



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – 2nd Floor
Revere City Hall
Revere, MA 02151
Calendar

Monday, January 13, 2025, 6:00 PM

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

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of December 9, 2024
3. Approval of the Journal of the Regular Meeting of December 16, 2024
4. **25-001** Election of the 2025 City Council President.
5. **25-002** Election of the 2025 City Council Vice-President.

Rule 34 - Public Comment Pursuant to Chapter 402 of the Acts of 1965

Pursuant to Rule 23 of the City Council Rules of Order the following motions or communications are being reported out of committee with the recommendation to be placed on file.

6. **24-108** Motion presented by Council President Cogliandro: That the City Council hold a meeting in Executive Session with the Mayor and City Solicitor pursuant to Mass. Gen. Laws Chapter 30A, Section 21(a)(3) for the purpose of discussing the ongoing eminent domain litigation relative to the Wonderland site.
7. **24-130** Motion presented by Councillor McKenna, Councillor Argenzio: That the Mayor request the Traffic Commission to assess the activation of the 15 minute grace period button on parking meters in the Broadway Central Business District. The activation of this feature will provide customers with free parking for 15 minutes to run quick errands without being penalized.
8. **24-140** Motion presented by Councillor Jaramillo: That the City Council refer the following proposed ordinance to the Climate, Sustainability, and Workforce Sub-Committee for further discussion, An Ordinance Creating Stronger Jobs for Revere Residents and Improving the Well-Being of Revere's Working Families. (language attached)
9. **24-240** Motion presented by Councillor Novoselsky, Councillor Guarino-Sawaya: That the Mayor re-instate the outside water meter program to allow seniors to monitor water usage outside without adding the sewage charge. The water department should provide seniors with an acceptable outside adapter for under \$40 to enable them to take the meter to the water department for proper credit.
10. **24-256** A presentation by the Chief of Planning and Community Development and Jason Shreiber of Stantec on the Broadway Corridor Parking Study.

11. **24-269** An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems.
12. **24-278** Motion presented by Council President Cogliandro, Councillor Guarino-Sawaya, Councillor Haas, Councillor Kelley, Councillor McKenna, Councillor Silvestri, Councillor Zambuto: That the Mayor, Chief of Police, and Superintendent of Schools begin exploring the feasibility of hiring a security company and/or adding more student resource officers to Revere High School (RHS) to help combat the ongoing and worsening issue in and around RHS. Further, that the Mayor, Chief of Police, and Superintendent report their findings to the City Council within 30 to 60 days.
13. **24-279** Motion presented by Council President Cogliandro, Councillor Guarino-Sawaya, Councillor Haas, Councillor Kelley, Councillor McKenna, Councillor Silvestri, Councillor Zambuto: That the Mayor and Superintendent of Public Schools be requested to begin exploring the cost to install metal detectors at Revere High School and that the findings be reported to the City Council within 30 to 60 days.

Communications

14. **25-003** Communication from the Election Commissioner requesting Opt-In to Early Voting for the 2025 Municipal Election.
15. **25-004** Communication from the Election Commissioner relative to the 2025 Municipal Election Calendar.
16. **25-005** Communication from the Policy Writer and Analyst relative to amendments to fire safety ordinances.

Motions

17. **25-006** Motion presented by Council President Cogliandro: That the City Council order to a public hearing the following proposed amendment to the Revere Revised Ordinances: AN ORDINANCE FURTHER AMENDING RULES RELATIVE TO OPEN MEETINGS Be it ordained by the City of Revere as follows: Section 1. Section 1. Section 2.03.050E Open Meetings of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, "City Council Ways & Means Sub-Committee Budget Hearings," before the word "sub-committees".
18. **25-007** Motion presented by Council President Cogliandro: That the Mayor and Chief of police be requested to develop a plan to combat traffic on major holidays where high levels of travel and shopping are anticipated.
19. **25-008** Motion presented by Councillor McKenna: That the Mayor request DCR to provide the report relative to the structural conditions of the sea wall along Winthrop Parkway in Beachmont. Further, that the DCR be requested make the necessary improvements contained within the report by spring/summer 2025.
20. **25-009** Motion presented by Council President Cogliandro: That the Mayor direct the Chief of Police to work together with hotel management from each hotel within the City of Revere to investigate each occupied room for suspicious and/or illegal activity.

21. **25-010** Motion presented by Councillor Kelley: That Council Order 24-269, filed on August 26, 2024, be ordered to a public hearing: An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems Section 1. Section 17.08.502 Mechanical Parking System is hereby deleted in its entirety. Section 2. Section 17.28.035 Mechanical Parking System is hereby deleted in its entirety.
22. **25-011** Motion presented by Councillor Kelley: That the Mayor and the State Delegation request that representatives from the Executive Office of Housing and Livable Communities appear before a Committee of the Whole of the Revere City Council to discuss the procedures for vetting people who obtain EA Shelter. Further, that the appropriate personnel from the Governor’s Administration explain to the City Council and the people of Revere what steps are being implemented to ensure that individuals who may be engaging in illicit activity are not currently and actively in the EA Shelter System in Revere and how to ensure situations such as the recent incident occurring on December 27, 2024 taking place at the Quality Inn will not happen again.
23. **25-012** Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Police Department Traffic Division to initiate a public safety campaign relative to dangerous driving, texting, and speeding with the hope of curbing dangerous driving accidents.
24. **25-013** Motion presented by Councillor Guarino-Sawaya: That the Mayor request the DPW to install a new "No Left Turn" sign on pole #1001 for vehicles exiting Blanchard's parking lot onto Revere Street. Further, that the Police Department Traffic Division be requested to enforce traffic laws at this location relative to the "No Left Turn" restriction, lane blocking, and crossing the double yellow line.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, December 9, 2024

Regular Meeting of the City Council was called to order at 6:00 PM. City Council President Anthony Cogliandro presiding.

