



City of Revere, MA

City Council

Meeting Agenda

Spanish interpretation can be requested at least 48 business hours prior to the public meeting by emailing translation@revere.org.

La interpretación en español puede solicitarse al menos 48 horas hábiles antes de la reunión pública enviando un correo electrónico translation@revere.org.

Monday, October 5, 2026

6:00 PM

City Council Chamber, 2nd Floor

5:00PM Zoning Sub-Committee Meeting

5:30PM Economic Development Sub-Committee Meeting

Salute to the Flag

Roll Call of Members

1. Approval of the minutes of the September 28, 2026 meeting of the City Council.

Attachments: [CityCouncilMinutes09282026.pdf](#)

Public Comment Pursuant to Chapter 402 of the Acts of 1965

Unfinished Business

2. [26-198](#) Councillor Novoselsky filed for reconsideration on September 15, 2026 on the following request: Communication from the CFO requesting an appropriation in the amount of \$125,000 from the Capital Improvement Stabilization Fund the Garfield School elevator design.

Attachments: [Appropriation for Engineering Services.pdf](#)

Zoning Sub-Committee Report

3. [26-174](#) An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to Body Art Establishments.

Attachments: [BodyArtZoningOrdinancePlanningBoardRecommendation09292026.pdf](#)
[Body Art Zoning Ordinance Amendments 08242026.pdf](#)

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4. [26-175](#) Motion presented by Councillor Guarino-Sawaya: That the Mayor request the appropriate City departments to establish a requirement that all qualifying construction and demolition projects post a clearly visible project information sign at the property for the duration of the permitted work. The sign shall be posted in a location readily visible from the public way and shall include, at a minimum: permit number, property address, name of contractor and/or developer, permitted construction hours, project contact telephone number, and City department/contact information for residents to report complaints or concerns. The appropriate departments are further requested to determine the types and size of projects that would be subject to this requirement and establish appropriate standards for the size, placement, visibility, and maintenance of the signage.

Economic Development Sub-Committee Report

5. [26-050](#) Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Parking Department and Traffic Commission to conduct a feasibility study on offering free 2-hour parking at metered spots for Revere residents 65 years of age or older, who have a valid driver's license, and vehicle registered in their name.
6. [26-167](#) Motion presented by Councillor Guarino-Sawaya: That the Mayor be requested to establish a Municipal Innovation Pilot Program to solicit innovative ideas from residents, businesses, city employees, and students for improving municipal services, reducing costs, enhancing public safety, and improving quality of life, with selected proposals implemented on a pilot basis and reported back to the City Council annually.
7. [26-189](#) Motion presented by Councillor Guarino-Sawaya: That the Mayor request the appropriate City departments to establish a policy whereby any resident or applicant seeking to open a new business in the City of Revere be provided with the name and contact information of the Ward Councillor representing the Ward in which the proposed business will be located as part of the initial application process.

Motions

8. [26-209](#) Motion presented by Councillors Cogliandro and Guarino-Sawaya: That the Mayor, City Council, and School Committee discuss, as a whole, establishing a decision-making, working group regarding naming all city property.
9. [26-210](#) Motion presented by Councillor Guarino-Sawaya: That the Mayor request the City Engineer, in his capacity as Tree Warden, to coordinate with the roundabout project team to replace the tree removed from in front of the Point of Pines Fire Station with a pine tree, recognizing this location as the entrance to the Point of Pines and reflecting the neighborhood's name and identity.

Adjournment



Salute to the Flag

Roll Call of Members

Present: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

1. Approval of the minutes of the August 24, 2026 City Council meeting.

Attachments: [CityCouncilMinutes08242026.pdf](#)

RESULT: APPROVED

2. Approval of the minutes of the September 14, 2026 City Council meeting.

Attachments: [CityCouncilMinutes09142026.pdf](#)

RESULT: APPROVED

3. [26-188](#) Motion presented by Councillor Guarino-Sawaya: That the City Council award a Certificate of Commendation to Anthony Pio in recognition of his extraordinary compassion, vigilance, and quick thinking actions he took on September 4, 2026 to bring aid to a senior resident, and in recognition of his ongoing dedication to the senior citizens of the City of Revere.

Councillor Guarino-Sawaya presented a Certificate of Commendation to Anthony Pio of the Elder Affairs Department.

Certificate of Commendation

In recognition of your extraordinary compassion, vigilance, quick thinking, and unwavering dedication to the senior citizens of the City of Revere, special recognition is hereby accorded to:

Anthony Pio

On September 4, 2026, while performing your duties with Revere Elder Affairs, your attentiveness and genuine concern for a senior resident who was absent from her regularly scheduled transportation prompted you to check on her well-being. Your actions led to the discovery that she had fallen inside her home and was unable to summon help. Through your immediate response, emergency services were contacted, allowing her to receive immediate medical attention. Your actions went above and beyond the ordinary responsibilities of your

position and exemplify the highest standards of public service. The Revere City Council proudly commends you for treating the members of our senior community not simply as residents you serve, but, in your own words, "like family."

This Certificate of Commendation is presented by the City Council of the City of Revere, Massachusetts, on behalf of its citizens, this twenty-eighth day of September in the year of Our Lord, two thousand and twenty-six and of the Independence of the United States of America the two hundred and fiftieth.

RESULT: PLACED ON FILE

Public Hearings

4. [26-191](#) Hearing called as ordered on the application of Cleison Sarnaglia, 52 Fairview Street, Winthrop, MA 02152 requesting a Chapter 148 License from the Revere City Council to operate a special garage for the purpose of conducting the business of an auto body shop at 535 Broadway, Revere, MA 02151 (MBP 16-262-263-30).

Attachments: [Chapter148License.535Broadway.pdf](#)

Proponents

Cleison Sarnaglia, 535 Broadway, Revere, MA

Opponents

none

"SHALL THE CITY COUNCIL GRANT A CHAPTER 148 LICENSE FOR THE PURPOSE OF CONDUCTING A SPECIAL GARAGE (AUTOBODY ONLY, NO REPAIR IN ACCORDANCE WITH THE SPECIAL PERMIT FORMALLY GRANTED) AT 535 BROADWAY?"

RESULT: GRANTED

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

5. [26-173](#) Hearing called as ordered on, An Ordinance Further Amending Section 12.04.280 Street Closure Notice of the Revere Revised Ordinances.

Attachments: [Street Closure Notice Ordinance Amendment Cogliandro McKenna 08242026.pdf](#)

Proponents

none

Opponents

none

An Ordinance Further Amending Section 12.04.280 Street Closure Notice of the Revere Revised Ordinances.

Be it ordained by the City of Revere, MA as follows:

Section 1. Section 12.04.280 Street Closure Notice is hereby amended by deleting the section in its entirety and inserting in place thereof the following new section:

Section 12.04.280 Street-closure notice to Fire Chief, Chief of Police, and City Council.

In the event any street is to be closed due to repairs, opening of trenches in or any temporary occupation of any street, way or traveled place in the city by any public service corporation or by a private contractor or corporation, notice of the same shall be given by such corporation or contractor to the Chief of the Fire Department, the Chief of Police, and the City Council of the City of Revere at least twenty-four (24) hours prior to the commencement of such closure or work.

Such notice shall set forth the location, general extent, anticipated duration, and expected hours of the work or street closure contemplated.

In the event of an emergency requiring the immediate closure, opening, obstruction, or occupation of a street, way, or traveled place, the twenty-four-hour notice requirement shall not apply; provided, however, that notice shall be given to the Chief of the Fire Department, the Chief of Police, and the City Council as soon as practicable following the determination that such emergency work or closure is necessary.

The proposed ordinance was referred to the Legislative Affairs Sub-Committee.

RESULT: REFERRED TO COMMITTEE

6. **26-174** Hearing called as ordered on, An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to Body Art Establishments.

Attachments: [Body Art Zoning Ordinance Amendments 08242026.pdf](#)

Proponents

none

Opponents

none

An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to Body Art Establishments.

Be it ordained by the City of Revere, MA as follows:

Section 1. Section 17.16.048A is hereby amended by deleting this section in its entirety.

Section 2. Section 17.16.048 is hereby amended by relettering the remaining subsections A, B,

C accordingly.

The proposed ordinance was referred to the Zoning Sub-Committee.

RESULT: REFERRED TO COMMITTEE

7. **26-187** Hearing called as ordered on, An Ordinance Further Amending the Revised Ordinances of the City of Revere Relative to Tree Preservation.

