नंबर पर कॉल करें या वेबसाइट पर जाएं।</p>
<p>KOREAN/한국어 귀하의 전기 서비스와 관련하여 City of Everett 에서 온 중요한 통지 사항이 동봉되어 있습니다. 통지 사항을 즉시 번역하시기 바랍니다. 도움이 필요할 경우 위의 전화번호로 연락하거나 웹사이트를 방문해 주십시오.</p>	<p>THAI/ไทย ประกาศสำคัญที่แนบมาจาก City of Everett เกี่ยวกับบริการไฟฟ้าของคุณ กรุณาแปลประกาศทันที โทรไปยังหมายเลขหรือไปที่เว็บไซต์ด้านบนเพื่อขอความช่วยเหลือ</p>
<p>GREEK/ΕΛΛΗΝΙΚΑ Εσωκλείεται σημαντική ειδοποίηση από την City of Everett που αφορά τον πάροχο ηλεκτρικής ενέργειας σας. Μεταφράστε την ειδοποίηση άμεσα. Καλέστε τον τηλεφωνικό αριθμό ή επισκεφθείτε την ιστοσελίδα που αναφέρεται παραπάνω, για βοήθεια.</p>	<p>LAO/ລາວ ແຈ້ງການສໍາຄັນທີ່ຕິດຄັດມາຈາກ City of Everett ແມ່ນກ່ຽວກັບການບໍລິການໄຟຟ້າຂອງທ່ານ. ແປແຈ້ງການທັນທີ. ໂທຫາໝາຍລວມ ຫຼື ເຂົ້າເບິ່ງເວັບໄຊທ໌ຂ້າງເທິງສໍາລັບຄວາມຊ່ວຍເຫຼືອ.</p>

RENEWABLE ENERGY CONTENT – Required and Voluntary Percentages by Year Item Number 12

Empower Everett		Year	Required by State*		Voluntary** [TBD]		TOTAL
			MA Class I	Other	MA Class I	Other	
City of Everett	STANDARD (default) <i>[TBD following bid process]</i>	2025	27%	36%	---	---	63%
		2026	30%	39%	---	---	69%
		2027	33%	43%	---	---	76%
	OPTIONAL <i>[TBD following bid process]</i>	2025	27%	36%	---	---	63%
		2026	30%	39%	---	---	69%
		2027	33%	43%	---	---	76%
National Grid BASIC SERVICE		2025	27%	36%	---	---	63%
		2026	30%	39%	---	---	69%
		2027	33%	43%	---	---	76%

*Required by State – Mandatory minimum percentage of renewable energy resources required by MA law.

**Voluntary – Additional renewable energy that exceeds the minimum required by the state in the specified year.

For additional information on MA renewable energy requirements, please visit [mass.gov/info-details/program-summaries](https://www.mass.gov/info-details/program-summaries).

#1- C0325-25

Legislative Affairs & Election Committee
November 10, 2025

The Committee on Legislative Affairs & Elections met on Monday, November 10, 2025 at 6pm 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, and Stephanie Smith. Member absent was Councilor Katy Rogers.

Community Planning Specialist Jonatan Frias, Colonial Power Group Representatives Mark Cappadona and Denise Allard were also present.

The Committee considered an Order offered by Councilor Stephanie Martins, as President: An Order requesting approval to adopt the City's municipal aggregation plan, attached herin, and authorize the City Administration to take any and all necessary action to prepare the plan for submission to the Massachusetts Department of Public Utilities pursuant to M.G.L. c.164, s 134.

Mr. Frias reminded the Committee that they had been before the City Council back in the Spring seeking approval to commence a plan and are now before the City Council seeking approval to adopt the plan for submission to the Massachusetts Department of Public Utilities. Councilor Smith asked if they had spoken to other communities pertaining to the municipal aggregation plan and Mr. Frias responded that they did with the communities of Lawrence, Lowell and Salem. Councilor Smith asked what the length of contract would be and Mr. Frias mentioned that it depends on negotiations but noted that the intent of the contract with the provider is to save each household in the community approximately \$400 in electricity costs. Mr. Cappadona explained that there would be no cost to the City and that the Contractor would be paid .011 per kilowatt hour. Mr. Cappadona stated that every household will receive a mailing on the program and will have to do nothing in order to participate in the program however if they want to opt out of the program then they must respond in order to do so. Mr. Cappadona assured the Committee that National Grid would still be the electricity distribution company. Chairman Van Campen asked what the timing was for this to all happen and Mr. Cappadona responded in 2026.