Salute to the Flag

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Paul Argenzio	Councillor	Present	
Chris Giannino	Councillor	Present	
Angela Guarino-Sawaya	Councillor	Present	
Robert J. Haas	Councillor	Present	
Juan Pablo Jaramillo	Councillor	Present	
Michelle Kelley	Councillor	Present	
Joanne McKenna	Councillor	Present	
Ira Novoselsky	Councillor	Present	
Marc Silvestri	Councillor	Present	
Anthony T. Zambuto	Councillor	Present	
Anthony Cogliandro	City Council President	Present	

2 Approval of the Journal of the Regular Meeting of November 25, 2024

RESULT:	ACCEPTED
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Rule 34 - Public Comment Pursuant to Chapter 402 of the Acts of 1965

Shaun Mackell, 18 Green Street, Revere, MA spoke on Council Order 24-331 citing opposition to the granting of the special permit due to shadow concerns and the height of the proposed structure.

Amanda McGorty, 18 Green Street, Revere, MA spoke on Council Order 24-331 citing opposition to the granting of the special permit due to shadow concerns and the height of the proposed structure.

Anthony Parziale, 51 Arcadia Street, Revere, MA spoke on Council Orders 24-331 and 24-333 retracting his opposition to the proposed developments.

- 3 24-340 Motion presented by City Councillor Giannino: That the City Council award a Certificate of Merit to Firefighter Louis J. Iovine in recognition of his retirement after 39 years of commendable public service at Central

Minutes Acceptance: Minutes of Dec 9, 2024 6:00 PM (Salute to the Flag)

Fire Station, Ladder Company 2, protecting and serving the residents of the City of Revere.

Councillor Giannino presented retired Firefighter Iovine with the Certificate of Merit.

RESULT: PLACED ON FILE

- 4 24-350 Motion presented by Councillor Guarino-Sawaya, Councillor Jaramillo: That the City Council present a Certificate of Commendation to Lorena Escolero in recognition of her work as the City of Revere's Conservation Agent and Community Development Planner.

Councillor Guarino-Sawaya and Councillor

RESULT: PLACED ON FILE

- 5 24-346 Motion presented by Councillor Novoselsky: That the Revere City Council present Certificates of Appreciation to the following individuals for their upkeep and continuous maintenance of Rumney Marsh Burying Grounds for the past several years: Bill Reedy, Tom Sullivan, Tony Capoccia and Lenny Bonasoro.

RESULT: PLACED ON FILE

- 6 24-351 The Chief of Health & Human Services will appear before the City Council to provide an update on the City's Warming Center.

Lauren Buck, Chief of Health & Human Services provided the City Council with an update on the warming center. The warming center will now be located in the American Legion at 249 Broadway. Due to the larger space, the City will now be able to accommodate twenty-five individuals throughout the winter season.

RESULT: PLACED ON FILE

Executive Session

- 7 24-320 The City Council and City Solicitor will meet in Executive Session for Purpose 3 of the Open Meeting Law to discuss the ongoing litigation status of the eminent domain case regarding the Wonderland Site.

"SHALL THE CITY COUNCIL ENTER INTO EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING THE ONGOING LITIGATION STATUS OF THE EMINENT DOMAIN CASE REGARDING THE WONDERLAND SITE?"

The City Council will now enter into Executive Session for its stated purpose and will reconvene in Open Session at the conclusion of the Executive Session.

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RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro

Unfinished Business

8 24-203 An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere.

Councillor Zambuto voted "NO" objecting on the third and final reading.

An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere

Be it ordained by the City of Revere as follows:

Section 1. Section 13.04.130 Meters - Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “or an owner-occupied residential building comprised of not more than six units” after the word “units” in the first sentence of the definition for “Residential use”.

Section 2. Section 13.04.130 Meters - Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than six units” after the word “units” in the first sentence of the definition for “Commercial use”.

Section 3. Section 13.04.132 Multi-unit facility billing of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than six units” after the word “units” in the first sentence.

RESULT:	TABLED - OBJECTION 3RD AND FINAL READING	Next: 12/16/2024 6:00 PM
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Parks & Recreation Sub-Committee Report - December 2, 2024

9 24-139 Motion presented by Councillor Jaramillo, Councillor Argenzio: That the City Council order to a public hearing to the following ordinance for the purpose of increasing safety by expanding recreational opportunities for young people: An Ordinance Further Amending Chapter 2.57 Parks and Recreation Department of the Revised Ordinances of the City of Revere. (refer to attachment)

RESULT:	PLACED ON FILE
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10 24-361 Motion presented by Councillor Argenzio: That the Mayor be requested to fill all vacancies of the Parks and Recreation Commission pursuant to Revised Ordinances Section 2.57.060.

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In response to the outcome of the Parks & Recreation Committee's discussion on Council Order 24-139 and decision to not recommend a public hearing on the proposed ordinance, Councillor Argenzio offered this verbal motion.