Attachments: [Tree Preservation Ordinance 09092026.pdf](#)

Proponents

Stephanie DeSisto, 7 Reservoir Avenue, Revere, MA

Travis Alpert, 19 Cooledge Street, Revere, MA

Opponents

Mary Gandolfo, 619 Washington Avenue, Revere, MA

Anthony Cantino, 240 Suffolk Avenue, Revere, MA

Attorney Christine Carey, 86 Lynnway, Revere, MA (letter submitted by Councillor Guarino-Sawaya)

Proponents supported preserving Revere's tree canopy, protecting green space, and improving climate resilience. Residents recommended clarifying the payment-in-lieu provisions, establishing reasonable fees, and considering financial incentives for property owners.

Opponents expressed concerns regarding private property rights, additional regulations, permit fees, replacement requirements, and penalties. Additional concerns included the qualifications of the Tree Warden, potential delays in removing hazardous trees, insurance requirements, and consistent enforcement between homeowners and developers.

Councillors McKenna and Mercurio acknowledged residents' concerns and expressed willingness to revise the ordinance rather than abandon the effort to preserve the City's tree canopy.

The proposed revisions would focus on:

- Simplifying the permitting process.
- Reconsidering mandatory tree replacement requirements.
- Reviewing fees and penalties to avoid unreasonable financial burdens.
- Balancing tree preservation with private property rights.

Councillor Silvestri supported further review, expressing concern about imposing additional fees on residents.

An Ordinance Further Amending the Revised Ordinances of the City of Revere Relative to Tree Preservation

Be it ordained by the City of Revere, MA as follows:

Section 1. Title 8 of the Revere Revised Ordinances is hereby amended by inserting the

following new chapter:

Chapter 8.11 Tree Preservation

- **Section 8.11.010 Purpose**
- **Section 8.11.020 Definitions**
- **Section 8.11.030 Permit Required; Exceptions**
- **Section 8.11.040 Tree Permit Application and Review**
- **Section 8.11.050 Tree Replacement**
- **Section 8.11.060 Payment in Lieu of Planting Replacement Trees**
- **Section 8.11.070 Tree Preservation Fund**
- **Section 8.11.080 Enforcement and Penalties**
- **Section 8.11.090 Administration**
- **Section 8.11.100 Severability**
- **Section 8.11.110 Effective Date**

Section 8.11.010 Purpose

The purpose of this chapter is to preserve and protect Revere's tree canopy and the environmental, public health, and quality-of-life benefits provided by mature trees, including reducing extreme heat, absorbing stormwater, improving air quality, sequestering carbon, reducing erosion and noise, and supporting wildlife habitat. Recognizing that unnecessary tree removal contributes to the loss of the City's tree canopy, this chapter establishes a permit process to protect healthy trees from removal for reasons of convenience, including routine leaf, seed, branch, or other yard clean-up, while allowing removal when there is a reasonable need to do so.

Section 8.11.020 Definitions

Diameter at breast height (DBH): The diameter of a tree trunk measured four and one-half (4½) feet above the ground.

Protected Tree: A living tree located on private property with a DBH of six (6) inches or greater.

Remove or Removal: Cutting down or intentionally causing the death of a Protected Tree. Ordinary pruning that does not materially endanger the health of the tree is not removal.

Tree Warden: The City Engineer or their designee.

Section 8.11.030 Permit Required; Exceptions

- A. Permit Required. No person shall remove a Protected Tree from private property without first obtaining a tree permit from the Tree Warden.
- B. No permit is required for:

1. A tree that has fallen or must be removed immediately because it presents an imminent threat to persons or property. When practicable, the property owner shall photograph the condition of the tree before removal and notify the Tree Warden as soon as reasonably possible;
2. A tree removal expressly authorized or required by a valid order, permit, or determination issued under the Massachusetts Wetlands Protection Act, M.G.L. c. 131, § 40, or the City of Revere Wetlands Protection Ordinance;
3. A Public Shade Tree governed by M.G.L. c. 87;
4. Pruning that is consistent with generally accepted arboricultural practices and does not cause the death of the tree; or
5. Tree removal by the City of Revere, the Commonwealth, an independent authority of the Commonwealth, or the federal government on property owned or controlled by that governmental entity.

Section 8.11.040 Tree Permit Application and Review

- A. Application. A property owner seeking to remove a Protected Tree shall submit a tree permit application on a form provided by the Tree Warden. The application shall include, but not limited to the following:
 1. The property address and the applicant's name and contact information;
 2. The approximate location of each tree proposed for removal;
 3. One or more photographs reasonably showing each tree; and
 4. A brief statement explaining why removal is requested.
- B. Additional Information. The Tree Warden may request only such additional information as necessary to determine the condition of the tree or the reason for removal. A survey, engineered plan, certified arborist report, or other professional documentation shall not be required unless the Tree Warden determines that the particular circumstances make such documentation necessary.
- C. Inspection. The Tree Warden may inspect the tree and property before acting on an application. The applicant shall provide reasonable access for the inspection.
- D. Decision. The Tree Warden shall approve or deny a complete application.
- E. Approval Standard. A tree permit shall be approved when the Tree Warden determines that there is a reasonable basis for removal, including, but not limited to, any of the following:
 1. The tree is dead, dying, diseased, structurally unsound, or presents a safety concern;
 2. The tree is causing or is reasonably likely to cause material damage to a building, foundation, driveway, sidewalk, utility, sewer, drainage system, or other improvement;
 3. Removal is reasonably necessary for construction, development, access, or another lawful use of the property;

4. Removal is reasonably necessary for the health or proper growth of other trees or vegetation; or
 5. Other circumstances demonstrate a reasonable need for removal.
- F. Denial. A permit shall be denied when the Tree Warden determines that the tree is healthy, does not present a material problem, and the requested removal is based solely or primarily on ordinary inconvenience associated with the tree, including routine leaf, seed, branch, or other yard clean-up.
- G. Conditions. Conditions imposed on a permit shall be limited to those reasonably necessary to address the removal authorized by the permit or to protect another tree from damage caused by the permitted work.
- H. Fee. An application for a tree permit shall be accompanied by a fee of twenty-five dollars (\$25.00). There shall be no fee when removal is requested because the tree is dead, dying, diseased, structurally unsound, or presents a safety concern as determined by the Tree Warden.

Section 8.11.050 Tree Replacement

- A. Replacement Required. Whenever a Protected Tree is removed pursuant to a tree permit, the property owner shall replace the removed tree on the same lot in accordance with a replacement requirement established by the Tree Warden.
- B. Replacement Standard. The Tree Warden shall establish a reasonable replacement requirement based on the number and general size of the trees removed, available planting area, and site conditions. Replacement trees may be smaller than the removed trees, and multiple smaller trees may be used when appropriate.
- C. Payment in Lieu. If the Tree Warden determines that some or all of the required replacement trees cannot reasonably be planted on the property, the property owner shall make a payment in lieu of planting in accordance with Section 8.11.060.
- D. Removal Without a Permit. A person who removes a Protected Tree without a required permit shall be subject to the same tree replacement or payment-in-lieu requirements, in addition to any penalty authorized by this chapter.

Section 8.11.060 Payment in Lieu of Planting Replacement Trees

- A. Payment Required When Replacement Is Not Planted. If a required replacement tree cannot reasonably be planted on the property, or if the property owner elects not to plant some or all of the required replacement trees, the property owner shall make a payment to the Tree Preservation Fund in lieu of planting.
- B. Amount. The payment shall be based on the City's current cost to purchase, plant, and establish the replacement tree or trees that otherwise would have been required. The Tree Warden shall publish and periodically update the applicable cost.
- C. Satisfaction of Requirement. A property owner's obligation under Section 8.11.050 shall be satisfied by planting the required replacement tree or trees, making the required payment in lieu of planting, or a combination of planting and payment approved by the

Tree Warden.

Section 8.11.070 Tree Preservation Fund

- A. There is hereby established a City of Revere Tree Preservation Fund pursuant to M.G.L. c. 44, § 53E½.
- B. Tree permit application fees and payments made in lieu of planting replacement trees shall be deposited into the Tree Preservation Fund, subject to the requirements of applicable law.
- C. Money in the Tree Preservation Fund shall be used solely for the purchase, planting, care, maintenance, and preservation of public trees within the City of Revere.

Section 8.11.080 Enforcement and Penalties

- A. The Tree Warden may issue a written notice of violation and may order work stopped when a Protected Tree is being removed in violation of this chapter.
- B. Violations may be enforced by noncriminal disposition pursuant to M.G.L. c. 40, § 21D and Chapter 1.12, Article II of the Revere Revised Ordinances.
- C. Removal of a Protected Tree without a required permit shall be subject to a fine of three hundred dollars (\$300.00) for each tree removed. Failure to comply with a lawful stop-work order, replacement order, or payment-in-lieu requirement issued under this chapter shall be subject to a fine of three hundred dollars (\$300.00) for each offense, to the extent permitted by law.

Section 8.11.090 Administration

The Tree Warden shall establish an application form and reasonable administrative procedures necessary to implement this chapter.

