



MEETING MINUTES

SPECIAL MEETING OF THE CITY COUNCIL MONDAY, AUGUST 03, 2026 6:00 PM

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

ROLL CALL

Members Present

Guerline Alcy Jabouin, Michele Capone, Anthony DiPierro, Holly Garcia, John Hanlon, Michael Marchese, Stephanie Martins, Vivian Nguyen, Katy Rogers, Stephanie Smith

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. **C0178-26** Petition/s/ Councilor Stephanie V. Smith, as President

A petition from National Grid requesting permission to install approximately 10' of 2-4" conduit from existing pole #1478-0 to private property to provide a permanent overhead to underground service at 11 Swan Street

The item was laid on the table. Later in the meeting, the item was taken from the table. Jose Louis from National Grid (170 Medford Street, Malden) appeared before the council and explained that National Grid is requesting to install about 5 to 10 feet of conduit from an existing pole to private property to provide an overhead to underground service. He noted this is a customer-driven project. Public Hearing was held and no one spoke in favor or against the petition.

MOTION:	Favorable Action
MOVER:	
SECONDER:	
RESULT:	Passed [8 TO 1]
AYES:	Alcy Jabouin, Capone, DiPierro, Garcia, Marchese, Martins, Nguyen, Smith
NAYS:	Rogers

PUBLIC PARTICIPATION

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Minutes of the Regular Meeting of the City Council of 06/22/2026

MOTION:	Accept Meeting Minutes
MOVER:	Anthony DiPierro
SECONDER:	Holly Garcia
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

COMMUNICATIONS FROM HIS HONOR THE MAYOR

2. C0175-26 Order/s/ Councilor Stephanie V. Smith, as President

An order requesting approval to accept and expend a \$10,000.00 donation from the Everett Foundation for Aged Persons to support the Council on Aging

Councilor Capone recused herself from this item as she is the vice chairperson of the foundation and went to the back room.

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Stephanie Martins
RESULT:	Passed [8 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Marchese, Martins, Nguyen, Rogers, Smith
NAYS:	
AWAY:	Hanlon, Pietrantonio

3. C0176-26 Appointment/s/ Councilor Stephanie V. Smith, as President

An order requesting the confirmation of the appointment of the attached list of individuals as sworn weighers at Distrigas of Massachusetts at 18 Rover Street for an unpaid term of 1 year beginning August 3, 2026

MOTION:	Favorable Action
MOVER:	
SECONDER:	
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, Capone, DiPierro, Garcia, Hanlon, Marchese, Martins, Nguyen, Rogers, Smith

NAYS:	
AWAY:	Pietrantonio

4. C0180-26 Appointment/s/ Councilor Stephanie V. Smith, as President

An order requesting the confirmation of the appointment of Lauri Medeiros to the Everett Disability Commission for a term not to exceed three (3) years, commencing on September 14, 2026 and ending on September 14, 2029.

Councilor Garcia moved to suspend the rules and move for favorable action, seconded by Councilor Martins.

MOTION:	Favorable Action
MOVER:	Holly Garcia
SECONDER:	Stephanie Martins
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, Capone, DiPierro, Garcia, Hanlon, Marchese, Martins, Nguyen, Rogers, Smith
NAYS:	
AWAY:	Pietrantonio

5. C0181-26 Appointment/s/ Councilor Stephanie V. Smith, as President

An order requesting the confirmation of the promotion of Firefighter Sean Hogan to the rank of Lieutenant on the Everett Fire Department

MOTION:	Favorable Action
MOVER:	Holly Garcia
SECONDER:	Katy Rogers
RESULT:	Passed [8 TO 0]
AYES:	Alcy Jabouin, Capone, DiPierro, Garcia, Marchese, Martins, Nguyen, Rogers
NAYS:	
AWAY:	Hanlon, Pietrantonio, Smith

6. C0184-26 Appointment/s/ Councilor Stephanie V. Smith, as President

An order requesting the confirmation of the appointment of Norilyz Valentin to serve as Director of Information Technology for the City of Everett, for a term of 3 years to begin immediately upon City Council confirmation.

Councilor Garcia moved to suspend the rules and favorable action, seconded by Councilor Martins.

MOTION:	Favorable Action
MOVER:	Holly Garcia
SECONDER:	Stephanie Martins

RESULT:	Passed [9 TO 0]
AYES:	Capone, DiPierro, Garcia, Hanlon, Marchese, Martins, Nguyen, Rogers, Smith
NAYS:	
AWAY:	Alcy Jabouin, Pietrantonio

7. C0186-26 Order/s/ Councilor Stephanie V. Smith, as President

An order requesting consideration and approval of a proposed five-year Payment in Lieu of Taxes ("PILOT") Agreement between the City of Everett and Distrigas of Massachusetts LLC

This item was amended to change the item type from a resolution to an order, and the title was amended to "An order requesting consideration and approval of proposed 5-year payment in lieu of tax pilot agreement between the City of Everett and Distrigas of Massachusetts LLC."

David Klebanoff, outside counsel for the Board of Assessors from Gilman, McLaughlin & Hanrahan LLP, was invited to present. He explained that the agreement arose from years of tax appeals pending at the Appellate Tax Board, where Distrigas is seeking multiple millions of dollars in abatements. He explained that Distrigas now has 5-year contracts with Boston Gas and other distribution companies, making the property more valuable. The unique aspect is that no one knows what happens after the contracts expire in the sixth year, as the Department of Public Utilities has indicated this may be a one-time deal.