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro

Zoning Sub-Committee Report

11 24-330 Judith Palomino, 942 Winthrop Avenue, Revere, MA 02151 requesting a special permit from the City Council to enable the appellant to convert a non-conforming mixed use structure comprised of two residential units and one commercial unit to a three-family residential structure at 942 Winthrop Avenue, Revere, MA 02151.

“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED SUBJECT TO THE FINDINGS AND CONDITIONS OF SITE PLAN REVIEW AS REPORTED BY THE ZONING SUB-COMMITTEE?”

RESULT:	GRANTED - ROLL CALL [UNANIMOUS]
AYES:	Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro

12 24-331 Daniel Sica and Andrew Sica, Sica Family Realty Trust, 21 Green Street, Revere, MA 02151 requesting a Planned Unit Development special permit to enable the appellant to construct an apartment building consisting of twenty-nine (29) one (1) bedroom units within the TED District at 21 Green Street, Revere, MA 02151.

“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED SUBJECT TO THE FINDINGS AND CONDITIONS OF THE PROJECT REVIEW BOARD AS REPORTED BY THE ZONING SUB-COMMITTEE?”

RESULT:	GRANTED - ROLL CALL [10 TO 1]
AYES:	Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro
NAYS:	Kelley

13 24-332 Edgar Ospina, Ospina Family Trust, 53 Centennial Avenue, Revere, MA to terminate the following deed restriction for the property located at 51 Centennial Avenue, Revere, MA 02151: “No residential and/or commercial building or structure for habitation and/or occupancy shall be constructed or placed upon the premises. The foregoing restriction shall be construed as a covenant running with the land is binding upon future grantees, heirs, executors, administrators, assigns, and transferees of said

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premises or any part or parts thereof. This restriction cannot be altered by any variance.”

“SHALL THE CITY COUNCIL TERMINATE THE FOLLOWING DEED RESTRICTION FOR 51 CENTENNIAL AVENUE: “No residential and/or commercial building or structure for habitation and/or occupancy shall be constructed or placed upon the premises. The foregoing restriction shall be construed as a covenant running with the land is binding upon future grantees, heirs, executors, administrators, assigns, and transferees of said premises or any part or parts thereof. This restriction cannot be altered by any variance.”

RESULT: GRANTED - ROLL CALL [9 TO 2]
AYES: Argenzio, Giannino, Haas, Jaramillo, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro
NAYS: Guarino-Sawaya, Kelley

- 14 24-333 Edgar Ospina, Ospina Family Trust, 53 Centennial Avenue, Revere, MA requesting a special permit from the City Council to enable the appellant to construct a three-story addition consisting of six (6) apartments to the preexisting, nonconforming residential apartment building on the property known as 51-53 Centennial Avenue, Revere, MA 02151.

“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED SUBJECT TO THE FINDINGS AND CONDITIONS OF SITE PLAN REVIEW AS REPORTED BY THE ZONING SUB-COMMITTEE?”

RESULT: GRANTED - ROLL CALL [9 TO 2]
AYES: Argenzio, Giannino, Haas, Jaramillo, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro
NAYS: Guarino-Sawaya, Kelley

Communications

- 15 24-352 Communication from Global Companies, LLC, 800 South Street, Waltham, MA requesting termination of the Chapter 148 Licenses #463 at 140 Lee Burbank Highway and #381 at 49 Lee Burbank Highway.

“SHALL THE CITY COUNCIL TERMINATE CHAPTER 148 LICENSE #463 AT 140 LEE BURBANK HIGHWAY?”

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro

- 24-352 Communication from Global Companies, LLC, 800 South Street, Waltham, MA requesting termination of the Chapter 148 Licenses #463 at 140 Lee Burbank Highway and #381 at 49 Lee Burbank Highway.

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“SHALL THE CITY COUNCIL TERMINATE CHAPTER 148 LICENSE #381 AT 49 LEE BURBANK HIGHWAY?”

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro

16 24-353 Communication from the Mayor relative to the reappointment of Pasquale DeFeo as a constable.

"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF PASQUALE DeFEO AS A CONSTABLE FOR A THREE-YEAR TERM?"

RESULT:	ORDERED - VOICE VOTE
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17 24-354 Communication from the City's Policy Writer & Analyst relative to proposed amendments to the Noise Control Ordinance in response to Council Order 24-270.

AN ORDINANCE FURTHER AMENDING THE NOISE CONTROL PROVISIONS OF THE CITY OF REVERE

Be it ordained by the City of Revere as follows:

Section 1. Section 9.08.100(C) Non-measured noise disturbances of the Revised Ordinances of the City of Revere is hereby amended by removing the word “Phonographs.”

Section 2. Section 9.08.100(D) Non-measured noise disturbances of the Revised Ordinances of the City of Revere is hereby amended by deleting “nine p.m.” and inserting in place thereof, “dusk”.

Section 2. Section 9.08.100(E) Non-measured noise disturbances of the Revised Ordinances of the City of Revere is hereby amended by removing the words “ Birds. Etc.” and “or bird.”

Section 3. Section 9.08.100(F) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the first occurrence of the word “nine” and inserting in place thereof the word “seven.”