Section 8.11.100 Severability

The provisions of this chapter are severable. If any section, provision, or portion of this chapter is determined to be invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

Section 8.11.110 Effective Date

This ordinance shall take effect upon its passage. It shall not apply to a tree removed before the effective date or to a tree whose removal was expressly authorized by a building permit or other City permit issued before the effective date.

The proposed ordinance was referred to the Legislative Affairs Sub-Committee.

RESULT: REFERRED TO COMMITTEE

Public Comment Pursuant to Chapter 402 of the Acts of 1965

Addressing the City Council during public comment was:

Mary Gandolfo, 619 Washington Avenue, Revere, MA in support of Council Order 26-204.

Unfinished Business

8. **26-189** Council President Zambuto filed reconsideration on the following motion on September 15, 2026 - Motion presented by Councillor Guarino-Sawaya: That the Mayor request the appropriate City departments to establish a policy whereby any resident or applicant seeking to open a new business in the City of Revere be provided with the name and contact information of the Ward Councillor representing the Ward in which the proposed business will be located as part of the initial application process.

The City Council voted to reconsider the motion and was referred to Economic Development.

RESULT: REFERRED TO COMMITTEE

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

No: Council Vice President Guarino-Sawaya

Legislative Affairs Sub-Committee Report

The Legislative Affairs Sub-Committee met on Monday evening, September 28, 2026 at 5:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151. Committee members present were: Councillors Guarino-Sawaya, Haas, Kelley, McKenna, and Chairman Argenzio. The following matters were before the committee for consideration:

26-139 Communication from the Mayor relative to the proposed ordinance, An Ordinance Establishing Regulations for Naming City Property in the City of Revere.

The committee proposed amendments to the city property naming ordinance, particularly the requirement that an individual be deceased for at least 10 years before a public property may be named in their honor.

Councillor Haas proposed reducing the requirement to one year, while Councillor Guarino-Sawaya suggested two years to allow families to participate in the recognition. Council President Zambuto supported a three-year requirement to ensure that an individual's contributions have stood the test of time and to minimize potential political influence. Councillor Cogliandro supported the one-year amendment.

The committee also discussed the process for naming school buildings and property. Councillors

expressed support for a collaborative process involving the City Council, School Committee, and Mayor rather than leaving decisions solely to the School Committee. The City Clerk clarified that M.G.L. Chapter 43, Section 33 governs school property naming and that a home rule petition could establish a shared decision-making process. Councillor Cogliandro suggested exploring a collaborative working group before pursuing legislative changes.

On a motion of Councillor Haas, the committee unanimously approved an amendment striking the ten-year period and inserting in place thereof a one-year period.

The proposed ordinance, as amended, is now before the committee. Chairman Argenzio offered a motion to report the proposed ordinance, as amended, out of committee with a favorable recommendation and requested a Roll Call: Councillors Haas, Kelley, McKenna, and Chairman Argenzio voting “YES”. Councillor Guarino-Sawaya voting “NO”. Favorable recommendation was approved.

26-162 Motion presented by Councillor Argenzio: That the City Council order to a public hearing, An Ordinance Establishing a Unified Rental Registry and Inspection Program, and Amending and Restating the Regulation of Short-Term Rentals.

Chairman Argenzio explained that the proposal would establish a centralized registry of rental properties to improve compliance with existing housing and safety regulations, identify illegal rental units, and provide information to City departments and prospective tenants.

The proposed program would include:

- Annual online registration of rental units, including individual rooms, at \$25 per unit, with a \$5,000 annual cap for large properties.
- Routine inspections every five years, with more frequent inspections for properties with substantiated violations.
- Elimination of the existing \$75 certificate of fitness inspection fee.
- Online monitoring of rental advertisements to identify unregistered properties, illegal apartments, and rooming houses.
- A centralized database accessible to City departments, including Police and Fire, and prospective tenants.
- A dedicated revolving fund to support inspections, staffing, and enforcement.

The ordinance would not establish new inspection standards or fines. Existing state sanitary code requirements and enforcement procedures would remain in effect. Tenant consent would be required for routine inspections, except where an administrative search warrant is obtained for suspected life-safety conditions.

Councillor Kelley expressed concern that owners of longstanding rental properties could face substantial expenses to correct previously unidentified code violations. Housing Inspector Vincent Argenzio explained that the City currently works with property owners through remediation plans and generally allows time to correct nonemergency violations without imposing fines, provided owners comply with the plan.

Councillor McKenna raised concerns about illegal rooming houses and the safety of emergency

responders. The proposed registry would help identify these properties and provide Police and Fire personnel with information about building occupancy and rental history.

Councillor Mercurio who indicated he will not be recusing himself from deliberation on this matter also questioned the program's financial sustainability, staffing requirements, and inspection workload. Chairman Argenzio explained that registration fees and fines would support the program, with additional inspectors hired as revenue becomes available. Implementation would occur gradually over approximately one year or longer. The actual number of rental units in Revere remains unknown. Establishing an accurate inventory would be an initial objective of the program.

The proposal would expand short-term rental eligibility to apartment buildings, subject to the following provisions:

- A maximum of 10% of units in each building could operate as short-term rentals.
- A \$600 annual registration fee per short-term rental unit.
- A 6.5% occupancy tax and 3% community impact fee.
- At least 30% of community impact fee revenue would be directed toward infrastructure or affordable housing, as required by state law.
- Residential pool rentals would be prohibited.

The proposed ordinance is now before the committee. Chairman Argenzio offered a motion to report the proposed ordinance out of committee with the recommendation to be ordered to a public hearing and requested a Roll Call: Councillors Guarino-Sawaya, Haas, Kelley, McKenna, and Chairman Argenzio voting "YES". Recommendation to be ordered to a public hearing was approved.

9. **26-139** An Ordinance Establishing Regulations for Naming City Property in the City of Revere.

Attachments:

The proposed ordinance as amended is now on the floor of the Council for consideration on the second reading:

AN ORDINANCE ESTABLISHING REGULATIONS FOR NAMING CITY PROPERTY IN THE CITY OF REVERE

WHEREAS, it is the goal of the City to reserve naming or renaming public property for circumstances that will best serve the interests of the City and to ensure a worthy and enduring legacy for the City's public property.

WHEREAS, the naming of public property is a matter of significant public interest that deserves careful consideration.

WHEREAS, this ordinance is meant to establish a systematic, consistent, and transparent approach to naming the City's public property.

Be it ordained by the City of Revere, MA as follows:

SECTION 1. Title 1 of the Revised Ordinances of the City of Revere is hereby amended by inserting new section as follows:

§ 1.10.030 Naming public property.

- A. City-owned property may only be named or renamed via a motion introduced by the City Council or a communication from the Mayor. All names require approval from the City Council and Mayor.
- B. For purposes of this section, property shall mean any building, structure, open space, square, or park that is owned, leased, or operated by the City of Revere. Per Massachusetts General Law c. 43, § 33, this section shall not apply to public school buildings, parts of public school buildings, or areas located on public school grounds.
- C. When City-owned property is newly acquired, renovated, or constructed, the following guidelines shall be followed for the purpose of dedicating a name to the property:
 - 1. If property is proposed to be named after an individual person: the person must have made a significant, positive contribution to the City of Revere; and, the person for whom property may be named shall have been deceased for at least one (1) year so that their contribution to the City will have stood the test of time.
 - 2. If property is not proposed to be named for an individual person, it shall be named based on the property's relationship to any of the following: the neighborhood or geographic location of the property; the property's purpose; a natural or geological feature relevant to the property; or, a historical event or structure relevant to the property's location.
- D. Portions of property, such as an interior room, entryway, or hall within a structure, may be named for an individual, alive or deceased, who has made a significant positive contribution to the City of Revere.
- E. See § 12.04.020 of the Revere Revised Ordinances for the naming of public ways, and Chapter 12.22 of the Revere Revised Ordinances for the dedication of memorial poles.

SECTION 2. This ordinance shall take effect upon its passage.

Councillor McKenna offered an amendment on the second reading striking "one (1) year" and inserting in place thereof "three (3) years".

Councillors Argenzio, Giannino, Kelley, McKenna, Mercurio, Novoselsky, Silvestri, and Council President Zambuto voting "YES". Councillors Cogliandro, Guarino-Sawaya, and Haas voting "NO".

Amendment on the second reading is approved.

The proposed ordinance as amended is now before the City Council on a second reading and was ordered on second reading:

AN ORDINANCE ESTABLISHING REGULATIONS FOR NAMING CITY PROPERTY IN THE CITY OF REVERE

WHEREAS, it is the goal of the City to reserve naming or renaming public property for circumstances that will best serve the interests of the City and to ensure a worthy and enduring legacy for the City's public property.