David Klebanoff, outside counsel for the Board of Assessors from Gilman, McLaughlin & Hanrahan LLP, was invited to present. He explained that the agreement arose from years of tax appeals pending at the Appellate Tax Board, where Distrigas is seeking multiple millions of dollars in abatements. He explained that Distrigas now has 5-year contracts with Boston Gas and other distribution companies, making the property more valuable. The unique aspect is that no one knows what happens after the contracts expire in the sixth year, as the Department of Public Utilities has indicated this may be a one-time deal.

Councilor Rogers asked if the agreement was to the satisfaction of the mayor and administration. Omar Boukili, CFO, confirmed it was the best case scenario, providing predictability for five years with no disagreement from Distrigas.

The item was laid on the table pending executive session. After executive session, the item was taken from the table and postponed until the September 14th meeting.

MOTION:	Postpone
MOVER:	Holly Garcia
SECONDER:	Katy Rogers
RESULT:	Passed [0 TO 0]

AYES:

NAYS:

AWAY:

PETITIONS AND LICENSES

8. **C0177-26** Petition/s/ Councilor Stephanie V. Smith, as President

A petition requesting the renewal of a special license for extended hours of operation for Taqueria Don Roge at 1739 Revere Beach Parkway

MOTION: Favorable Action

MOVER: Holly Garcia

SECONDER: Katy Rogers

RESULT: **Passed [9 TO 0]**

AYES: Alcy Jabouin, Capone, DiPierro, Garcia, Marchese, Martins, Nguyen, Rogers, Smith

NAYS:

AWAY: Hanlon, Pietrantonio

9. **C0179-26** Petition/s/ Councilor Stephanie V. Smith, as President

A petition requesting the approval of a new class two motor vehicle dealer license for Triple S Auto Group LLC at 153 Ferry Street

MOTION: Favorable Action

MOVER: Michael Marchese

SECONDER: Katy Rogers

RESULT: **Passed [9 TO 0]**

AYES: Alcy Jabouin, Capone, DiPierro, Garcia, Marchese, Martins, Nguyen, Rogers, Smith

NAYS:

AWAY: Hanlon, Pietrantonio

10. **C0185-26** Petition/s/ Councilor Stephanie V. Smith, as President

A petition requesting approval to issue a special one-day alcoholic beverage license to Julius Ofurie to serve beer and wine at a funeral to be held at the Connolly Center (90 Chelsea Street) on Saturday August 15, 2026 from: 12:00 pm – 12:00 am

MOTION: Favorable Action

MOVER: Anthony DiPierro

SECONDER: Michael Marchese

RESULT: **Passed [9 TO 0]**

AYES: Alcy Jabouin, Capone, DiPierro, Garcia, Marchese, Martins, Nguyen, Rogers, Smith

NAYS:

AWAY: Hanlon, Pietrantonio

UNFINISHED BUSINESS

11. **C0167-26** Ordinance/s/ Councilor Stephanie V. Smith, as President

An ordinance amending Section 4.1 - Building Permit Fees of the Revised Ordinances the City of Everett

The Ordinance was Ordained as amended in committee.

MOTION:	Ordain
MOVER:	Anthony DiPierro
SECONDER:	Michael Marchese
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, Capone, DiPierro, Garcia, Hanlon, Marchese, Martins, Nguyen, Rogers, Smith
NAYS:	
AWAY:	Pietrantonio

NEW BUSINESS

12. **C0183-26** Order/s/ Councilor Stephanie V. Smith, as President

An order calling for a State Primary Election

The clerk noted it is calling for both the election and opening the polls as a dual order.

MOTION:	Favorable Action
MOVER:	Holly Garcia
SECONDER:	Katy Rogers
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, Capone, DiPierro, Garcia, Hanlon, Marchese, Martins, Nguyen, Rogers, Smith
NAYS:	
AWAY:	Pietrantonio

EXECUTIVE SESSION

13. **C0187-26** Resolution/s/ Councilor Stephanie V. Smith, as President

Executive session to discuss the legal strategy related to the draft Distrigas PILOT Agreement. In accordance with M.G.L. ch 30A, s. 21(a)(3), the purpose of this executive session is to discuss pending litigation strategy related to the PILOT Agreement in executive session because discussing said strategy in an open meeting may have a detrimental effect on the City's litigation position(s).

Council Chair Marchese read the statement for entering executive session: In

accordance with Mass General Law Chapter 30a Section 21(a)(3), the City Council is entering into executive session to discuss the city's legal strategy regarding the draft Distrigas pilot agreement and related pending litigation. The City Council and relevant city employees, including the city's tax counsel, are entering into executive session because discussing the legal strategy regarding the draft pilot agreement in an open session would have a detrimental effect on the city's negotiating position. In accordance with Mass General Law Chapter 30a Section 21(b)(4), City Council will return to the public section and reconvene after executive session.

Councilor Martins moved to go into executive session and invite the city solicitor, CFO, board of assessors, the attorney, and the city clerk, seconded by Councilor Capone. The council entered executive session and later reconvened. Upon returning, the executive session item was referred back to sponsor.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Stephanie Martins
SECONDER:	Michele Capone
RESULT:	Passed [8 TO 0]
AYES:	Alcy Jabouin, Capone, DiPierro, Garcia, Hanlon, Marchese, Martins, Nguyen
NAYS:	
AWAY:	Pietrantonio, Rogers, Smith

ADJOURNMENT

Meeting adjourned at 7:46 PM

MOTION:	Adjourn
MOVER:	Stephanie Martins
SECONDER:	John Hanlon
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