Section 4. Section 9.08.100(G) Non-measured noise disturbances of the Revised Ordinances of the City of Revere is hereby by deleting the sub-section in its entirety and inserting in place thereof the following new language: Construction, Drilling, or Demolition. Operating or permitting the operation of any tools or equipment used in construction of any tools or equipment used in construction, drilling or demolition work between the hours of six p.m. and seven a.m. the following day Monday through Friday, Saturday, and between six p.m. on Saturday and eight

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a.m. on Monday, or at any time on a holiday in such a manner as to be plainly audible from the lot line of the lot on which such activity is located, except for emergency work of public service utilities or by special permit issued by the inspector of buildings, and the causing thereof, is a violation of this chapter. Subsection F shall not apply to the use of domestic power tools as provided for in subsection K of this section.

Section 6. Section 9.08.100(K) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the word “nine” and inserting in place thereof the word “seven.”

Section 7. Section 9.08.100(L)(1) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the word “nine” and inserting in place thereof the word “seven.”

Section 8. Section 9.08.100(L)(2) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the word “nine” and inserting in place thereof the word “seven.”

Section 9. Section 9.08.100(M) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the word “nine” and inserting in place thereof the word “seven.”

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 1/27/2025 6:00 PM
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Motions

18 24-355 Motion presented by Councillor McKenna: That the City Council approve a Resolution in Support of the Revitalization of the Winthrop Avenue Fire Station (attached).

RESOLUTION IN SUPPORT OF PRESERVING AND REPURPOSING THE HISTORIC WINTHROP AVENUE FIRE STATION IN THE CITY OF REVERE

Whereas, the fire station located at 931 Winthrop Avenue in the City of Revere was designated and registered as an historic building with the Massachusetts Historical Commission by application of the Revere Historical Commission in June 1977 because of its architectural significance, particularly its unique Tudor design, which distinguishes it as an irreplaceable cultural and historical landmark in the city; and

Whereas, the preservation of Winthrop Avenue Fire Station is critical to maintaining the architectural diversity and historical integrity of Revere, as it is unlikely any other building in the city reflects the Tudor style embodied by this structure; and

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Whereas, the demolition or sale of the fire station to real estate developers will result in the irreversible loss of a valuable piece of the City’s heritage and the erosion of the City’s historic fabric; and

Whereas, repurposing the Winthrop Avenue Fire Station as a community arts center would not only preserve its historical significance but also provide a meaningful space for artistic expression, cultural events, and community engagement, thereby enriching the lives of Revere’s residents;

Now, therefore, be it resolved, that the City of Revere is committed to preserving the historic Winthrop Avenue Fire Station and protecting it from demolition or sale to real estate developers; and

Be it further resolved, that the City of Revere will prioritize the revitalization of the Winthrop Avenue Fire Station, repurposing it as a community arts center to celebrate the City’s cultural heritage and foster artistic and community development; and

Be it finally resolved, that the City of Revere shall work in collaboration with local historians, preservationists, community leaders, and arts organizations to secure funding and resources necessary for the preservation and revitalization of this historic structure, ensuring its legacy for future generations.

RESULT: ORDERED - VOICE VOTE

- 19 24-356 Motion presented by Councillor Guarino-Sawaya: That the Mayor be requested to donate a sufficient number of AED defibrillators to all veterans organizations in the City of Revere to be installed at the American Legion, Beachmont VFW, and VFW Mottolo Post.

Adrienne Maguire addressed the City Council.

RESULT: ORDERED - VOICE VOTE

- 20 24-357 Motion presented by Councillor Argenzio: That the Mayor be requested to allocate Chapter 90 funds or other available funding source to re-pave South Furness Street and install new sidewalks and curbing. This is one of the only streets that intersect with Park Avenue that does not have curbing and finished sidewalks.

Councillor Zambuto is recorded as recused.

RESULT: ORDERED - VOICE VOTE

- 21 24-358 Motion presented by Councillor Haas: That the Mayor request the appropriate department to notify any utility company or cable/internet provider to require any employee or representatives going door-to-door to carry company identification badges or business cards so residents are able

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to confirm whether or not an individual is from the company they state they are from. Further, that the Police Department be requested to enforce all ordinances relative to door-to-door sales and canvassers.

RESULT: ORDERED AS AMENDED VOICE VOTE

22 24-359 Motion presented by Councillor Silvestri, Councillor McKenna: That the Mayor request MassDOT to install temporary lighting at the crosswalk at the intersection of Winthrop Avenue and Washburn Avenue until a permanent solution is installed. This motion is submitted in the interest of public safety due to the lack of lighting at this location.

Councillor Zambuto is recorded as recused.

RESULT: ORDERED - VOICE VOTE

23 24-360 Motion presented by Councillor Silvestri, Councillor McKenna: That the Mayor request the Director of Public Health to provide the City Council and residents with information on the City's trash removal best practices to minimize rodent activity. There appears to be increase in rodent activity over the last several months and educating the public is a step in solving the City's rodent problem. Further, that the City explore the use of less environmentally impactful rodent diversion and extermination tactics.

RESULT: ORDERED AS AMENDED VOICE VOTE

Ordered adjourned at 7:45 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Dec 9, 2024 6:00 PM (Salute to the Flag)



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, December 16, 2024

Regular Meeting of the City Council was called to order at 6:00 PM. City Council President Anthony Cogliandro presiding.