WHEREAS, the naming of public property is a matter of significant public interest that deserves careful consideration.

WHEREAS, this ordinance is meant to establish a systematic, consistent, and transparent approach to naming the City's public property.

Be it ordained by the City of Revere, MA as follows:

SECTION 1. Title 1 of the Revised Ordinances of the City of Revere is hereby amended by inserting new section as follows:

§ 1.10.030 Naming public property.

- A. City-owned property may only be named or renamed via a motion introduced by the City Council or a communication from the Mayor. All names require approval from the City Council and Mayor.
- B. For purposes of this section, property shall mean any building, structure, open space, square, or park that is owned, leased, or operated by the City of Revere. Per Massachusetts General Law c. 43, § 33, this section shall not apply to public school buildings, parts of public school buildings, or areas located on public school grounds.
- C. When City-owned property is newly acquired, renovated, or constructed, the following guidelines shall be followed for the purpose of dedicating a name to the property:
 - 1. If property is proposed to be named after an individual person: the person must have made a significant, positive contribution to the City of Revere; and, the person for whom property may be named shall have been deceased for at least three (3) years so that their contribution to the City will have stood the test of time.
 - 2. If property is not proposed to be named for an individual person, it shall be named based on the property's relationship to any of the following: the neighborhood or geographic location of the property; the property's purpose; a natural or geological feature relevant to the property; or, a historical event or structure relevant to the property's location.
- D. Portions of property, such as an interior room, entryway, or hall within a structure, may be named for an individual, alive or deceased, who has made a significant positive contribution to the City of Revere.
- E. See § 12.04.020 of the Revere Revised Ordinances for the naming of public ways, and Chapter 12.22 of the Revere Revised Ordinances for the dedication of memorial poles.

SECTION 2. This ordinance shall take effect upon its passage.

July 27, 2026 Ordered to a first reading.

September 28, 2026 Ordered on a second reading, as amended.

September 28, 2026 Ordered on a third and final reading, as amended.

September 28, 2026 Ordered Engrossed & Ordained on a Roll Call.

RESULT: ORDERED ENGROSSED AND ORDAINED

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

10. [26-162](#) Motion presented by Councillor Argenzio: That the City Council order to a public hearing, An Ordinance Establishing a Unified Rental Registry and Inspection Program, and Amending and Restating the Regulation of Short-Term Rentals.

Attachments: [RentalRegistryOrdinance08102026.Argenzio.pdf](#)
[RentalRegistryOrdinanceSummaryGuide08102026.Argenzio.pdf](#)
[Revere Unified Rental Registry — City Council.pptx.pdf](#)

RESULT: ORDERED TO PUBLIC HEARING

Yes: Councillor Argenzio, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, and Councillor Silvestri

Recused: Councillor Cogliandro, Councillor Giannino, Councillor Mercurio, Councillor Novoselsky, and Council President Zambuto

Communications

11. [26-192](#) Communication from the Mayor relative to the reappointment of Mario Grimanis to the Disability Commission.

Attachments: [M. Grimanis Disability Commission Reappointment Letter](#)

The City Council referred the re-appointment to the Appointments Sub-Committee.

RESULT: REFERRED TO COMMITTEE

12. [26-193](#) Communication from the Mayor relative to the reappointment of Kathleen Savage to the Board of Health.

Attachments: [K. Savage Board of Health Reappointment Letter](#)

The City Council referred the re-appointment to the Appointments Sub-Committee.

RESULT: REFERRED TO COMMITTEE

13. [26-194](#) Communication from the Mayor relative to the reappointment of Toby Pearlstein to the Library Board of Trustees.

Attachments: [T. Pearlstein Reappointment Letter Library Board](#)

The City Council referred the re-appointment to the Appointments Sub-Committee.

RESULT: REFERRED TO COMMITTEE

14. [26-195](#) Communication from the Mayor relative to the reappointment of Deborah Frank

to the Affordable Housing Trust Fund Board.

Attachments: [D. Frank Reappointment Letter AHTFB](#)

The City Council referred the re-appointment to the Appointments Sub-Committee.

RESULT: REFERRED TO COMMITTEE

15. **26-196** Communication from the CFO requesting a bond authorization in the amount of \$16,500,000 for the Wonderland Eminent Domain Taking Agreement for Judgment.

Attachments: [Bond Authorization-Wonderland Eminent Domain.pdf](#)

Addressing the City Council on the request were Mayor Keefe and CFO Viscay. The City Council referred the following proposed bond authorization to a public hearing on October 26, 2026.

**City of Revere, MA
Proposed Bond Authorization
Wonderland Property Acquisition Bonds**

That, in addition to amounts previously appropriated therefor, \$16,500,000 is appropriated to pay costs of the acquisition by eminent domain of the following properties for school purposes: 190 VFW Parkway (9-154B-1); Banks Street (9-174D-1A); Beach Terrace (9-174B-1A); Dow Street (9-174C-1A); Dunn Road (9-174A-1A); Dunn Road (9-174D-8); Dunn Road (9-175-1A); Dunn Road (9-175-21A); Shawmut Street (9-179B-12); Shawmut Street (9-179B-14); Shawmut Street (9-179B-3A); and Shawmut Street (9-179B-9); including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; and that the Mayor is authorized to take any other action necessary to carry out this project.

That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized to be borrowed pursuant to this loan order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

RESULT: ORDERED TO PUBLIC HEARING

16. **26-197** Communication from the CFO relative to the Memorandum of Agreement (Crossing Guards) covering the period of July 1, 2026 - June 30, 2029.

Attachments:

THAT THE CITY COUNCIL HEREBY APPROVES THE APPROPRIATION NECESSARY TO FUND THE MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF REVERE

AND THE CROSSING GUARD UNION COVERING THE PERIOD OF JULY 1, 2026-JUNE 30, 2029.

RESULT: APPROVED

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

17. [26-198](#) Communication from the CFO requesting an appropriation in the amount of \$125,000 from the Capital Improvement Stabilization Fund the Garfield School elevator design.

Attachments: [Appropriation for Engineering Services.pdf](#)

CFO Rich Viscay requested an appropriation of \$125,000 from the Capital Improvement Stabilization Fund for engineering and design services associated with the repair or replacement of three elevators at the Garfield School. The appropriation would fund the preparation of engineering plans and bid documents, after which the administration would return to the City Council with the estimated construction costs. The CFO indicated that the total project cost could exceed \$1 million.

Councillors acknowledged the need to repair the elevators but questioned why the expenditure would be funded through the City's capital improvement funds rather than the School Department's budget. Discussion included the availability of School Department surplus funds, anticipated municipal budget challenges, and the possibility of sharing project costs between the City and School Department.

The CFO confirmed that School Department funds could potentially be used for the project, subject to School Committee action. He explained that the City's capital improvement plan encompasses school facilities and that the requested appropriation would allow the engineering phase to proceed.

Several Councillors expressed support for funding the design work while seeking further discussions with the School Committee regarding available surplus funds and the financing of the actual elevator repairs or replacement.

Councillor Novoselsky filed for reconsideration on this request, September 29, 2026.

RESULT: DENIED

Yes: Councillor Argenzio, Councillor Giannino, Councillor Haas III, Councillor Kelley, Councillor McKenna, and Councillor Silvestri

No: Councillor Cogliandro, Council Vice President Guarino-Sawaya, Councillor Mercurio, Councillor Novoselsky, and Council President Zambuto

18. [26-199](#) Communication from the CFO requesting an appropriation in the amount of \$50,000 from the Capital Improvement Stabilization Fund for city-wide tree

trimming.

Attachments:

THAT THE CITY COUNCIL HEREBY APPROVES AN APPROPRIATION FROM THE CAPITAL IMPROVEMENT STABILIZATION FUND IN THE AMOUNT OF \$50,000 FOR CITY-WIDE TREE TRIMMING.

RESULT: APPROVED

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

19. [26-200](#) Communication from the CFO requesting an appropriation from the ETP Fund in the amount of \$3,000 for technology upgrades at the Public Library.

Attachments: [Transfer ETP to Library.pdf](#)

THAT THE CITY COUNCIL HEREBY APPROVES AN APPROPRIATION FROM THE ETP FUND IN THE AMOUNT OF \$3,000 FOR REVERE PUBLIC LIBRARY TECHNOLOGY UPGRADES.

RESULT: APPROVED

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

20. [26-201](#) Communication from the CFO requesting an appropriation from the Cable Access Receipt Reserve Fund in the amount of \$83,242.44 to pay RevereTV's quarterly invoice.

Attachments: [Transfer Cable to Tv .pdf](#)

THAT THE CITY COUNCIL HEREBY APPROVES AN APPROPRIATION FROM THE CABLE ACCESS RECEIPT RESERVE FUND IN THE AMOUNT OF \$83,242.44 FOR REVERETV'S QUARTERLY INVOICE.