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

Respectfully Submitted,

John W. Burley
Clerk of Committees



C0342-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: November 10, 2025

Agenda Item:

An order requesting the confirmation of Gabriel Ponce as a member of the Transportation Advisory Board for a term of one (1) year expiring November 30, 2026

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

October 27, 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, Article 5 of the City of Everett Administrative Code, I hereby appoint, subject to confirmation by the City Council, Gabriel Ponce Lemus as a member of the Transportation Advisory Board for a term of one (1) year expiring November 30, 2026.

Thank you for your favorable consideration in this matter.

Respectfully submitted,

Carlo DeMaria
Mayor



October 27, 2025
City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Robert VanCampan, as President

Bill Number:
Bill Type: Order

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

I hereby submit for your approval the appointment of Gabriel
Ponce Lemus to the Everett Active Transportation Advisory
Board for a term of one (1) year expiring November 30, 2026.



C0244-25

To: Mayor and City Council

From: Councilor Wayne A. Matewsky

Date: August 11, 2025

Agenda Item:

That the city provide an update in regards to the vacant lot on Summer Street

Background and Explanation:

Attachments:



C0262-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: August 11, 2025

Agenda Item:

That the administration provide a status on the Business ARPA grant application decisions and information on the committee

Background and Explanation:

Attachments:

CITY OF EVERETT
Office of the Mayor

Carlo DeMaria
Mayor



Everett City Hall
484 Broadway
Everett, MA 02149-3694
Phone: (617) 394-2270
Fax: (617)381-1150

October 14, 2025

The Honorable City Council
484 Broadway
Everett, Massachusetts 02149

RE: C0262-25 That the administration provide a status on the business ARPA grant application decisions and information on the committee

Dear Honorable Members:

Attached please find the latest update on the status of the Small Business/Non-Profit ARPA application process. This update is reflecting information as of today's date.

To date, the following is the list of application status:

- A total of 39 applicants have been confirmed eligible for funding
- 36 eligible applications are complete
- 3 eligible applicants are still working with the city to complete the information process
- 4 applicants determined ineligible
- 3 applicants non-responsive despite multiple outreach attempts

Thank you for your interest in this matter.

Respectfully submitted,

Erin Deveney
Chief of Staff

Enclosure

From: [Stephanie Smith](#)
To: [Michael Mangan](#)
Subject: Fwd: C0262-25 Response Materials
Date: Monday, October 27, 2025 6:21:15 PM
Attachments: [image001.png](#)

Begin forwarded message:

From: Erin Deveney <Erin.Deveney@ci.everett.ma.us>
Date: October 27, 2025 at 6:04:41 PM EDT
To: Stephanie Smith <Stephanie.Smith@ci.everett.ma.us>
Cc: Guerline AlcyJabouin <Guerline.AlcyJabouin@ci.everett.ma.us>, Stephanie Martins <Stephanie.Martins@ci.everett.ma.us>, Eric Demas <Eric.Demas@ci.everett.ma.us>
Subject: RE: C0262-25 Response Materials

Hi, Councilor Smith-

As of today, there are still 3 businesses that have not responded to multiple requests by phone and email for follow up on incomplete applications. We wanted to give everyone that took the time to apply as much consideration as possible, but as discussed at previous Council meetings, there comes a point when the benefit of all those organizations that completed the process must be prioritized.

At this point, we are left with no other choice but to proceed with the other applicants that have responded and have been determined eligible. The total amount to be awarded to each applicant will be finalized this week now that the determination has been made not to include these last 3 outstanding applications.

We will let you know when the checks have been cut and the distribution to the applicants begins, as well as confirm for you the final amounts awarded to each.

Thank you.



Erin C. Deveney

Chief of Staff

Office of Mayor Carlo DeMaria

Direct: 617- 944-0255

From: Stephanie Smith <Stephanie.Smith@ci.everett.ma.us>
Sent: Wednesday, October 15, 2025 7:20 AM
To: Erin Deveney <Erin.Deveney@ci.everett.ma.us>
Cc: Guerline AlcyJabouin <Guerline.AlcyJabouin@ci.everett.ma.us>; Stephanie Martins <Stephanie.Martins@ci.everett.ma.us>
Subject: Re: C0262-25 Response Materials

Hi Erin,

When can the eligible businesses expect funding?

Thanks,
Stephanie

On Oct 14, 2025, at 10:05 PM, Michael Mangan
<Michael.Mangan@ci.everett.ma.us> wrote:

From: Erin Deveney <Erin.Deveney@ci.everett.ma.us>
Sent: Tuesday, October 14, 2025 6:51 PM
To: Michael Mangan <Michael.Mangan@ci.everett.ma.us>; David Flood <david_flood@comcast.net>; David Flood <David.Flood@ci.everett.ma.us>; Sergio Cornelio <Sergio.Cornelio@ci.everett.ma.us>
Cc: Stephanie Martins <Stephanie.Martins@ci.everett.ma.us>; Eric Demas <Eric.Demas@ci.everett.ma.us>
Subject: C0262-25 Response Materials

Good evening-

My apologies for unexpectedly not being able to make this evening's meeting as planned.