Salute to the Flag

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Paul Argenzio	Councillor	Present	
Chris Giannino	Councillor	Present	
Angela Guarino-Sawaya	Councillor	Present	
Robert J. Haas	Councillor	Present	
Juan Pablo Jaramillo	Councillor	Present	
Michelle Kelley	Councillor	Present	
Joanne McKenna	Councillor	Present	
Ira Novoselsky	Councillor	Present	
Marc Silvestri	Councillor	Present	
Anthony T. Zambuto	Councillor	Present	
Anthony Cogliandro	City Council President	Present	

Rule 34 - Public Comment Pursuant to Chapter 402 of the Acts of 1965

Speaking on Council Order 24-338 were the following residents:

Christine Robertson, 187 Charger Street, Revere, MA
 Pamela, 211 Lantern Road, Revere, MA
 Lor Holmes, 243 Campbell Avenue, Revere, MA
 Ed Terrel, 70 Sewall Street, Revere, MA
 Gail Guiffrida-Kingsley, 27 Nell Road, Revere, MA
 Anthony Cantino, 240 Suffolk Avenue, Revere, MA
 Taylor Guiffre-Catalano, 90 Lancaster Avenue, Revere, MA
 Sandy Roche, 198 Prospect Avenue, Revere, MA
 Anthony Parziale, 51 Arcadia Street, Revere, MA
 East Coast International Church, 19 Cooledge St., Revere, MA

Public Hearings

- 2 24-337 Hearing called as ordered on the reallocation of unexpended bond proceeds in the amount of \$2,347,983.

Proponents

Rich Viscay, CFO

Opponents

none

“SHALL THE CITY COUNCIL APPROVE THE REALLOCATION OF UNEXPENDED BOND PROCEEDS IN THE AMOUNT OF \$2,347,983?”

Approved Order to Reallocate Unexpended Bond Proceeds

ORDERED: That \$2,347,983.00 is appropriated to pay costs of the construction of drainage systems for the McMackin Ball Field, construction of a new conference center at the McKinley School and construction of drainage systems with respect to public infrastructure throughout the City of Revere, including all costs incidental or related thereto, pursuant to Section 20 of Chapter 44 of the General Laws; that this appropriation shall be funded from the following sources in the following amounts: (a) unexpended proceeds in the amount of \$1,293,454.00 of the City's outstanding General Obligation Refunding Bonds dated August 20, 2020, which refunded the City's General Obligation State Qualified Municipal Purpose Loan of 2010 Bonds dated August 1, 2010, which amount constitutes the total amount of unexpended proceeds relating to the bonds issued for the Revere High School project pursuant to Order No. 08-367 of the City Council approved by the Mayor on September 29, 2008, which project has been completed and has no remaining costs to be paid; (b) unexpended bond proceeds in the amount of \$698,948.00 of the City's outstanding State Qualified General Obligation Municipal Purpose Loan of 2017 Bonds dated April 13, 2017, which amount constitutes the total amount of unexpended proceeds relating to the bonds issued for the Hill Elementary School project pursuant to Order No. 13-047C of the City Council approved by the Mayor on March 12, 2013, which project has been completed and has no remaining costs to be paid; and (c) unexpended bond proceeds in the amount of \$355,581.00 of the City's outstanding General Obligation Municipal Purpose Loan of 2022 Bonds dated February 24, 2022, which amount constitutes the total amount of unexpended proceeds relating to the bonds issued for the DCR Maintenance Facility project pursuant to Order No. 18-098 of the City Council approved by the Mayor on April 25, 2018, which project has been completed and has no remaining costs to be paid.

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro

- 3 24-339 Hearing called as ordered on a request of the Chief of Planning & Community Development relative to the adoption of a Housing Development Incentive Zone and proposed activities at Suffolk Downs, the adoption of a Housing Development Incentive Zone and proposed activities at Green Street / Shirley Avenue, and the authorization of Mayor Patrick M. Keefe, Jr. to execute and implement Housing Development Tax Exemption Agreements for Housing Development Incentive projects in each respective zone.

Proponents

Minutes Acceptance: Minutes of Dec 16, 2024 6:00 PM (Salute to the Flag)

Tom Skwierawski, Chief of Planning & Community Development

Opponents

none

RESULT: REFERRED TO ZONING

Unfinished Business

4 24-203 An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere.

“SHALL THE CITY COUNCIL APPROVE AN ORDINANCE FURTHER AMENDING METERED RATES OF THE REVERE REVISED ORDINANCES?”

An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere

Be it ordained by the City of Revere as follows:

Section 1. Section 13.04.130 Meters - Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “or an owner-occupied residential building comprised of not more than six units” after the word “units” in the first sentence of the definition for “Residential use”.

Section 2. Section 13.04.130 Meters - Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than six units” after the word “units” in the first sentence of the definition for “Commercial use”.

Section 3. Section 13.04.132 Multi-unit facility billing of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than six units” after the word “units” in the first sentence.

October 28, 2024 Ordered to a first reading

November 25, 2024 Ordered on a second reading. Councillors Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, McKenna, Silvestri, and Council President Cogliandro voting "YES". Councillors Kelley and Zambuto voting "NO". Councillor Novoselsky is recused.

December 9, 2024 Ordered on a third and final reading. Councillors Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, McKenna, Silvestri, and Council President Cogliandro voting "YES". Councillors Kelley and Zambuto voting "NO". Councillor Novoselsky is recused.

December 16, 2024 Ordered Engrossed and Ordained on a Roll Call. Councillors Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, McKenna, Silvestri, and Council President Cogliandro voting "YES". Councillors Kelley and Zambuto voting "NO". Councillor Novoselsky is recused.