RESULT: APPROVED

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

Motions

21. [26-202](#) Motion presented by Councillors Cogliandro and Guarino-Sawaya: That the Mayor request the Chief of Planning & Community Development to conduct an intersection configuration study at the intersection of Broadway and Revere

Street to include but not limited to lane configurations, delineation markings, parking restrictions, and crosswalks/curb ramps.

RESULT: APPROVED

22. [26-203](#) Motion presented by Councillor McKenna: That the Mayor be requested to contact the USPS to investigate as to why Revere residents are not receiving mail everyday. Residents have been reporting that mail delivery only occurs about once per week.

RESULT: APPROVED

23. [26-204](#) Motion presented by Councillor Kelley: That the Mayor be requested to establish, through the CFO and Water and Sewer Department, a one-season pilot program for residents who do not have a separate exterior water meter and qualify for the City's Senior Water & Sewer Discount Program; namely, residents age 65+ who are the owner of record and occupy a one, two or three-family property. The City would establish each participating senior's average winter water usage to be used as a baseline. For the July and October billing periods, the senior would pay for all water used, but sewer charges would be based on the winter baseline, thereby eliminating sewer charges on excess seasonal usage, if any. Following the pilot, the Water and Sewer Department shall report to the City Council the number of participants, total sewer credits provided, and its recommendations regarding continuation and/or expansion of the program.

Councillor Kelley presented a motion requesting that the Mayor, through the CFO and Water and Sewer Department, establish a one-season pilot program for qualifying senior residents who do not have separate exterior water meters. The program would use each participant's average winter water consumption as the baseline for sewer charges during the July and October billing periods. Participants would continue paying for all water consumed but would not incur sewer charges on usage exceeding the established baseline.

Councillor Kelley explained that the cost of installing separate exterior water meters can be prohibitive for seniors and that the proposed pilot would provide relief from sewer charges associated with seasonal outdoor water usage.

Councillor Mercurio suggested waiving or reducing the cost of exterior water meters for qualifying seniors. Several Councillors expressed support for the pilot program but raised concerns regarding its potential financial impact on the Water and Sewer Department and municipal water and sewer rates.

Discussion included the need to determine the anticipated reduction in sewer revenue, assess the program's administrative feasibility, and identify whether the financial impact could be absorbed without increasing rates. Councillor Novoselsky requested that representatives from the Water and Sewer Department and Finance Department attend the committee meeting to address these matters.

The proposed motion was referred to the Ways & Means study for a cost analysis. It was further requested that a representative from Water & Sewer and the CFO be invited once the meeting has been scheduled.

RESULT: REFERRED TO COMMITTEE

24. [26-205](#) Motion presented by Councillor Guarino-Sawaya: That the Mayor request the appropriate City departments to immediately coordinate with DCR regarding the Revere Beach Boulevard milling and paving project scheduled from September 27 through October 23, 2026, and provide the City Council with a written traffic and neighborhood-impact plan. The plan should identify all detour routes, anticipated impacts on Revere Street, North Shore Road and surrounding Ward 5 neighborhoods; overnight equipment-staging locations; noise and lighting controls; parking restrictions; emergency-access arrangements; and the method and timing of notifications to residents and businesses. DCR shall also be requested to provide a designated project contact and telephone number for questions or complaints and to post that information clearly at the work site throughout the project.

RESULT: WITHDRAWN

25. [26-206](#) Motion presented by Councillor Guarino-Sawaya: That the Mayor request Planning and Community Development Department, in coordination with the Department of Public Works and Engineering to identify and submit up to two Ward 5 coastal resilience project concepts during the FY2028 Environment & Climate One Stop Expression of Interest period, which closes October 16, 2026. The City should consider flood access and evacuation in Point of Pines; drainage in Oak Island and Riverside; shoreline protection near Gibson Park; and flooding along the Revere Beach Boulevard-North Shore Road corridor. The departments should report to the City Council which concepts they select, the feedback received from the state, and their plan for the formal grant application.

RESULT: APPROVED

Late Motions

26. [26-207](#) Motion presented by Council President Zambuto: That the City Council discontinue the practice of utilizing the Police Department to hand-deliver hard copy Council packets to Councillor's homes. Hard-copy packets will remain available for pick-up in the City Clerk's Office for those Councillors who still wish to receive a hard-copy in addition to receiving the packet via email.

Council President Zambuto presented a motion to discontinue the practice of utilizing the Police Department to hand-deliver hard-copy City Council packets to Councillors' residences. Packets would continue to be distributed electronically, with hard copies available for pickup at the City Clerk's Office.

Council President Zambuto explained that the change would eliminate the unnecessary use of police resources. Councillors Silvestri and Cogliandro supported the motion. Councillor

Cogliandro reported that the Chief of Police and DPW Superintendent also supported discontinuing the deliveries. He further identified Section 2.12.030 of the Revere Revised Ordinances, governing notification of Council meetings, as requiring amendment or repeal to reflect current electronic notification practices.

Councillors Haas, Guarino-Sawaya, Novoselsky, and McKenna expressed support for retaining home delivery, citing tradition, convenience, and the importance of receiving paper packets. Councillor Guarino-Sawaya suggested simplifying the delivery process by eliminating the transfer of packets through the DPW.

Councillor Cogliandro indicated that he intended to introduce a separate motion to repeal Section 2.12.030.

RESULT: DENIED

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Councillor Silvestri, and Council President Zambuto

No: Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor McKenna, Councillor Mercurio, and Councillor Novoselsky

Absent: Councillor Kelley

26-208 Motion presented on the floor by Councillor Cogliandro: That the City Council move to a public hearing, An Ordinance Repealing Section 2.12.030 Regular Meetings of the Revere Revised Ordinances.

Attachments: [PH. Repeal of Regular Meetings of City Council Ordinance.docx](#)

The proposed ordinance was ordered to a public hearing on October 26, 2026.

An Ordinance Further Amending Title 2 of the Revere Revised Ordinances Relative to Regular Meetings of the City Council.

Be it ordained by the City of Revere, MA as follows:

Section 1. Section 2.12.030 Regular Meetings is hereby repealed in its entirety.

RESULT: ORDERED TO PUBLIC HEARING

Adjournment

The City Council now stands adjourned to meet on October 5, 2026.



City of Revere

Chief Financial Officer/City Auditor

281 Broadway
Revere, MA 02151
Tel: (781) 286-8131

Richard Viscay
CFO/City Auditor

September 23, 2026

Anthony T. Zambuto, City Council President
Revere City Hall
281 Broadway
Revere, MA 02151

RE: Appropriation for Engineering Services – Garfield School Elevators

Dear Council President Zambuto,

As you may be aware, the elevators in the Garfield School have been in use since 1989 and are nearing the end of their useful life. As such, we have developed a scope of services for an engineering firm to survey the original equipment and provide design criteria for the modernization of the building's complete elevator system, including Mechanical, Electrical, and all subconsultant engineering services involved.

Therefore, I am respectfully requesting an appropriation of \$125,000 from the Capital Improvement Stabilization Fund to fund these services so that work can commence as soon as possible.

I will be available at the next Council meeting to answer any questions.

Best regards,

Richard Viscay
CFO/City Auditor

Cc: Patrick Keefe, Mayor
Assunta Newton, Assistant Budget Director

attachment



City of Revere

CFO/City Auditor

281 Broadway
Revere, MA 02151
Tel: (781) 286-8131

Richard Viscay
CFO/City Auditor

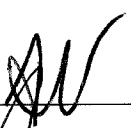
MEMORANDUM

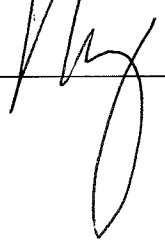
To: Mayor Patrick M. Keefe, Jr
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: September 22, 2026
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Capital Improvement Stabilization Fund (84111-596000)	\$ 125,000
	<i>Available Balance:</i>	<i>\$449,502.30</i>
TO:	Garfield Elevators Design	125,000
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of September 22, 2026, there are sufficient funds to support such a transfer.

Account verified by  _____

Reviewed by  _____

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____



August 27, 2026

Michael A. Piccardi, Purchasing Agent
City of Revere Purchasing Department



281 Broadway
Revere, MA 02151

RE: RFQ No. SCH-2026-1003
Garfield School Elevator Replacement Project
Revere, MA

Dear Michael A. Piccardi:

In accordance with your request, BLW Engineers, Inc. (BLW) is pleased to submit a Scope of Services and Proposed Fee to provide Mechanical, Electrical and all subconsultant Engineering Services at the above referenced facility.

Project Scope

The project consists of a replacement of three existing elevators with new at the above address. The work will include all trades necessary for a complete project including cost estimating.

Scope of Services

Design/Construction Document Services shall include reproducible plans and specifications for the mechanical and electrical systems design of the proposed project in conformance with applicable state and local codes in accordance with the following:

- Submissions shall include; SD Evaluation/Schematic Design Narrative, DD Design Development (30% + 75%), CD Permit/Bid/Construction Documents (100%).
- Construction bid package shall be prepared for the solicitation of competitive bids in accordance with MGL Chapter 149 Section 44A-J bid requirements.
- Site visit for all trades to document existing elevator conditions at each building and provide recommendations for elevator rehabilitation, modernization and replacement of critical components.
- Electrical Design scope shall include new feeders for the elevators, updating service equipment for the elevators including disconnects, new disconnects and circuits for machine room elevator car lights and fans; new machine room and pit lighting, GFCI receptacles and switching; provide wiring for proposed HVAC equipment; fire fighter operations wiring and fire alarm tie-in equipment; replacement of automatic transfer switch and control wiring for elevator tie-in if applicable.
- Mechanical Design shall include proper ventilation and heating / air conditioning for machine rooms; proper ventilation tied into building alarm system.



Sub-Consultant Services

- Elevator services shall include detailed scope of work for elevator specification tailored to the specific school and its particular requirements. Not included in scope is any design consideration for a new elevator in any existing hoistway which would require new rails or a new elevator in any new location in any of the buildings.
- Structural analysis of the existing shaft and floor slabs with a report or recommendations has been included in this proposal.
- Architectural services shall include cab interior design; door frames at each elevator lobby including wall renovations associated with new push button plates; shaft, pit and machine room modifications as required; coordination of colors, material and shapes for walls, floor and frames with owner.
- Professional Cost Estimating Services are included in this proposal and shall be provided for each submission.

Construction Administration Services will include shop drawing review; answering of contractor questions; preparing necessary sketches; mechanical/electrical site visits during construction (rough and final inspections).

Record Drawings for each discipline shall be provided to the owner at the completion of the project by the contractor of each trade.

Bidding Services will include attendance at the pre-bid conference; answering of contractor questions during the bid process and review the bid results for recommendation of the lowest responsible bidder. BLW will post all bid documents and issue any necessary addendums.

Meetings

The following meetings have been included in the proposal:

- All meetings required to develop system requirements, architect and structural coordination are included.
- One (1) on-site existing condition survey for all trades.
- One in-person meetings have been included.
- One (1) virtual coordination meeting with all trades.
- Six (6) site inspections during construction
- Bi-weekly construction meetings (virtual or in-person) have been included in this proposal.

Proposed Schedule

At least four (4) weeks of design is anticipated for each project submission. Design cannot be completed until all information has been received (equipment cuts, complete equipment list, backgrounds, owner reviews, etc.)

- *Final backgrounds for each submission will be required seven (7) business days in advance of each submission date. Backgrounds received after this time may result in submission delays.*

Assumptions

- Environmental consultant services are not included in this proposal.
- Utilities (power, water, sanitary, gas etc.) are immediately available and adequate to the site.
- Subsequent submissions, background revisions, coordination and/or value engineering is subject to additional fees.
- Utilize PDF drawings provided by the town to create architectural drawings of the existing buildings to create electronic backgrounds.
- Documentation for owner related rebates from the utility are not included in this proposal.



- Commissioning is not included in this proposal.
- LEED certification of the building is not included in this proposal.
- Acoustical related services have not been included in this proposal. BLW Engineers will design systems in accordance with industry standards to reduce noise transmission to the occupied spaces; however, acoustical engineering services are not within BLW Engineers area of expertise and if noise transmission from the mechanical systems to the occupied spaces and/or lot lines is a potential concern, an acoustical consultant should be retained separate from this proposal.

Proposed Fee

Project Tasks	
Evaluation / Schematic Design Narrative	\$ 20,000.00
Design Development (30%)	\$ 20,000.00
Design Development (75%)	\$ 21,000.00
Construction Documents (100%)	\$ 21,000.00
Bidding	\$ 3,000.00
Construction Administration	\$ 35,000.00
Total	\$120,000.00

Additional site visits with field reports will be provided for the lump sum cost of \$ 600.00 per person per visit.

Additional services will be provided on an hourly basis.

All invoices must be paid in full prior to release of final construction affidavits.

This proposal incorporates the terms and conditions in the attached "BLW Engineers, Inc. Standard Contract Terms" dated January 1, 2026.

Invoices for the above stated fee would be submitted monthly, based on a lump sum, percent complete basis by task. Reimbursable expenses are included in this proposal.

Thank you for the opportunity to present this proposal. If you have any questions or need additional information, please feel free to contact our office.

Very truly yours,

BLW ENGINEERS

Daki S. Koutouvides, PE
Principal

Accepted by:



City of Revere

Date: _____

BLW ENGINEERS, INC.

STANDARD CONTRACT TERMS

The following Standard Contract Terms, together with the attached proposal, constitutes the terms of the Agreement between BLW Engineers, Inc. ("BLW Engineers") and the Client with respect to the performance of the services ("Services") on the project ("Project").

EFFECTIVE DATE

This Agreement will become effective upon BLW Engineer's receipt of authorization to proceed. This proposal is subject to renegotiation if acceptance is not received within 30 days or as stated in the proposal.

1. SCOPE OF SERVICES

BLW Engineers shall perform the Services described in the attached proposal. If BLW Engineers' services include the performance of any service during the construction phase of the Project, it is understood that the purpose of any such services (including any visits to the site) will be to enable BLW Engineers to perform the duties and responsibilities assigned to and undertaken by it as an experienced and qualified design professional, and to provide the Client with confidence that the completed work of the contractor(s) will conform generally to the Contract Documents and that the integrity of the design concept as reflected in the Contract Documents has been implemented and preserved by the contractor(s). BLW Engineers shall not, during such visits or as a result of any observations of construction, supervise, direct, or have control over the contractor's(s') work nor shall BLW Engineers have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by the contractor(s) or safety precautions and programs incident to the work of the contractor(s) or for any failure of the contractor(s) to comply with laws, rules, regulations, ordinances, codes, or orders applicable to the contractor(s) furnishing and performing their work. BLW Engineers does not guarantee the performance of the construction contract by the contractor(s), and does not assume responsibility for the contractor's(s') failure to furnish and perform their work in accordance with the Contract Documents. BLW Engineers shall review and approve (or take other appropriate action with respect to) shop drawings, samples, and other data which the contractor(s) is (are) required to submit, but only for conformance with the design concept of the Project and compliance with the information given in the Contract Documents. Such review and approvals or other actions shall not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto, nor to dimensions or quantities. BLW Engineers' review or other actions, as described above, shall not constitute approval of an assembly of which an item is a component, nor shall it relieve the contractor(s) of (a) their obligations regarding review and approval of any such submittals; (b) their exclusive responsibility for the means, methods, sequences, techniques, and procedures of construction, including safety of construction, or (c) for compliance with the Contract Documents. BLW Engineers shall be entitled to rely upon the accuracy and completeness of surveys, reports, drawings, plans, and other documents prepared by third parties, including consultants and contractors independently retained by the Client.

2. STANDARD OF CARE

The Client and the Owner acknowledge that the Services provided by BLW Engineers in this Agreement may require BLW Engineers to make decisions based on experience and professional judgment, rather than on precise scientific or empirical criteria. In performing its Services, BLW Engineers shall use that degree of care and skill ordinarily exercised by competent members of the engineering profession as of the date of the performance of the Services, in the same locality at the site, and under the same or similar circumstances and conditions. BLW Engineers shall perform its Services as expeditiously as is consistent with the orderly progress of the Project. No other representations or warranties, whether express or implied, are applicable with respect to the Services rendered hereunder, the ("Standard of Care").

3. REGULATORY AGENCIES

BLW Engineers shall exercise reasonable efforts, to the extent consistent with the Standard of Care, to comply with all applicable zoning and codes for the Project required by those governmental agencies having jurisdiction over the Project. The Client and the Owner acknowledge that some zoning and code requirements are subject to interpretation. BLW Engineers will, as necessary, review such interpretations with Regulatory Agencies relating to its Scope of Services. The Regulatory Agencies may require changes to the Documents that may result in additional costs to the Project. BLW Engineers may reasonably request Additional Services to make these changes, which will require the Client's and the Owner's approval in advance, which shall not be unreasonably withheld or delayed.

4. CERTIFICATIONS/AFFIDAVITS

The proposed language of certificates, affidavits or certifications requested of BLW Engineers or BLW Engineers' consultants shall be submitted to BLW Engineers for review and approval at least fourteen (14) days prior to execution. The Client shall not request certifications and/or affidavits that would require knowledge or services beyond the scope of this Agreement and/or beyond the professional qualifications and engineering expertise of BLW Engineers. BLW Engineers shall not be required to sign any document(s), that would result in BLW Engineers having to certify, guarantee or warrant the existence of conditions BLW Engineers cannot ascertain.



