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MEETING MINUTES

SPECIAL MEETING OF THE CITY COUNCIL
THURSDAY, DECEMBER 11, 2025 7:00 PM

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

ROLL CALL

Members Present
Guerline Alcy Jabouin, Anthony DiPierro, Holly Garcia, Wayne Matewsky, Katy Rogers, Peter Pietrantonio, Robert Van Campen, Stephanie Martins

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. **C0357-25** Order/s/ Councilor Stephanie Martins, as President

   An order requesting approval of the adoption of a Minimum Residential Factor of 0.XXXXXX in setting the city's FY 2026 Tax Rates.

   (As this item was first read at the special City Council meeting of 11/24/2025, it shall need to be amended to include the actual FY2026 Minimum Residential Factor (MRF). This amendment shall set FY2026 MRF to 0.774312.)

   The board of assessors gave a presentation explaining the tax classification hearing process which allows shifting the tax burden between property classes from residential to commercial, industrial and personal property. The city council votes on selecting the minimum residential factor to shift the maximum allowable percentage of the levy onto commercial, industrial, and personal property classes and also for the adoption of the residential exemption.

   The board explained that adopting a 1.75 split rate will reduce the tax burden on residential properties from 76% to 58% of the tax levy and increase the commercial, industrial, personal property shares from 24% to 42%. If a single rate is chosen, the rate would be $15.92 per thousand for FY26.

   The majority of the increase in growth in the tax base was from new construction of

multifamily properties and various personal properties. The FY26 levy limit is $191,551,198, leaving an excess levy capacity of nearly $58 million.

The assessors provided details on how owner occupants can apply for and receive the residential exemption as well as other personal exemptions available such as for elderly, veterans, and blind residents. Plans were discussed to better communicate to residents about these exemptions.

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Guerline Alcy Jabouin
RESULT:	**Passed [8 TO 0]**
AYES:	Alcy Jabouin, DiPierro, Garcia, Matewsky, Rogers, Pietrantonio, Van Campen, Martins
NAYS:	
AWAY:	

MOTION:	Reconsider
MOVER:	Robert Van Campen
SECONDER:	Anthony DiPierro
RESULT:	**Failed [0 TO 8]**
AYES:	
NAYS:	Alcy Jabouin, DiPierro, Garcia, Matewsky, Rogers, Pietrantonio, Van Campen, Martins
AWAY:	

NEW BUSINESS

2. **C0358-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval of the adoption of a Residential Homeowner's Tax Exemption of 25% in setting the city's FY 2026 Residential Tax Rate

MOTION:	Favorable Action
MOVER:	Wayne Matewsky
SECONDER:	Holly Garcia
RESULT:	**Passed [8 TO 0]**
AYES:	Alcy Jabouin, DiPierro, Garcia, Matewsky, Rogers, Pietrantonio, Van Campen, Martins
NAYS:	
AWAY:	

MOTION:	Reconsider
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia

RESULT:	**Failed [0 TO 8]**
AYES:	
NAYS:	Alcy Jabouin, DiPierro, Garcia, Matewsky, Rogers, Pietrantonio, Van Campen, Martins
AWAY:	

3. **C0359-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval of an appropriation of $6,000,000.00 from the Budgetary Fund Balance (Free Cash) to reduce the FY2026 tax levy

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia
RESULT:	**Passed [8 TO 0]**
AYES:	Alcy Jabouin, DiPierro, Garcia, Matewsky, Rogers, Pietrantonio, Van Campen, Martins
NAYS:	
AWAY:	

MOTION:	Reconsider
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia
RESULT:	**Failed [0 TO 8]**
AYES:	
NAYS:	Alcy Jabouin, DiPierro, Garcia, Matewsky, Rogers, Pietrantonio, Van Campen, Martins
AWAY:	

4. **C0360-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval of an appropriation of $750,000.00 from the Water/Sewer Budgetary Fund Balance (W/S Free Cash) to offset FY2026 water/sewer rates.

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia
RESULT:	**Passed [8 TO 0]**
AYES:	Alcy Jabouin, DiPierro, Garcia, Matewsky, Rogers, Pietrantonio, Van Campen, Martins
NAYS:	
AWAY:	

MOTION:	Reconsider
MOVER:	Robert Van Campen
SECONDER:	Guerline Alcy Jabouin

RESULT:	**Failed [0 TO 8]**
AYES:	
NAYS:	Alcy Jabouin, DiPierro, Garcia, Matewsky, Rogers, Pietrantonio, Van Campen, Martins
AWAY:	

5. **C0361-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval of an appropriation of $250,000.00 from the ECTV Budgetary Fund Balance (ECTV Free Cash) to offset the FY2026 ECTV budget.

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia
RESULT:	**Passed [7 TO 1]**
AYES:	DiPierro, Garcia, Matewsky, Rogers, Pietrantonio, Van Campen, Martins
NAYS:	Alcy Jabouin
AWAY:	

MOTION:	Reconsider
MOVER:	Holly Garcia
SECONDER:	Guerline Alcy Jabouin
RESULT:	**Failed [0 TO 8]**
AYES:	
NAYS:	Alcy Jabouin, DiPierro, Garcia, Matewsky, Rogers, Pietrantonio, Van Campen, Martins
AWAY:	

ADJOURNMENT