Minutes Acceptance: Minutes of Dec 16, 2024 6:00 PM (Salute to the Flag)

Councillor Argenzio requested suspension of the Rules of Order for the purpose of filing immediate reconsideration with the hope it does not prevail. Councillor Zambuto voting "NO". On the motion to reconsider. Councillor Zambuto voting "YES". Reconsideration fails. Back to the regular order of business.

RESULT: ORDERED ENGROSSED AND ORDAINED [8 TO 2]
AYES: Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, McKenna, Silvestri, Cogliandro
NAYS: Kelley, Zambuto
RECUSED: Novoselsky

Committee of the Whole Report

- 5 24-338 Communication from the Chief of Planning & Community Development requesting adoption of the City's Housing Production Plan

RESULT: REFERRED TO COMMITTEE OF THE WHOLE

Communications

- 6 24-369 Communication from the City Auditor requesting an appropriation from the Cable Access Receipt Reserved Fund to pay RevereTV's quarterly invoice.

“SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM THE CABLE ACCESS RECEIPT RESERVED FUND IN THE AMOUNT \$96,337.95 FOR THE PURPOSE OF PAYING REVERETV’S QUARTERLY INVOICE?”

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro

- 7 24-362 Communication from the Mayor relative to the appointment of Dora Hallet (O'Donoghue) to the Conservation Commission

RESULT: REFERRED TO APPOINTMENTS

- 8 24-363 Communication from the Mayor relative to the reappointment of Hal Abrams to the Planning Board.

RESULT: REFERRED TO APPOINTMENTS

- 9 24-364 Communication from the Mayor relative to the reappointment of Megan Simmons-Herrling to the Planning Board.

RESULT: REFERRED TO APPOINTMENTS

10 24-365 Communication from the Mayor relative to the reappointment of Dean Harris to the Affordable Housing Trust Fund Board.

RESULT: REFERRED TO APPOINTMENTS

Motions

11 24-366 Motion presented by Councillor McKenna, Councillor Silvestri: That the Mayor request MassDOT to repair the street lights on the stretch of Winthrop Parkway (Route 145) at Short Beach in the interest of public safety. The poles were damaged due to motor vehicle accidents and the State has yet to make the repairs.

Councillor Zambuto is recorded as recused.

RESULT: ORDERED - VOICE VOTE

12 24-367 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the DPW to install trash barrels at the following locations: corner of American Legion Highway and Revere Street, corner of Hutchinson Street and Revere Street (250 Revere Street), and replace the dilapidated barrel at the Paul Revere School.

RESULT: ORDERED - VOICE VOTE

13 24-368 Motion presented by Councillor Argenzio: That the City Council award Certificates of Commendation to the Revere Youth Cheerleading U12 team and their coaching staff in recognition of their 2nd Place finish at the Nationals in Florida.

RESULT: ORDERED - VOICE VOTE

Ordered adjourned at 6:50 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Dec 16, 2024 6:00 PM (Salute to the Flag)



City of Revere
Election Commission
281 Broadway
Revere, MA 02151-5051
781-286-8200 / 781-286-8206 fax

PAUL J. FAHEY
Election Commissioner
E-mail: pfahey@revere.org

December 23, 2024

Anthony Cogliandro, Council President
Revere City Council
281 Broadway
Revere, MA 02151

RE: Communication from the Election Commissioner requesting that the City Council opt-in to early voting for 2025 municipal elections

Dear President Cogliandro and Members of the Revere City Council:

The Board of Election Commissioners has voted to “opt-in” to the early voting provisions of the VOTES Act (Chapter 92, Acts of 2022) for the 2025 municipal elections. This decision also requires City Council approval.

The schedule would be as follows:

Tuesday, September 16, 2025 Preliminary Election (if required):

Saturday, September 6, 2025	10:00 am – 2:00 pm
Sunday, September 7, 2025	10:00 am – 2:00 pm
Monday, September 8, 2025	8:00 am – 7:00 pm
Tuesday, September 9, 2025	8:00 am – 5:00 pm
Wednesday, September 10, 2025	8:00 am – 5:00 pm
Thursday, September 11, 2025	8:00 am – 5:00 pm
Friday, September 12, 2025	8:00 am – 12:00 pm

Tuesday, November 4, 2025 Municipal election:

Saturday, October 25, 2025	10:00 am – 2:00 pm
Sunday, October 26, 2025	10:00 am – 2:00 pm
Monday, October 27, 2025	8:00 am – 7:00 pm
Tuesday, October 28, 2025	8:00 am – 5:00 pm
Wednesday, October 29, 2025	8:00 am – 5:00 pm
Thursday, October 30, 2025	8:00 am – 5:00 pm
Friday, October 31, 2025	8:00 am – 12:00 pm

Early voting will be held in the City Council Chambers or in the Election Department.

<https://www.revere.org/departments/election-commission>

Attachment: Letter to City Council for 2025 early voting approval (25-003 : Opt-In to Early Voting 2025)

Thank you for your consideration of this request. I will attend the January 13, 2025 City Council meeting to address any questions or concerns.

Sincerely,



PAUL J. FAHEY

Election Commissioner
City of Revere

cc: Board of Election Commissioners
Mayor Patrick M. Keefe, Jr.
Ashley Melnik, City Clerk



City of Revere
Election Commission
 281 Broadway
 Revere, MA 02151-5051
 781-286-8200 / 781-286-8206 fax

PAUL J. FAHEY
Election Commissioner
 E-mail: pfahey@revere.org

December 23, 2024

Anthony Cogliandro, Council President
 Revere City Council
 281 Broadway
 Revere, MA 02151

Dear President Cogliandro and Members of the Revere City Council:

Per M.G.L. c. 54 s. 103P (which allows the Mayor and the City Council to fix the date of preliminary elections in their city), the Board of Election Commissioners respectfully requests that **Tuesday, September 16, 2025** be fixed for the 2025 preliminary election, if required. The municipal election will be held on **Tuesday, November 4, 2025**. Approval of the requested preliminary election date would result in the enclosed calendar of events being followed. This calendar was submitted to the Elections Division, Secretary of the Commonwealth, to ensure compliance with relevant state election laws.

Thank you for your consideration of this request. I will be in attendance at the January 13, 2025 City Council meeting to address any questions or concerns.

Sincerely,

PAUL J. FAHEY
Election Commissioner
 City of Revere

Enclosure

cc: Board of Election Commissioners
 Mayor Patrick Keefe

<https://www.revere.org/departments/election-commission>



CITY OF REVERE 2025 MUNICIPAL ELECTION CALENDAR

OFFICE

COUNCILLOR AT LARGE
WARD COUNCILLOR
SCHOOL COMMITTEE AT LARGE
WARD SCHOOL COMMITTEE

NUMBER OF QUALIFIED SIGNATURES NEEDED

50 SIGNATURES CITYWIDE
50 SIGNATURES FROM WITHIN THE WARD
50 SIGNATURES CITYWIDE
50 SIGNATURES FROM WITHIN THE WARD

<u>DATE</u>	<u>EVENT</u>
Monday April 28	8:00 a.m. Nomination papers are available from Election Department.
Tuesday July 29	5:00 p.m. Last date/time to file nomination papers with Election Department for certification of signatures.
Wednesday August 13	5:00 p.m. Last date and time to post a List of Candidates.
Thursday August 14	5:00 p.m. Last date and time for filing withdrawals from or objections to nomination. Candidates wanting to withdraw must submit a notarized letter.
Thursday August 14	5:01 p.m. Drawing for the ballot position for the Preliminary Election (if required.) Drawing is held in the Election Department.
Saturday September 6	5:00 p.m. Last date and time to register to vote for the Preliminary Election.
Monday September 8	5:00 p.m. Last date and time for candidates on the ballot to file their first Campaign Finance report for 2025. Period covered 1/1/2025 – 9/1/2025. (When a preliminary is not held, no report is due.)
Tuesday September 9	5:00 p.m. Last date and time to post the warrant for the Preliminary Election.

Attachment: Letter to City Council for 2025 election calendar approval (25-004 : Election Calendar 2025)

Tuesday **5:00 p.m.** Last date/time to request a ballot **by mail** for the Preliminary Election.
September 9

Monday **12:00 p.m.** Last date/time to file application for absentee ballot **in person** for Preliminary Election.
September 15

TUESDAY, September 16, 2025, PRELIMINARY ELECTION (IF REQUIRED). POLLS OPEN 7:00 A.M. -- 8:00 P.M.

Monday **5:00 p.m.** Last date/time for filing withdrawals of or objections to nomination
September 22 made at the preliminary and for filing written acceptances by write-in or sticker candidates that won in the preliminary. Last date/time to file a recount petition.

Saturday **5:00 p.m.** Last date/time to register to vote for the Municipal Election.
October 25

Monday **5:00 p.m.** Last date/time for all candidates and non-elected public officials to file
October 27 second Campaign Finance report for 2025. Period covered is 9/2/2025 to 10/21/2025.
If a preliminary is not held the period covered is 1/1/2025 - 10/21/2025.

Tuesday **5:00 p.m.** Last date/time to request a ballot **by mail** for the Municipal Election.
October 28

Tuesday **5:00 p.m.** Last date/time to post warrant for the Municipal Election.
October 28

Monday **12:00 p.m.** Last date/time to file an application for an absentee ballot **in person**.
November 3

TUESDAY, November 4, 2025, MUNICIPAL ELECTION. POLLS OPEN 7:00 A.M. -- 8:00 P.M.

Friday **5:00 p.m.** Last date/time to file a recount petition.
November 14

Tuesday **7:00 p.m.** Last date/time for all candidates and non-elected public officials to file the
January 20 2025 year-end Campaign Finance report. The period covered is 10/22/2025 – 12/31/2025.
2026

Attachment: Letter to City Council for 2025 election calendar approval (25-004 : Election Calendar 2025)



Patrick M. Keefe, Jr.
Mayor

City of Revere

Office of the City Solicitor

281 Broadway
Revere, MA 02151 | Tel: (781)-286-8166

16.a

Paul Capizzi, *City Solicitor* | Daniel Doherty, *Asst. City Solicitor*
Sheryl Pelletier, *Paralegal* | Claire Inzerillo, *Policy Writer & Analyst*

January 7, 2025

Honorable Revere City Council
281 Broadway
Revere, MA 02151

Re: Amendments to fire safety ordinances.

Esteemed Council members:

I submit to you “AN ORDINANCE FURTHER AMENDING FIRE SAFETY REGULATIONS.”

The amendments to Chapter 2.54 of the Revised Ordinances of the City of Revere are the result of research and consultation with the Massachusetts Department of Fire Services, the Office of the State Fire Marshal, and key stakeholders within the Revere Fire Department. There are some minor grammatical and statutory updates to the chapter’s language, however the most significant amendment is the proposed addition of new “Section 2.54.070 – Fire Watches.” Unlike many neighboring cities, Revere does not currently have language within its ordinances relative to fire watches. State Fire Law and Code regulate the authority of fire watches generally; however, lack of local control can lead to discrepant acceptance of fire safety regulations by the public. To combat this, and to ensure that our Revere fire fighters are compensated properly for performing fire watch details, please note proposed subsection (C), which explicitly orders that fire watch details be paid by the property owner on-time, or interest shall be accrued. Codifying our fire watch regulations is crucial for taking proactive safety measures and maintaining appropriate fire watch practices during high-risk situations.

I also propose repealing the related “Chapter 8.32 – Suffolk Downs Racetrack” of the Revised Ordinances of the City of Revere. Fire safety regulations specific to horse stables at the obsolete racetrack are no longer needed.

Consistent language surrounding fire safety in Revere helps foster a culture of preparedness, where all stakeholders – from property owners to first responders – are aligned in minimizing fire-related risks.

Respectfully submitted,



Claire Inzerillo

Policy Writer and Analyst

CC: Mayor Patrick M. Keefe, Jr.
Deputy Fire Chief James Cullen

Attachment: Fire Safety Regs _ Council memo (25-005 : Fire watches)

**AN ORDINANCE FURTHER AMENDING FIRE SAFETY REGULATIONS IN
THE CITY OF REVERE.**

Be it ordained as follows:

- SECTION 1.** Section 2.54.030 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “state department of public safety” and inserting in place thereof the words “Board of Fire Prevention Regulations.”
- SECTION 2.** Section 2.54.030 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “powers” and inserting in place thereof the word “authority.”
- SECTION 3.** Section 2.54.050 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “state department of public safety” and inserting in place thereof the words “Board of Fire Prevention Regulations.”
- SECTION 4.** Chapter 2.54 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new section 2.54.070:

§ 2.54.070. Fire watches.

A. Definitions.

1. “Chief of the fire department” or “Chief” shall mean the Chief of the Revere Fire Department.
2. “Fire watch” shall mean a temporary measure intended to ensure continuous (24-hour) and systematic surveillance of a property or portion thereof by one or more trained and qualified professionals, pursuant to State Fire Law and Code.
3. “Fire watch detail” shall mean a temporary measure intended to ensure continuous (24-hour) and systematic surveillance of a property or activity by one or more Revere firefighters who are trained and qualified to carry out a fire watch pursuant to State Fire Law and Code.
4. “State Fire Law” shall mean M.G.L. c. 148, as amended.
5. “Fire Code” or “Code” shall mean 527 CMR 1.00, as amended.

B. The Chief of the fire department is hereby authorized to order a fire watch if, in their judgement, such fire watch is necessary for the protection against fire or other hazard and the preservation of public health and safety.

1. It shall be the function of the fire watch to observe that all safety precautions are taken and that any and all work is done in strict conformance with all applicable rules and regulations of the Revere Fire Department and State Fire Law and Code.

a. A fire watch shall continuously monitor and observe the structure and/or grounds at intervals determined by the type of occupancy and the hazards and special conditions associated with the building, property, or structure. A fire watch shall provide, but not be limited to, the inspection or monitoring of the following: potential fire ignition sources; fire extinguisher operation and placement; exits, stairwells, and corridors; properly illuminated exit signs; and sprinkler system operation. A record of the monitoring, times, and conditions shall be kept by the fire watch personnel and maintained by the management or owner of such building, structure or property for future review by the Office of the Fire Marshal and Chief of the fire department.

2. A fire watch detail may be required for the following types of work:

a. Demolition work: where any contractor is doing demolition work within the City of Revere, and where said work is taking place within one hundred (100) feet of a dwelling unit or other building that is occupied, said contractor shall produce, at their own expense, sufficient fire watch details, as in the opinion of the Chief may be needed and under such terms and conditions the Chief may prescribe.

b. Work on gas lines: when any work is being performed on charged or unpurged gas lines or gas mains in the City of Revere, the Chief may order a fire watch detail with or without a charged hose line. It shall be the function of the fire watch detail to observe that all safety precautions are taken and that all work is done in strict conformance with State Fire Law and Code.

c. Blasting: when blasting is to be done in the City of Revere, the Chief may order a fire watch detail with or without a charged hose line. It shall be the function of the fire watch detail to

observe that all safety precautions are taken and that all work is done in strict conformance with State Fire Law and Code.

d. Pyrotechnics: when pyrotechnics are being displayed, stored, or assembled in the City of Revere, the Chief may order a fire watch detail with or without a charged hose line. It shall be the function of the fire watch detail to observe that all safety precautions are taken and that all work is done in strict conformance with State Fire Law and Code.

C. The expense of a fire watch and fire watch detail shall be borne by the owner of the property where the fire watch or fire watch detail has been ordered.

1. Payment of a fire watch detail is due within thirty (30) days of service. Interest at the rate of 6% per annum will accrue on overdue balances from the due date until payment is made.

2. The rate of a fire watch detail is subject to provisions of the collective bargaining agreement between the Revere Firefighters Local 926 and the City of Revere. Such rates shall be made available to anyone upon request.

D. Nothing in this section shall be construed to affect the authority or regulations of Federal and State agencies, including but not limited to the Massachusetts Department of Fire Services and the Department of Environmental Protection.

SECTION 5. Chapter 8.32 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by repealing this chapter in its entirety.

SECTION 6. This ordinance shall take effect upon its passage.