5. INVOICE AND PAYMENT TERMS:

Invoices shall be sent to the Client monthly for the prior month, and payment is due within thirty (30) calendar days of the invoice date. If payment is not made within ninety (90) calendar days of the invoice date, the amounts due may include an interest assessment at the rate of 1-1/2% per month. If the Client fails to make payment when due for services and reimbursable expenses, BLW Engineers may, upon thirty (30) days' written notice to the Client, suspend performance of services under this Agreement. In the event of a suspension of services, BLW Engineers shall have no liability to the Client for delay or damage caused to the Client because of such suspension of services for failure of the Client to make payment to BLW Engineers. If the Client fails to pay BLW Engineers for services rendered, the Client agrees to pay all costs of collection, including, but not limited to, any reasonable attorney fees and costs.

Remit to Address:

Check Payments:

BLW Engineers, Inc.
P.O. Box 1551
311 Great Road
Littleton, MA 01460

6. RESTART

If the Project is stopped for a period greater than sixty (60) days, a restart fee of 10% of the project fee may be required to compensate BLW Engineers for the necessary premium time and remobilization of staff and materials. If the duration of the Project stoppage exceeds one hundred and eighty (180) days in the aggregate, an additional adjustment may be applied to the fee or hourly billings rates, as applicable at the discretion of BLW Engineers to cover wage increases and general price escalation.

7. TERMINATION

This Agreement may be terminated by the Client or BLW Engineers upon seven (7) days' written notice. In either case, all amounts due for services and reimbursable expenses as of the date of receipt of cancellation notice shall be paid to BLW Engineers within 60 days from the date of BLW Engineers' final invoice following notice of termination. In the event of termination by the Client for reasons not the fault of BLW Engineers, the Client shall pay BLW Engineers in addition to payment for services rendered and reimbursable expenses, all expenses reasonably incurred by BLW Engineers in connection with the underlying termination of its Services on the Project, including but not limited to demobilization and other costs.

8. WAIVER OF SUBROGATION

The Client and BLW Engineers and their insurers waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, but only to the extent such damages are covered by the proceeds of any property or other insurance. The Client and BLW Engineers shall each require similar waivers from their contractors, consultants, and agents.

9. INSURANCE

BLW Engineers is protected by Workers' Compensation Insurance, General Liability and Professional Liability Insurance, and will furnish information and certificates upon request. Such General Liability Insurance shall have limits of not less than \$1,000,000 per occurrence/\$2,000,000 general aggregate and such professional liability shall have limits of not less than \$2,000,000 per claim.

10. TRANSFER, REASSIGNMENT OF AGREEMENT, THIRD PARTIES

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client, Owner or BLW Engineers' relationship under this Agreement is solely with the Client and the Owner. Privity of contract exists only between the Client and BLW Engineers and is not expressed or implied with respect to any other party, including, the contractor, subcontractors, Client's consultants, Owner's consultants, and in regard to a condominium project, the Homeowner Association "HOA", individual unit owners, individual unit owner investors or any other party with whom the Client or Owner now have or may hereafter enter into an agreement with respect to the Project. Neither party, without the prior written consent of the other party, shall transfer, sublet, assign any rights or interest in this Agreement (including, without limitation, monies that are due or monies that may be due). Subcontracting to subconsultants normally contemplated by BLW Engineers shall not be considered an assignment for purposes of this Agreement. To the extent the Client or the Owner enters into any contract or undertaking with a third party or makes any promise or representation to a third party that expands, modifies or alters the Services, Agreement, Scope of Services without BLW Engineers' full knowledge, prior to the written consent, then such expansion, modification or alteration shall be void between the parties and of no force and effect, as to BLW Engineers, and shall not cause a reduction in BLW Engineers' previously agreed compensation, and the Client will pay BLW Engineers for all Services performed.

11. BETTERMENT



If a required item or component of the Project is omitted from the Documents, including but not limited to, quantity variances, zoning and code compliance, as defined in the Proposal and in Section 1 herein, and it results in a claim against the Client and BLW Engineers or BLW Engineers' subconsultants, BLW Engineers and its subconsultants shall not be responsible for the original cost to add such required item or component to the Project, to the extent such item or component would have been required and included in the original Documents. In no event, will BLW Engineers or its subconsultants be responsible for the cost of an item or component that provides a betterment or upgrade or enhances the value of the Project to the Owner.

12. HAZARDOUS WASTE/ASBESTOS/CONTAMINANTS

BLW Engineers shall not be responsible for the discovery, treatment, disposal, permitting, reporting of any Services involving or relating to the presence of or the actual or threatened release, escape, or discharge of hazardous waste, hazardous materials, toxic materials, oil, asbestos, and/or other contaminants which may exist on the site, in any of the existing structures on the site, or due to the proposed development. It is agreed that the Client, to the fullest extent permitted by law, shall release and indemnify and hold harmless BLW Engineers and its consultants, agents, and employees, from and against all claims, damages, losses, and expenses, direct and indirect, including but not limited to attorney's fees and defense costs, arising out of or resulting from or in any way connected with detection, presence, handling, removal, abatement or disposal of any hazardous waste, hazardous materials, toxic materials, oil, asbestos and / or other contaminants that exist on, about or adjacent to the Project site, whether liability arises under breach of contract or warranty, tort, including negligence, strict liability, or statutory liability, regulatory or any other cause of action, except for the sole negligence or willful misconduct of BLW Engineers. BLW Engineers may, at its sole option, and without liability for consequential or other damages, suspend performance of its Services on the Project upon discovery of hazardous waste, hazardous materials, toxic materials, oils, asbestos and / or other contaminants until the Client contains such and warrants that the Project site is in full compliance with applicable laws and regulations.

13. OWNERSHIP AND USE OF DOCUMENTS

All documents including drawings and specifications, design concepts, inventions, propriety information developed for the Project, including electronic documents prepared or furnished by BLW Engineers under this Agreement are instruments of Service for use solely with respect to the Project ("Documents"). As author, BLW Engineers shall retain the ownership and property interest in those instruments of Service, including copyright, common law and statutory law interest in the Documents whether or not the Project is completed; however, if the Project is completed, the Client may retain a license to use copies of the Documents solely for information and record reference purposes in connection with the completed Project. These Documents are not intended or represented to be suitable for reuse by Client or any other party in connection with (a) the completion of the Project if BLW Engineers' Agreement has been terminated or BLW Engineers otherwise is not involved in the Project; (b) extensions of the Project; and / or (c) any other project. Any reuse without written approval, verification or adaptation by BLW Engineers for the specific purpose intended will be at the Client's sole risk and without any liability or legal exposure to BLW Engineers or its consultants. The Client accordingly waives all claims and shall defend, indemnify and hold harmless BLW Engineers, and its consultants, from any and all claims, damages, losses, and expenses including attorney's fees arising out of or resulting from the unauthorized use. At BLW Engineers' sole discretion, it may allow the Client to reuse the Documents with written approval, verification or adaptation of the Documents by BLW Engineers, which will entitle BLW Engineers to additional compensation to be mutually agreed upon by the Client and BLW Engineers. Further, BLW Engineers agrees to provide materials to the Client stored electronically. The Client recognizes that data, plans, specifications, reports, documents, or other information recorded on or transmitted as electronic media ("CADD Documents") are subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, the CADD Documents provided to the Client are for informational purposes only and not as an end product. BLW Engineers makes no warranties, either express or implied, regarding the accuracy, fitness or suitability for any purpose of the CADD Documents. Accordingly, the Client agrees to waive any and all claims against BLW Engineers resulting in any way from the any use, reuse, reliance on, or alteration of the CADD Documents.

14. ESTIMATES AND/OR OPINIONS OF COST

Any estimates or opinions of project or construction costs are provided by BLW Engineers on the basis of BLW Engineers' experience and qualifications as an engineer and represent its best judgment as an experienced and qualified engineer familiar with the construction industry. Since BLW Engineers has no control over the cost of labor, materials, equipment, or Services furnished by others or over competitive bidding or market conditions, it cannot guarantee or represent that proposals, bids, or actual project costs or construction costs will not vary from any estimates or opinions of costs prepared by BLW Engineers. Similarly, since BLW Engineers has no control over building or site operation and/or maintenance costs, BLW Engineers cannot and does not guarantee or represent that the actual building or system operating or maintenance costs will not vary from any estimates given by BLW Engineers.

15. SERVICES MADE NECESSARY BY CONTRACTOR PERFORMANCE

It is the Client's responsibility to hire the contractor, and it is the contractor's responsibility to install and complete fully operable systems. The Client agrees to pay BLW Engineers at the Hourly Billing Rates listed in Section 17 for all its troubleshooting work due to contractor's inability to achieve a satisfactory operation.

To the fullest extent permitted by law, the Client shall hold harmless, defend and indemnify BLW Engineers, its officers, agents, employees, and consultants, from any and all liabilities, claims, damages, and suits arising out of the negligence of the Client,



its agents, or the negligence of any contractor(s) or subcontractor(s) performing any portion of the work and supplying any materials, or any other parties.

16. HOURLY BILLING RATES - 2026

Unless stated otherwise in the proposal, BLW Engineers' hourly billing rates are as follows for 2026 calendar year:

Principal	\$ 275.00
Project Manager	\$ 240.00
Senior Engineer	\$ 215.00
Engineer	\$ 190.00
Junior Engineer/CAD Designer	\$ 130.00

17. REIMBURSABLE EXPENSES

Normal reimbursable expenses are in addition to the fee for services and shall be billed at the amount listed in the Proposal. If the amount is not listed, the amount shall be billed at 1.10 times the amount expended. Reimbursable expenses are those expenses directly related to the Project such as travel including tolls, parking, transportation, meals, and lodging; printing, copying and handling of documents; film and processing; regulations and by-laws/ordinances; telephone calls and other communication charges; postage and delivery; equipment for tests; and permit application fees.

18. APPLICABLE STATE LAW

This Agreement shall be governed and construed in accordance with the laws of the Commonwealth of Massachusetts.

19. MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES

Neither party, nor their parent, affiliated or subsidiary companies, nor the officers, directors, employees or agents of any of the foregoing, shall be liable to the other in any action or claim brought by either party against the other for incidental, indirect, or consequential damages, which include but are not limited to loss of income, profit, revenue, and goodwill, arising out of or related to the Services whether based on contract, tort, statute or otherwise.

20. LIMITATIONS OF LIABILITY: AGGREGATE LIMITS: To the fullest extent permitted by law, Client and BLW each waive any right to consequential, liquidated or incidental damages and agree that the total liability, in the aggregate, of BLW and BLW's officers, directors, employees, agents, and independent professional associates, and any of them, to the Client and any one claiming by, through or under the Client, for any and all injuries, claims losses, expenses, or damages whatsoever arising out of or in any way related to BLW's services, the Project or this Agreement, from any cause or causes whatsoever, including but not limited to, the negligence, errors, omissions, strict liability, breach of contract, misrepresentation, or breach of warranty of BLW or BLW's officers, directors, employees, agents or independent professional associates, or any of them, shall not exceed the lesser of the total compensation received by BLW for the specific work performed resulting in Client's damages or the limits of the available insurance coverage specifically identified and required by the Client for this Project at the time when the claim is resolved.

21. PROJECT RISK RELATED TO CONDOMINIUMS OR APARTMENTS (If applicable)

The Client and Owner acknowledge the risk to BLW Engineers inherent in condominium projects and the disparity between BLW Engineers' fee and BLW Engineers' potential liability for problems or alleged problems with such condominium projects. In consideration of the substantial risks to BLW Engineers in rendering professional Services in connection with the Project, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless BLW Engineers, its officers, directors, employees and subconsultants (collectively, BLW Engineers) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with the Services performed on the Project, except for such costs directly caused by BLW Engineers' sole negligence or willful misconduct, as found by a court of competent jurisdiction.

22. MAINTENANCE MANUALS RELATED TO CONDOMINIUMS OR APARTMENTS (if applicable)

The Client and Owner agree that the Bylaws of the Homeowners' Association established for the Project will require that the Association perform, at a minimum, all maintenance as recommended in the Maintenance Manual, and all routine maintenance, maintenance inspections and any other necessary repairs and maintenance called for as a result of these maintenance inspections. The Bylaws shall also contain an appropriate waiver and indemnity in favor of the Client, BLW Engineers and subconsultants, and the contractor if the maintenance recommendations contained in the Maintenance Manual are not performed.

23. SERVICES INVOLVING UAVS

In the event of any unmanned aerial system(s) or unmanned aerial vehicle(s) (hereinafter collectively referred to as "UAV") use on the project, BLW Engineers' liability for such use shall be limited to damages to the extent caused by its negligence, subject to the further provisions of this article. BLW Engineers shall rely on the specific requirements in the Scope of Services to perform any services with the use of any UAV. BLW Engineers shall not be responsible for obtaining or examining any images or other information gathered by or resulting from any UAV use (collectively, "Images"), if such Images are not expressly required in the Scope of Services. BLW Engineers shall not be responsible for alerting the Client to any Images, for any purpose, regardless of



any consequence to the project, if such purpose is not expressly required in the Scope of Services. Any unrequested or unused Images shall be discarded, and the Client agrees to such disposal and agrees that BLW Engineers shall not be liable for any such disposal. BLW Engineers shall not be liable for any damages, claims, liabilities, or expenses of any kind related to any unauthorized use of any UAV, or any Images. In the event of any UAV use, the Client and the Owner agree to provide sufficient access to the site and remove any and all potential obstructions, including but not limited to snow and debris, from the site prior to the date on which services involving UAV use are scheduled, or indicated, to be performed. The Client and the Owner agree to restrict access to the site while the UAV is in operation, and to provide advance notice to all individuals, located in the vicinity of the project, of said restriction.

24. DISPUTE RESOLUTION

Prior to the initiation of any legal proceedings, the parties agree to submit all claims, disputes, or controversies arising out of, or in relation to the interpretation, application, or enforcement of this Agreement to non-binding mediation. Mediation shall be conducted under the auspices of the Construction Industry Rules of the American Arbitration Association in accordance with its existing terms and procedures, unless the parties mutually agree otherwise. The cost of mediation shall be borne equally by the parties. The party seeking to initiate mediation shall do so by submitting a formal written request to the other party to this Agreement and the American Arbitration Association. This Article shall survive completion or termination of this Agreement, but under no circumstances shall either party call for mediation of any claim or dispute arising out of this Agreement after such period of time as would normally bar the initiation of legal proceedings to litigate such a claim or dispute under the laws of the Commonwealth of Massachusetts. In the event that the dispute is not resolved in mediation, the parties may submit the dispute to litigation in a court of competent jurisdiction within the State of Massachusetts, which shall be the method of binding dispute resolution for any claim or dispute under this Agreement.

CLIENT BILLING INFORMATION

1. BILLING ENTITY & MAILING ADDRESS

2. AUTHORIZED CONTACTS FOR PROJECT

3. INVOICING EMAILS:
(Please Provide Two (2) Addresses)

4. PHONE NUMBER(S):

City of Revere

Department of Planning & Community Development

Tom Skwierawski -- *Chief of Planning & Community Development*
281 Broadway, Revere, MA 02151 | (781) 286 - 8181



Patrick M. Keefe Jr.
Mayor

TO: Honorable City Council
FROM: Meg Simmons-Herling, Planning Board Chair
RE: Amendment to Body Art Ordinance
DATE: September 30, 2026

MSH

Please be advised that the Planning Board, subsequent to a public hearing held on September 29, 2026, voted unanimously to favorably recommend adoption of the following proposed zoning amendment to the body art ordinance:

Section 1. Section 17.16.048 is hereby amended by deleting this section in its entirety.

Section 2. Section 17.16.048 is hereby amended by relettering the remaining subsections A, B, C accordingly.

Motion presented by Councillor Cogliandro: That the City Council order to a public hearing, An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to Body Art Establishments.

An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to Body Art Establishments.

Be it ordained by the City of Revere, MA as follows:

Section 1. Section 17.16.048A is hereby amended by deleting this section in its entirety.

Section 2. Section 17.16.048 is hereby amended by relettering the remaining subsections A, B, C accordingly.

§ 17.16.048. Body Art Establishments

Body art establishment, erected, constructed, placed, altered, converted or otherwise changed may be allowed only by special permit in the GB, GB1, CB, and TED district by the city council, in compliance with the dimensional and parking control requirements of this title, except as specifically changed by this section:

~~A. Body art establishments may not be located less than five hundred feet from the nearest lot line of: each other; public or private schools; playgrounds, parks; conservation areas; houses of worship; and houses.~~

A. ~~B.~~ A material condition to every special permit issued with respect to any body art establishment shall require that such establishment must cease its business operations between the hours of eleven p.m. and nine a.m. each day.

B. ~~C.~~ No body art establishment shall have an illuminated standing accessory sign or attached sign that contains any moving, flashing or animated lights, or moving or movable parts.

C. ~~E.~~ No person shall practice body art or perform any body art procedure without obtaining a practitioner permit from the Board of Health in compliance with the Board of Health's body art regulations. No body art establishment shall be constructed, altered, operated and maintained without receiving an establishment permit from the Board of Health in compliance with the Board of Health's body art regulations.