Attached are written documents instead to respond to Item #18 on this evening's agenda. This is the latest information as of late today on the status of the ARPA Small Business/Non-Profit grant application round.

Thank you.

Erin C. Deveney

Chief of Staff

Office of Mayor Carlo DeMaria

Direct: 617- 944-0255



C0263-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: August 11, 2025

Agenda Item:

That the administration provide information on the process to ensure ARPA funds distributed to local organizations are being properly advertised and distributed in accordance with each application and intent

Background and Explanation:

Attachments:

CITY OF EVERETT
Office of the Mayor

Carlo DeMaria
Mayor



Everett City Hall
484 Broadway
Everett, MA 02149-3694
Phone: (617) 394-2270
Fax: (617)381-1150

October 14, 2025

The Honorable City Council
484 Broadway
Everett, Massachusetts 02149

RE: C0263-25 That the administration provide administration on the process to ensure ARPA funds distributed to local organizations are being properly advertised and distributed in accordance with each application and intent

Dear Honorable Members:

Enclosed please find a sample Quarterly Monitoring and Reporting Template that is used to ensure that recipients of ARPA funds are meeting the terms and conditions of their funding award.

Also attached is a copy of a Frequently Asked Questions (FAQ) document that was prepared and shared with funding recipients.

Please be advised that subrecipients are in the process of undergoing another round of quarterly reviews presently. These compliance efforts are ongoing and will continue throughout the remainder of this program.

Thank you for your interest in this matter.

Respectfully submitted,

Erin Deveney
Chief of Staff

Enclosures



C0305-25

To: Mayor and City Council
From: Councilor Stephanie V. Smith
Date: October 14, 2025

Agenda Item:

That the administration and the traffic commission provide the following in regards to the newly installed speed bumps

Background and Explanation:

Attachments:

From: [Stephanie Smith](#)
To: [Michael Mangan](#); [David Flood](#); [David Flood](#)
Subject: Item for agenda
Date: Saturday, September 27, 2025 10:59:38 PM

that the administration and the traffic commission provide the following:

- how many temporary speed bumps were installed
- .. on what streets and how many per street?
- the cost of installing the speed bumps (unit cost or total cost)
- the cost of removing the speed bumps in November before the winter
- the purpose of installing the speed bumps
- how the City is determining they are working to curtail the speed on each respective street departments
- who determined the locations? and what was the criteria to install speed bumps? was the engineering department contacted?
- why was determined to install two speed bumps on Foster Street and then immediately pull them up to redo the street?

Thanks,
Stephanie



C0328-25

To: Mayor and City Council
From: Councilor Stephanie V. Smith
Date: October 27, 2025

Agenda Item:

That the administration provides an update for when the overflow trash day this year will be, as discussed during budget hearings

Background and Explanation:

Attachments:



C0347-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: November 24, 2025

Agenda Item:

That the licensing commission reconsider their probationary period policy on new licenses in order to truly support new businesses

Background and Explanation:

Attachments:



C0355-25

To: Mayor and City Council
From: Councilor Anthony DiPierro
Date: November 24, 2025

Agenda Item:

A resolution requesting The City Council to investigate the feasibility of increasing the residential tax exemption from 25% to a percentage between 26 - 30% per MGL in the future

Background and Explanation:

Attachments:

C0356-25

To: Mayor and City Council**From: Councilor Katy L. Rogers****Date: November 24, 2025**

Agenda Item:

A resolution recommending a temporary pause on the processing and approval of data center facilities

Background and Explanation:

WHEREAS, the development of Data Centers, defined as facilities housing networked computer systems and telecommunications equipment, has unique and significant potential impacts on local infrastructure and community welfare, including, but not limited to, substantial demands for electricity and water, significant noise generation, and potential strain on local utility resources including expenses and infrastructure;

WHEREAS, the City of Everett currently lacks specific, comprehensive zoning ordinances, development standards, and permitting requirements tailored to address the scale, intensity, and specific operational characteristics of modern data centers; and

WHEREAS, without such tailored regulations, the PLANNING BOARD/CITY COUNCIL and other reviewing bodies are unable to ensure that new data center projects are consistent with the long-term public health, safety, welfare, and Comprehensive Plan of the city of Everett

WHEREAS, the best practice for responsible municipal planning in the face of rapidly evolving land use and technology is to take a proactive approach to developing clear and thoughtful regulations

Attachments: